

Check In



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Property inspected by Beverley Muhammad

Address

Flat 5, Diamond Court
Cherington Road
London
W7 3JL

Carried Out

July
24th 2019
14:30

Property report created with  inventorybase



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Notes

GENERAL GUIDANCE NOTES TO TENANT AND LANDLORD

Tenant(s) are reminded that it is your responsibility at the beginning of the tenancy to note any specific discrepancies on the inventory that you do not agree with i.e. marks on walls, carpets, etc. If no such additional notes are made by the tenant(s) at the start of the tenancy, the inventory will be deemed as accepted as read.

This inventory provides a fair and accurate record of the contents and condition of the contents of the property and the property's internal condition. On the termination of the tenancy, the inventory should be rechecked and any variations reported to the landlord. That report will indicate whether, in our opinion, there is any liability to the tenant(s) or whether such deterioration might be considered as reasonable fair wear and tear.

It is vital for the tenant to replace all items to their original locations on termination of the tenancy. Failure to do so could result in delay and confusion and also result in a search fee being incurred on check out.

It is the responsibility of the tenant(s) to maintain the property and restore it to its original condition when vacating the premises otherwise charges will be incurred. This could include repair work and professional cleaning.

If landlord who has permitted tenant(s) to have dogs and pets will require tenant(s) to make good any damage caused by the animal. Any estimates for cleaning and any dilapidations to walls, carpets, lawns etc. will be assessed at Check Out and incur a charge to the tenant(s).

Please ensure all instruction manuals are at the property for the tenants use. Please ensure all keys are tagged and labelled.

DILAPIDATIONS AT CHECK OUT

At the Check Out, it will be expected that the property will be in good clean condition with all the cleaning finished. No further cleaning will be permitted as the tenant(s) will have been given enough time to vacate. All personal items must be removed and the tenant(s) must be ready to vacate the property as soon as the Check Out procedures have been completed.

The meters will be read and a forwarding address is required.

Dilapidations generally fall into the following categories.

These are the most common areas and it would be in the Tenant(s) best interest to pay particular attention to these.

Carpet soiling – spotting, staining, heavy shading, burn marks.

Furniture damage – soiling, staining, breakage, ring and scratch marks, water/liquid marks, dents and chip marks.

Curtains – discoloured due to smoke, torn, stained, spotted or not freshly cleaned.

Mattresses – staining and ripping.

Linen – soiling, staining, not freshly cleaned, burn marks or tears.

Fireplaces – unauthorised use, chimneys not swept, damage to mantle or hearth.

Parquet/Laminate/Wood Flooring – heavy usage, scrape/scratch marks, staining, burn marks.

Vinyl floor coverings – rips, scratches, staining, pit/dent marks.

Gardens – unswept patios/paths/driveways, non-maintained borders, bushes and lawns.

Swimming pools – leaf strewn, dirty water, dirty tiles, general damage.

Checking Out Procedures

All items should be placed in the rooms described in the inventory. All china, glassware, crockery, kitchen utensils etc. should be clean and accessible. Anything packed away for the duration of the tenancy must be unpacked, cleaned and placed in the correct location. It is expected that the property will be in a condition of cleanliness no worse than that at the start of the tenancy. All keys must be available and clearly labelled. You must be ready to vacate the property, with all personal items removed and hand over any keys at the appointed time.

Check Out Appointment

All cleaning has been completed prior to appointment time. All personal items removed. The property is ready to be handed over and ready to vacate. If you are not ready to vacate the property, it may not be possible to carry out the Check Out and will incur a charge for a return visit added to the Check Out report.

At the termination of the tenancy ALL items MUST be returned to their original positions as indicated in the Inventory. A minimum charge of £50 will be raised, to cover the cost of locating and repositioning such items, against the security deposit if items are not correctly positioned.

CLEANING

Apart from general cleaning of the property, listed below are the most common areas missed which are noted at the Check Out and are listed on the dilapidation report. All paintwork, skirting boards, architrave and picture rails. Ceramic tiles in kitchens and bathrooms, perimeter of kitchen/bathroom floors and edges of carpets in all rooms. Remove crumbs and dust from drawers and clean all kitchen units inside and out, as well as behind the cooker. Clean all other kitchen appliances paying particular attention to hobs, grills and oven, together with the oven door, the refrigerator door, shelving and rubber seals and defrosting freezers and freezer compartments, soap dispenser and filters of washing machines, dishwashers and tumble driers, rubber door seals and extractor fans. Clean all ceiling and wall light fittings and shades and test that all bulbs are working. Clean windows and doors. To prevent condensation, mould growth or build up, moisture is to be wiped off surfaces daily if necessary. Regular ventilation of the property is also required daily. Failure to keep mould under property control could render you liable for any subsequent damage.

Please note that the Inventory Clerks are not responsible for the following:

Testing showers / taps, Testing appliances, Moving furniture, Checking electrical items, Opening windows, Flushing toilets, Checking

heating systems or radiators, Checking alarms, Inspecting loft contents, Removing and inspecting boxed items (it is the duty of the landlord / tenant(s) to have all accountable items ready to be checked, Specifying names of plants / shrubs and trees (a general description will be given).

GLOSSARY OF TERMS CONDITION

Brand new/ as new / unused/excellent condition – Possible still in wrapper, with new tags/labels attached or no signs of use.

Good condition – Consistent with signs of slight wear, but generally lightly worn than marked/scuffed.

Fair condition – Consistent with signs of age, frayed, small light stains, marks and/or discoloration.

Poor condition – Substantial signs of wear and tear, substantial stains, marks, tears and/or chips. Still operational.

Extremely Poor – Substantially damaged and or faulty items, substantial stains and upholstery torn, dirty, pet hairs/odours.

CLEANLINESS

Professionally Clean – Items are all immaculate, sparkling and dust free, appliances and sanitary cleaned to a high standard.

Good Clean – Items are all clean to a good standard, burnt marks visible not loose debris or greasy and minors dust in areas.

Average Clean – Average clean with signs of additional cleaning required to appliances and sanitary ware and heavily dusty.

Poorly Clean – All or additional areas and items requires to be cleaned further.

Not Clean – All areas and items to be cleaned to a good clean standard for next tenant(s) as applicable.

Disclaimers

SAFETY DISCLAIMER

This report has been prepared by an Inventory Clerk who is not an expert in buildings, furnishings, decoration, woods, antiques or a qualified Surveyor.

ABM Inventory Services will not take water meter readings unless the meter is clearly visible within the property or attached to an exterior wall at low/accessible level.

Windows throughout the property have not been tested for function or operation. Description are purely based on the superficial appearance of windows, frames and locks. ABM Inventory Services can accept no liability arising from any failure of the windows or parts thereof to function properly at all.

This is an independent inventory report that provides a fair and accurate record solely of the contents and condition of the property and does not form any part of a valuation or structural report. It is the responsibility of the Landlord and the Tenant(s) or the respective agents to agree, between themselves, the accuracy of this Report.

This inventory is compiled on the basis that all items listed are in good order and clean and any defects or soiling are noted where appropriate. We are unable to attribute as to the value of any objects in the property and can only provide a description of all items for identification purposes only in order that each item can be compared to its condition at the commencement of the tenancy.

We cannot undertake to move any heavy items, access lofts, high-level cupboards, basements, cellars or similar. Properties that have been left in these mentioned areas, which have not been inventoried, are the sole responsibility of the Landlord.

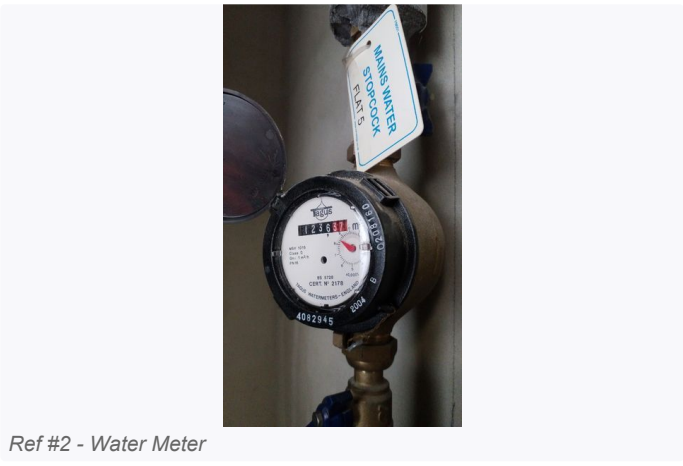
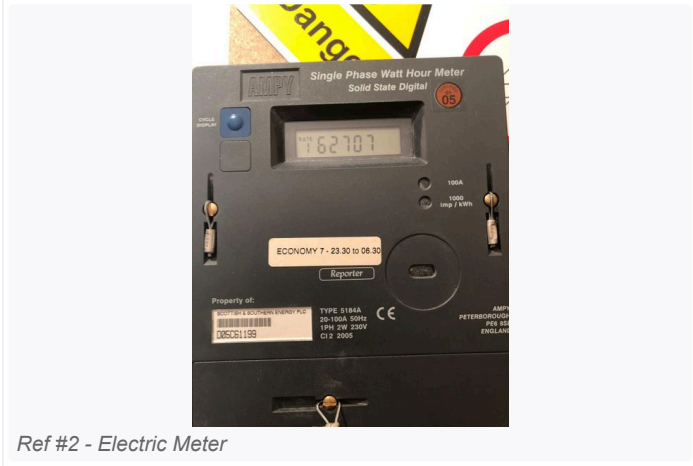
It is not normal practise to include in detail any of the following items on the inventory: a) numbers and titles of books, b) plants, c) items that are visibly packed for storage, d) items stored in lofts, cellars or inaccessible places.


The Fire & Safety Regulations regarding furnishing, gas, electrical and similar services are ultimately the responsibility of the Instructing Principal. Where the inventory notes FFR label seen, this should not be interpreted to mean that the item complies with the furniture & furnishings (fire) (safety) (Amendments) 1993. It is a record that the item had a label as described, or similar, to that detailed in the guide published by the Department of Trade and Industry January 1997 or subsequent date attached at the time the inventory was compiled. Any electrical appliances tested will be for power only and only where practicable.

Boilers, gas fires, water supply and radiators are not tested. The relevant utility companies must check all meter readings, as we cannot be held responsible for any discrepancies. We are not held liable should meters not be located or accessible to read.

1. SCHEDULE OF CONDITION		
Item	Condition	Tenant Comments
1.1 General Summary	Two bed Apartment. Appears to be recently decorated and in good condition. The property was compared against the Inventory and Check In report dated 01.08.2014 which was prepared by plsd and Check In dated 28.07.2017 which was prepared by Independent Inventories UK Ltd, and any changes are noted below. This report should be read in conjunction with the aforementioned Inventories.	
1.2 Summary of Cleanliness	Professionally cleaned standard and in good condition. Receipt not sighted.	
1.3 Decorative Order	In good condition and clean	
1.4 Doors	Good condition and clean	
1.5 Carpets/Flooring	Carpet appears fairly new and in good condition and clean. Wood flooring in used good condition and clean. Tile in fair condition except where noted. Skirting clean.	
1.6 Windows/Blinds	In good used condition.	
1.7 Lights/Shades	In good order excepted where noted.	
1.8 Kitchen Appliances	Clean except Freezer compartment where noted.	
1.9 Sanitary ware	Clean	
1.10 Fire Safety Info., Smoke Alarm Present	Smoke Alarms tested and sounded with green light visible.	
1.11 Fire Safety Info., Carbon Monoxide Alarm Present	Not applicable.	

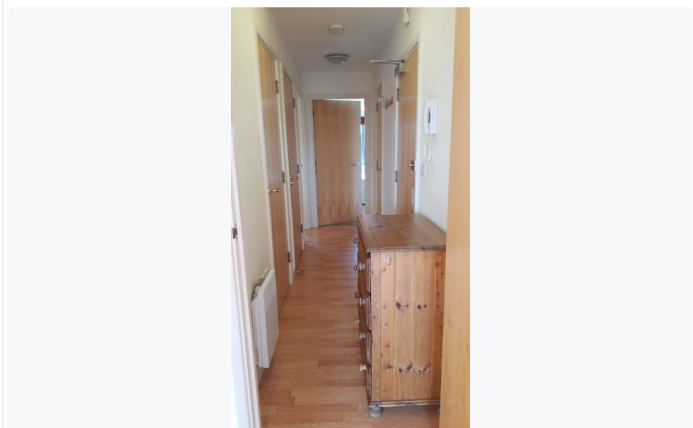
2. METERS			
Item	Serial Number	Reading	Tenant Comments
2.1 Electric Meter	Serial No. D05C6199 located in Hallway Cupboard	62707	
2.2 Water Meter	Serial No. 4082945 located in Communal Cupboard Right Hand Side of Front Door	1236	



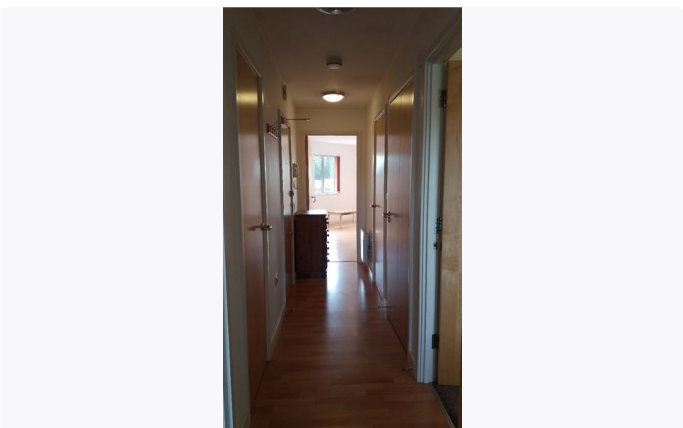
3. KEYS		
Item	Description	Tenant Comments
3.1 Keys	<div>x 2 Communal doors (front and back door)</div> <div>x 2 Main flat door</div> <div>x 1 Letter box</div> <div>x 1 unknown</div>	
<div><div><div><div><div></div><div>Ref #3 - Keys</div></div></div><div></div></div></div>		

4. ENTRANCE HALL			
Item	Description	Condition	Tenant Comments
4.1 Floors	Laminate wood fitted flooring.	Additional scratches and surface marks due to general wear and tear.	
4.2 Walls	White painted walls, ; White painted skirting board	1x thin hairline crack to rear facing wall good condition; Light marks and cracking to the top, in good condition	
4.3 Ceiling	White painted ceiling.	Good condition	
4.4 Door	Solid wood front door with chrome Union upper and lower locks, inner chain and bolt lock and spyhole.; Door mat	Fire strip to door.; Clean	
4.5 Door frame	White painted door frame	Slight scuff mark to the interior door at low level; 1x chip to the right hand side edge low level	
4.6 Lights & Fixtures	x 2 ceiling mounted lights, circular.. x 3 single white light switches. 1 ceiling-mounted fire alarm. 1 towel rail switch. 1 bathroom fan switch. 1 entry phone wall-mounted system. x4 silver doorstops. 1 small wall-mounted Dimplex heater with 2 switches. Wall-mounted pine and silver coat hooks. Wall-mounted white doorbell plastic not tested.; 1 light wooden x4 drawer chest	Ceiling light only 1 working and light dust to shade Smoke alarm tested for power; Small indent mark to heater Doorbell tested and in working order; x4 Drawer chest scuff marks to top	
4.7 Storage 1	Solid wood door with chrome handles leading into storage cupboard with cream carpeted floor. Black and grey plastic storage shelving, 1 small square glass panel, 2 pieces of wood. Main fuse box, electric metre and temperature control, also contains aerials and other wires. White plastic light switch with ceiling-mounted.; Dimplex display unit	Door has some black markings to right hand side edge. Light working. Some light scattered scuff marks on walls.; Dimplex display unit not tested.	
4.8 Storage 2	Solid wood door with silver handles. Cream carpeted floor. Cupboard houses heating immersion, 1 picture frame, 1 grey plastic box, 1 Vax hoover, complete with hose and head, and 1 red mop. White plastic light switch with ceiling mounted light.; Dimplex display unit	Door has some markings on interior, leading to storage cupboard with white painted walls, some heavy markings on right hand side and back of wall. Floor has some black markings. Light working.	

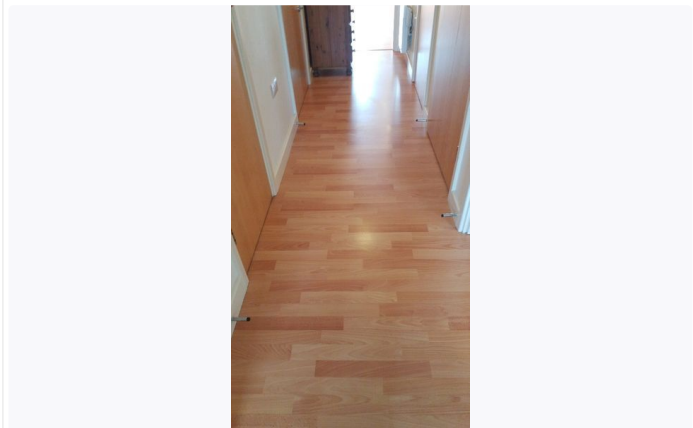
4. ENTRANCE HALL (CONT.)



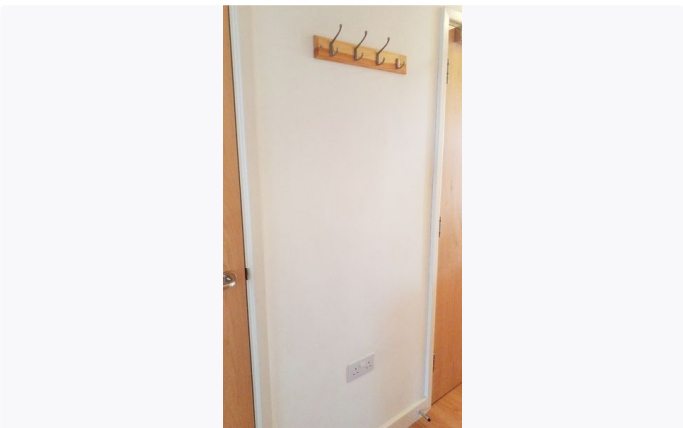
Ref #4 - Entrance Hall - Overview



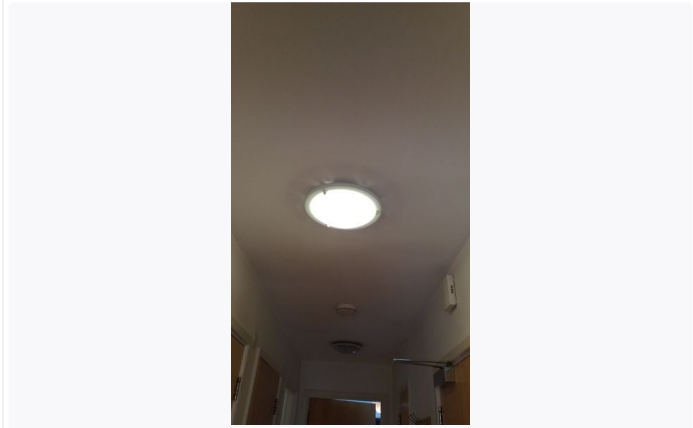
Ref #4 - Entrance Hall - Overview



Ref # 4.1 - Flooring



Ref # 4.2 - Wall

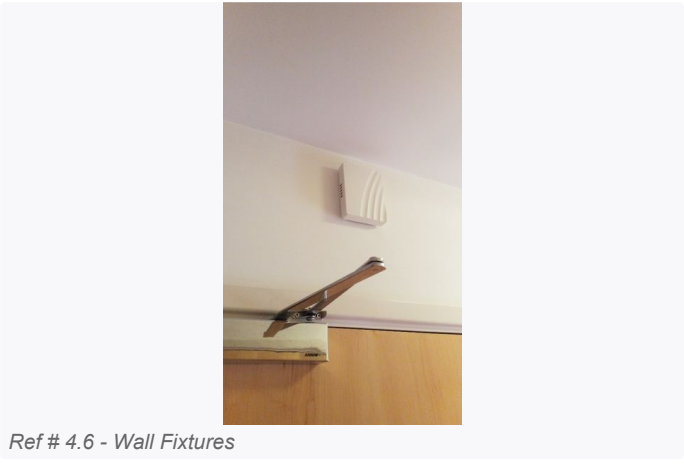
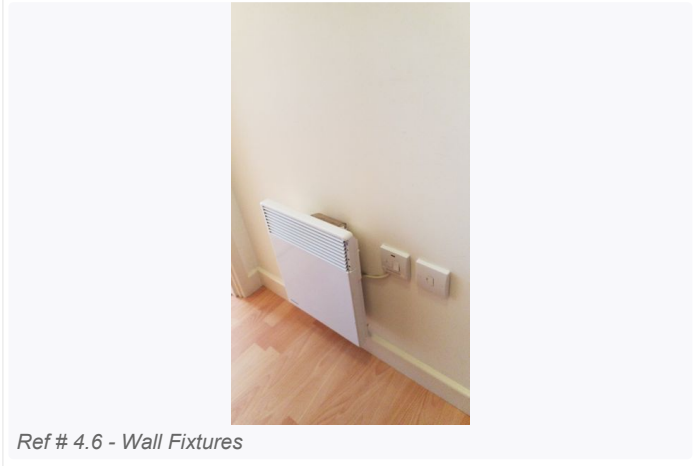
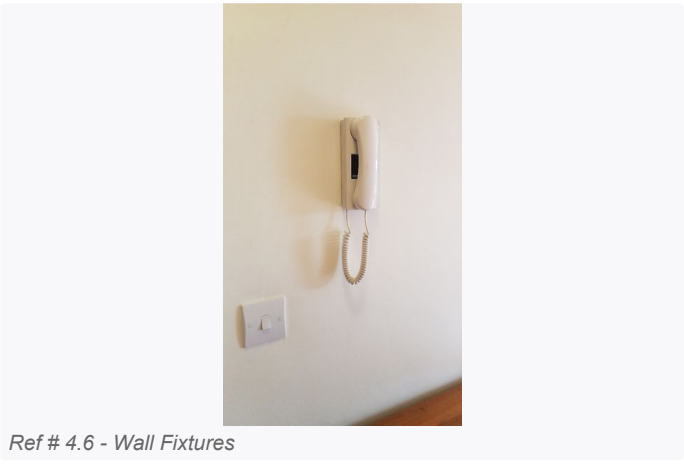
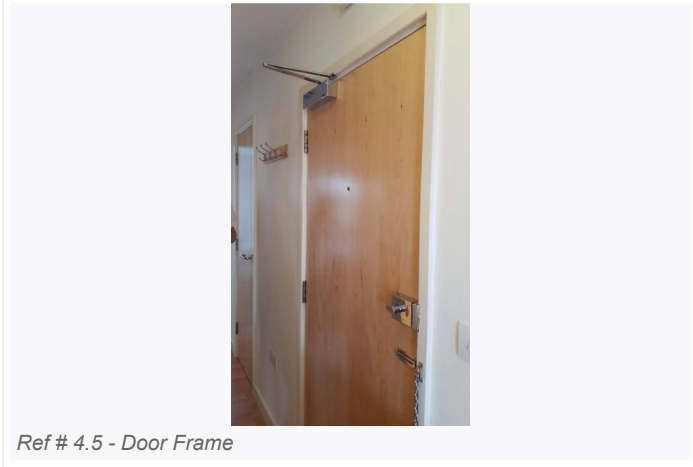
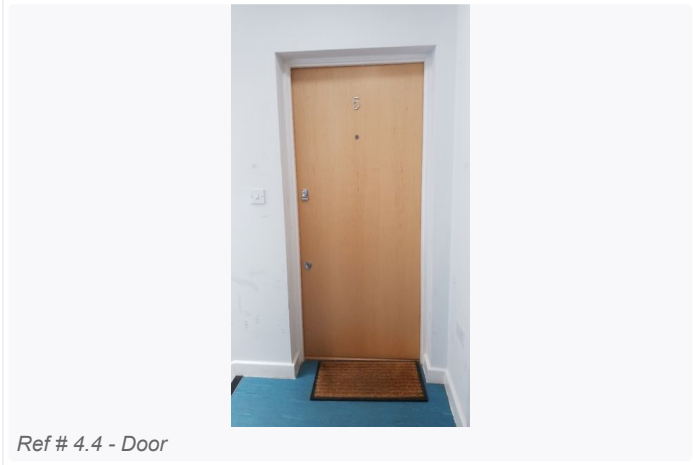


Ref # 4.3 - Ceiling

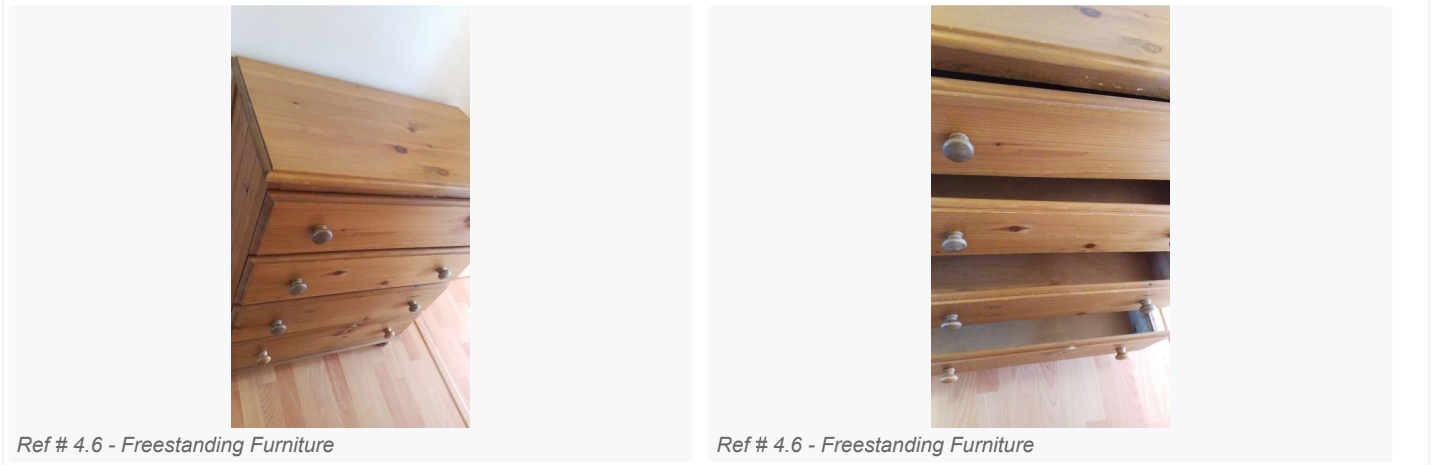


Ref # 4.3 - Ceiling - Smoke Alarm

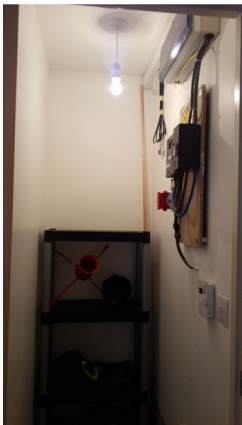
4. ENTRANCE HALL (CONT.)



4. ENTRANCE HALL (CONT.)



4. ENTRANCE HALL (CONT.)



Ref # 4.7 - Storage 1 - interior



Ref # 4.7 - Storage 1 - wall and skirting



Ref # 4.7 - Storage 1 - wall



Ref # 4.8 - Storage 2 - door

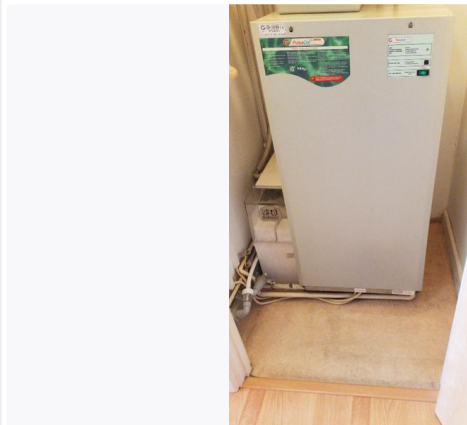


Ref # 4.8 - Storage 1 - door

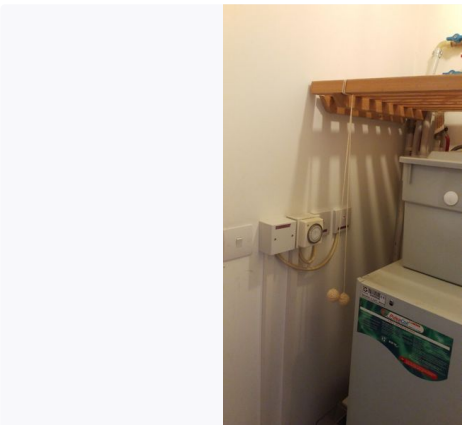


Ref # 4.8 - Storage 2 - interior

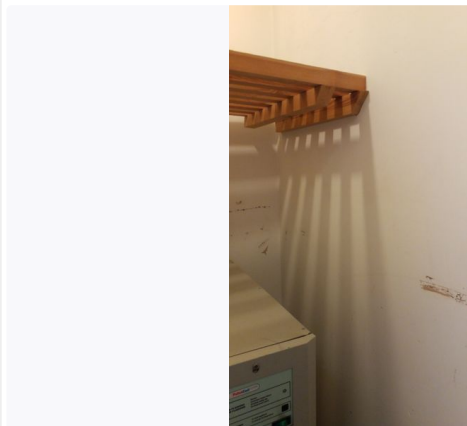
4. ENTRANCE HALL (CONT.)



Ref # 4.8 - Storage 2 - interior



Ref # 4.8 - Storage 2 - interior



Ref # 4.8 - Storage 2 - wall

5. FAMILY ROOM			
Item	Description	Condition	Tenant Comments
5.1 Floors	Wood laminate fitted flooring.	Small dent on left-hand side near electrical socket.	
5.2 Walls	White painted walls, white painted skirting boards.		
5.3 Ceiling	White painted ceiling		
5.4 Windows	1 large silver framed window with 1 lower viewing pane and 2 opening windows, key present. 1 silver frame with 2 viewing panes. Both windows have fitted dark orange vertical blinds complete with pulley. Silver framed door with large glass viewing pane complete with silver handles leading out onto balcony and fitted dark orange vertical blinds complete with pulley.	1 ring mark to sill	
5.5 Doors	Solid wood door with silver handles and fittings.	Some scratches to bottom of door. Lever handle loose	
5.6 Door frame	White painted door frame.		
5.7 Lights & Fixtures	x 6 inset spotlights. 1 double dimmer switch. 1 silver doorstop. Wall-mounted white Dimplex radiator with 2 switches. x3 white double electrical sockets. 1 single telephone socket. 2 radiators. 1 aerial and telephone socket.	Spotlights working and intact	
5.8 Furniture	1 chrome, glass and wood coloured coffee table 1 wood coloured and glass sideboard with 3 drawers and 2 cupboard doors fitted with silver handle. Dining table; wood glass and chrome with 4 matching chairs and x4 red seat cushions.	Some general wear and tear markings. Coffee table in used condition with some surface markings, chippings and [cup] marks. Dining table and 4 matching chairs with markings. ; Seat cushion in fair condition.	
5.9 Items	Wall-mounted framed pictures. Clear glass tall vase. Freestanding white plastic fan	Fan working and intact	

5. FAMILY ROOM (CONT.)



Ref #5 - Family Room - Overview



Ref #5 - Family Room - Overview



Ref #5 - Family Room - Overview



Ref #5 - Family Room - Overview

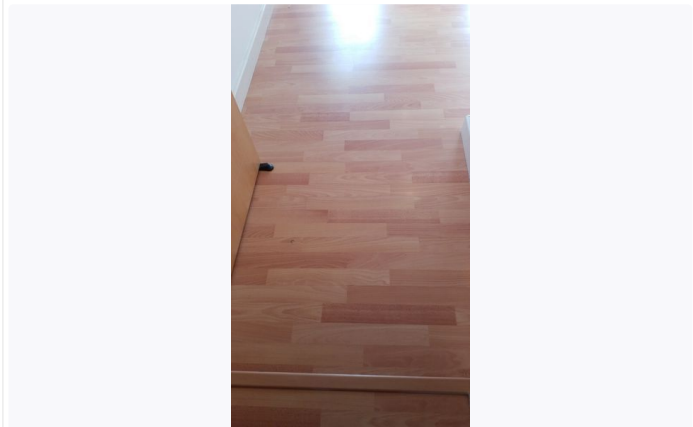


Ref # 5.1 - Flooring

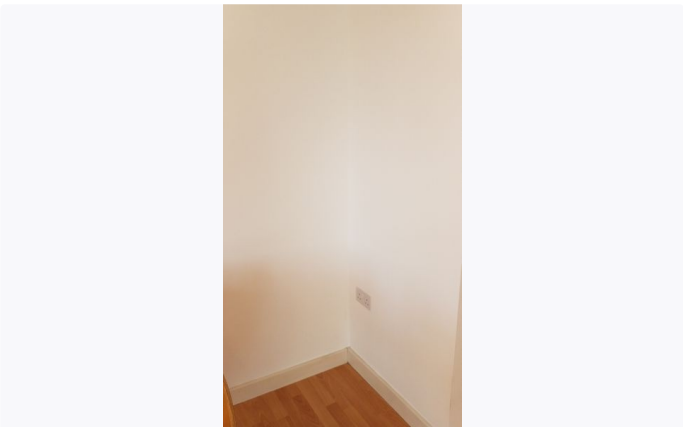


Ref # 5.1 - Flooring

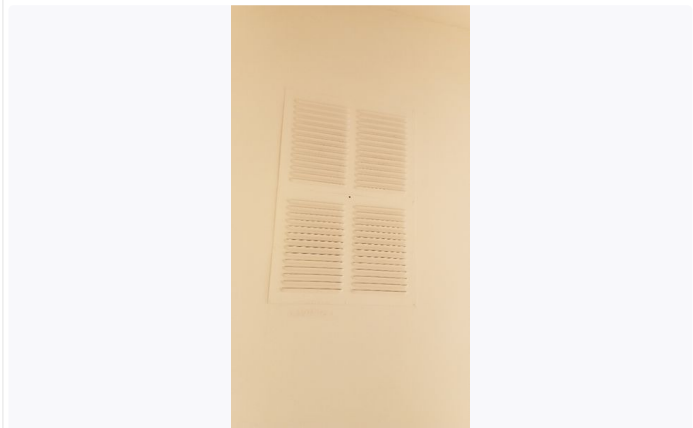
5. FAMILY ROOM (CONT.)



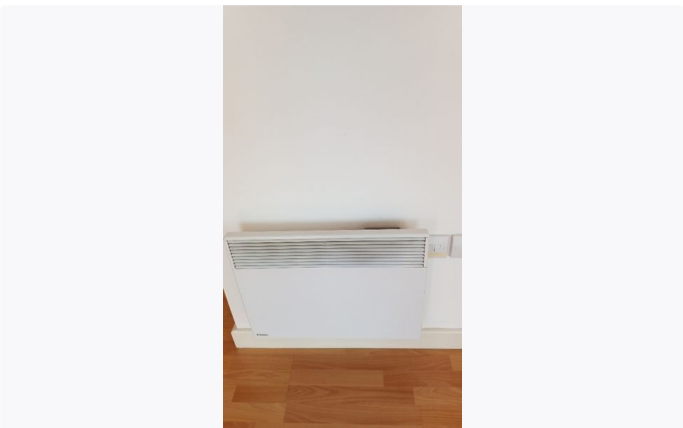
Ref # 5.1 - Flooring



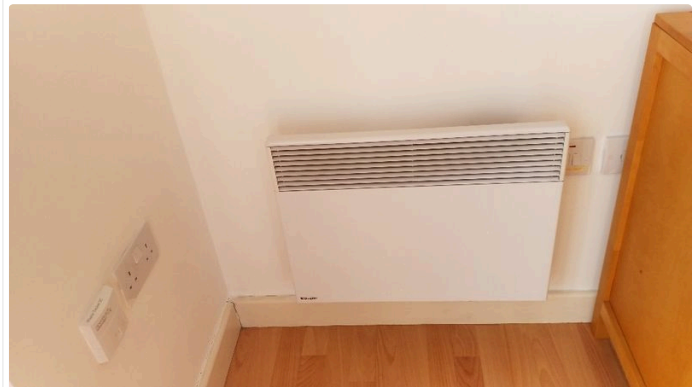
Ref # 5.2 - Walls



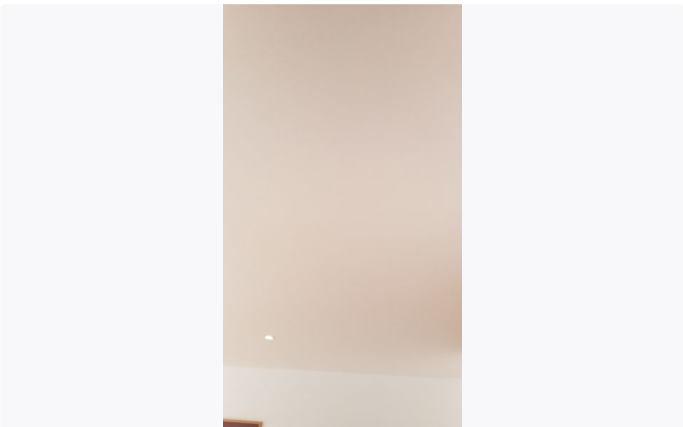
Ref # 5.2 - Wall Fixtures



Ref # 5.2 - Wall Fixtures

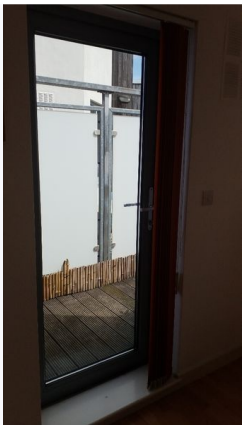


Ref # 5.2 - Wall Fixtures



Ref # 5.3 - Ceiling

5. FAMILY ROOM (CONT.)



Ref # 5.4 - Windows



Ref # 5.4 - Window



Ref # 5.4 - Window



Ref # 5.4 - Blinds

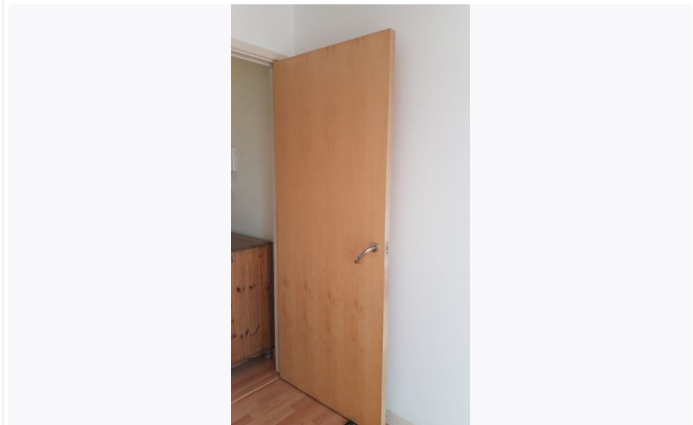


Ref # 5.4 - Blinds

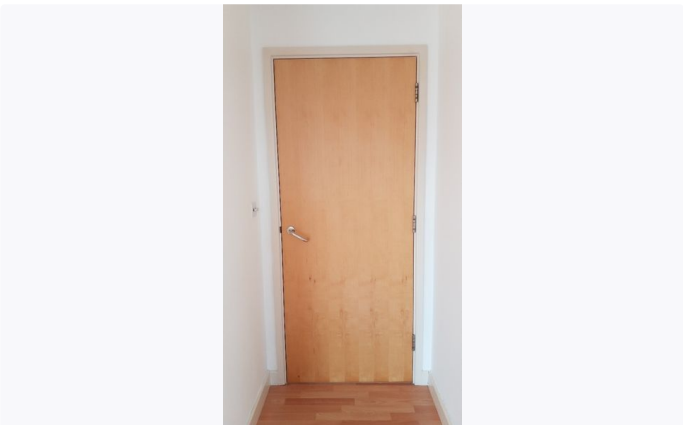


Ref # 5.4 - Blinds

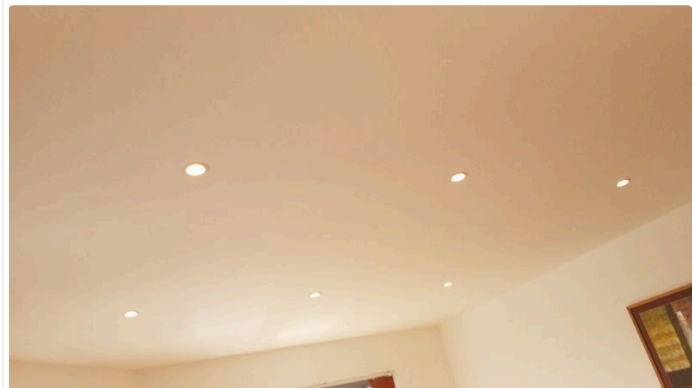
5. FAMILY ROOM (CONT.)



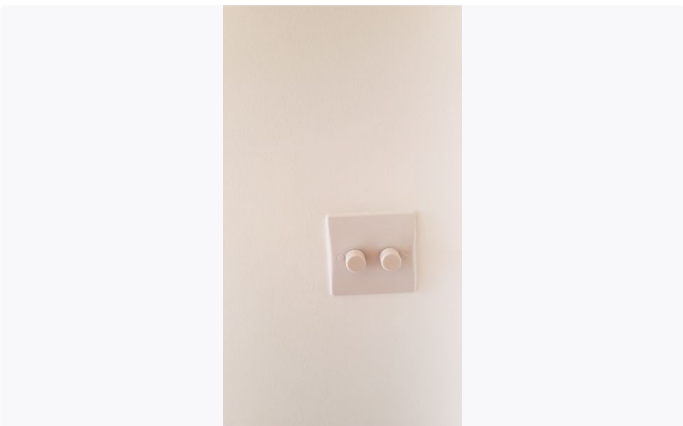
Ref # 5.5 - Door



Ref # 5.6 - Door Frame



Ref # 5.7 - Lights



Ref # 5.7 - Dimmer Switches

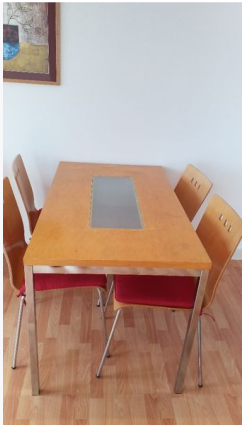


Ref # 5.8 - Furniture



Ref # 5.8 - Furniture

5. FAMILY ROOM (CONT.)



Ref # 5.8 - Furniture



Ref # 5.8 - Furniture



Ref # 5.8 - Furniture



Ref # 5.9 - Picture



Ref # 5.9 - Picture



Ref # 5.9 - Freestanding Fan

6. KITCHEN			
Item	Description	Condition	Tenant Comments
6.1 Floors	Laminate wood fitted flooring.;	Light usage marks visible.	
6.2 Walls	White painted walls. Beige coloured splash-back, tiled. White painted skirting board.	Skirting board light marking to left hand side and right hand side of sink	
6.3 Ceiling	White painted ceiling with vent.		
6.4 Lights & Fixtures	x4 inset spotlights. x3 spotlights under cabinets.	Under cabinet spotlights only 2 working.	
6.5 Cabinets	Beech coloured wall and floor cabinets with silver handles. Matching kitchen unit kickboards	Marking in upper first drawer. Small chipping on right-hand side corner cabinet upper near handle.; Kickboard gaps visible.	
6.6 Counter-tops & Hardware	Black and grey laminate counter top	Scratch marks to right-hand side of sink. Clean	
6.7 Sink	Double silver sink with draining board and plug complete with mixer tap with curved spout.	Some limescale showing. Clean	
6.8 Hob/Oven	Zanussi integrated electric cooker. Complete with 2 shelves and 1 oven tray. Integrated electric hob. Wall-mounted chrome chimney extractor fan.	In used condition. Clean	
6.9 Microwave	LG chrome microwave	Not tested. Clean	
6.10 Dishwasher	Integrated dishwasher, complete with shelves.	Clean	
6.11 Fridge/ Freezer	Integrated white fridge and freezer complete with shelves and all trays.	Freezer not defrosted properly to top.; Food items in no.2 drawer and thin hairline crack to drawer	
6.12 Laundry	Integrated white washing machine.	Light dark markings to rubber seal.	

6. KITCHEN (CONT.)



Ref #6 - Kitchen - Overview



Ref #6 - Kitchen - Overview



Ref # 6.1 - Flooring



Ref # 6.2 - Walls



Ref # 6.2 - Walls

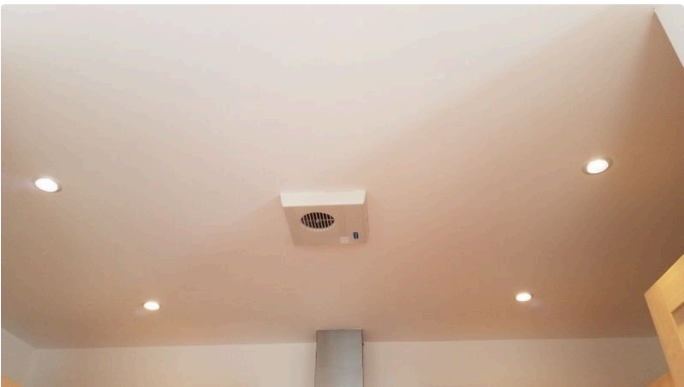


Ref # 6.2 - Walls

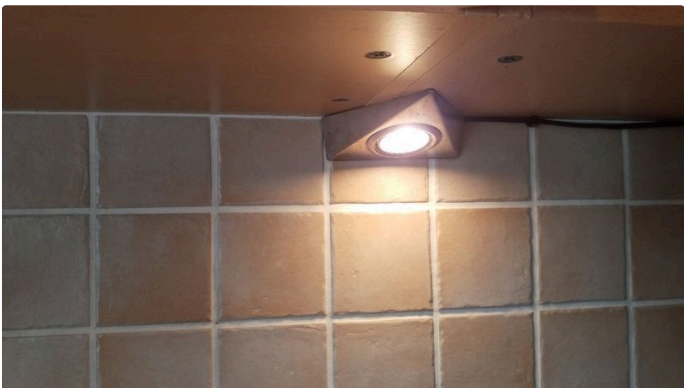
6. KITCHEN (CONT.)



Ref # 6.3 - Ceiling Vent



Ref # 6.4 - Lights



Ref # 6.4 - Light



Ref # 6.4 - Lights with x1 not working



Ref # 6.5 - Wall Cabinets



Ref # 6.5 - Wall Cabinets

6. KITCHEN (CONT.)



Ref # 6.5 - Wall and Base Cabinets



Ref # 6.5 - Base Cabinets and Drawer



Ref # 6.5 - Drawers



Ref # 6.5 - Drawers - interior

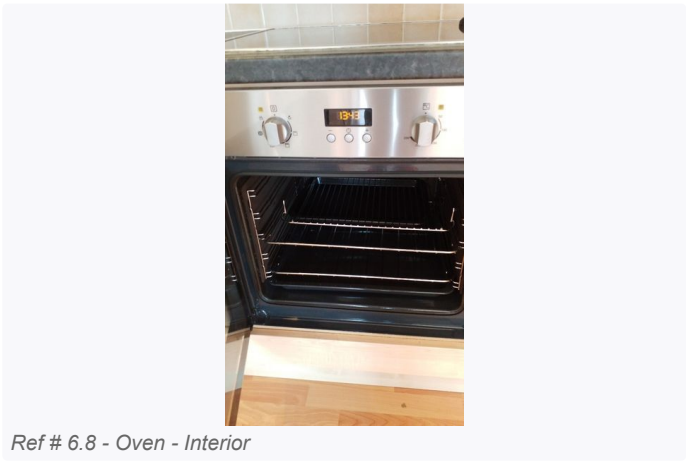
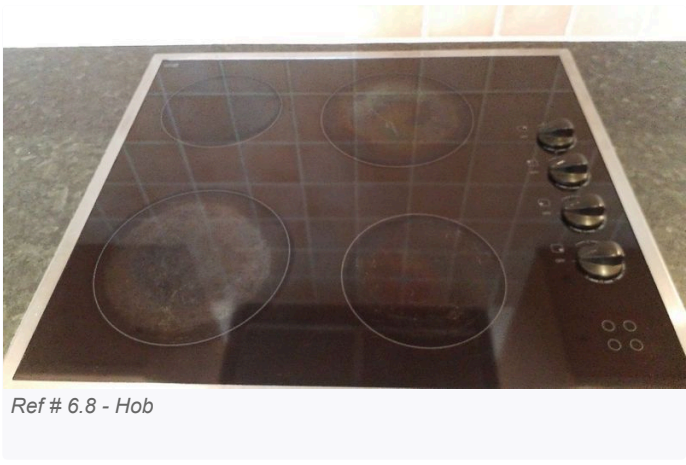
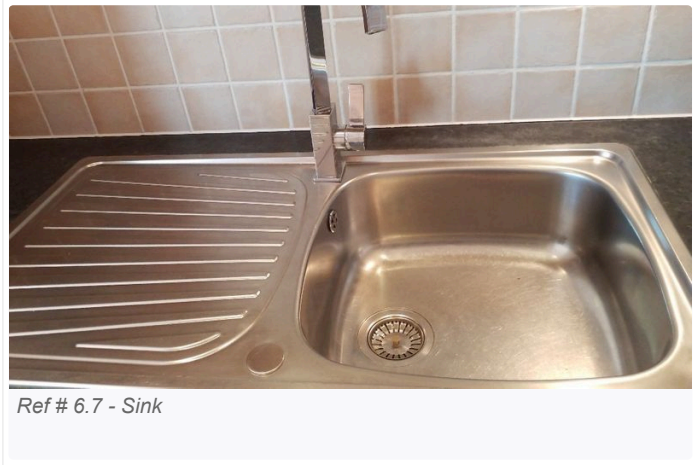
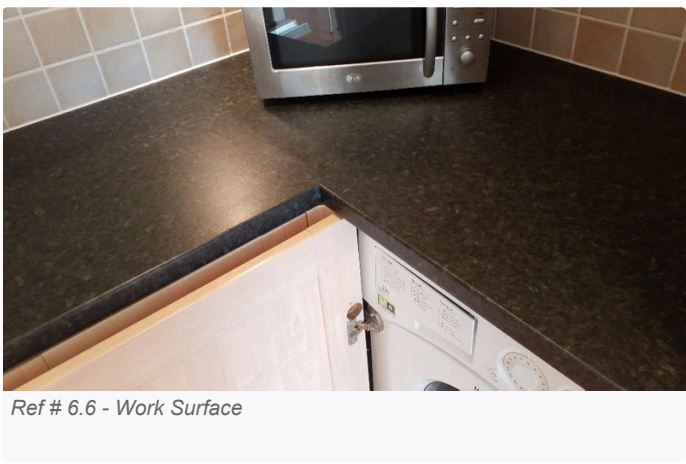
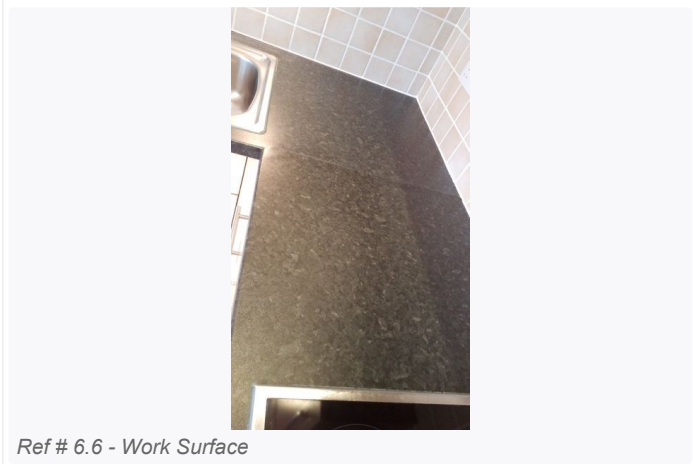


Ref # 6.5 - Base Cabinets

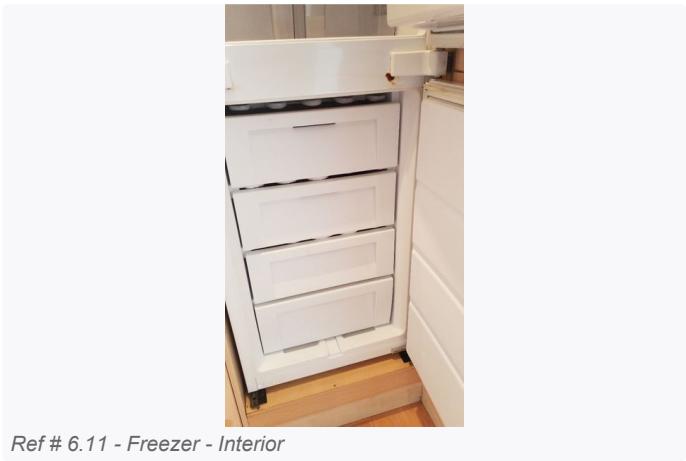


Ref # 6.5 - Kitchen Kickboards

6. KITCHEN (CONT.)



6. KITCHEN (CONT.)



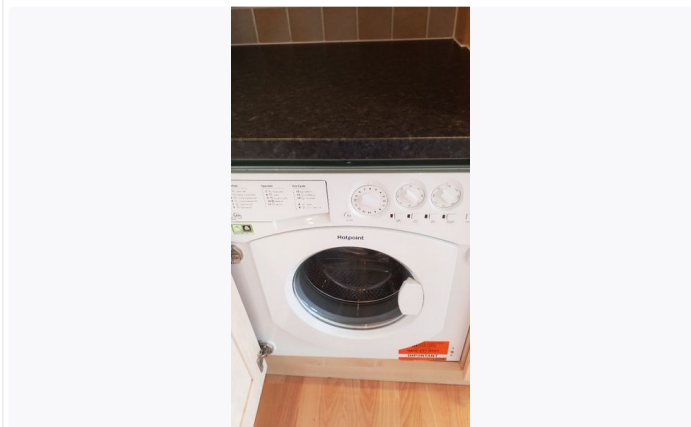
6. KITCHEN (CONT.)



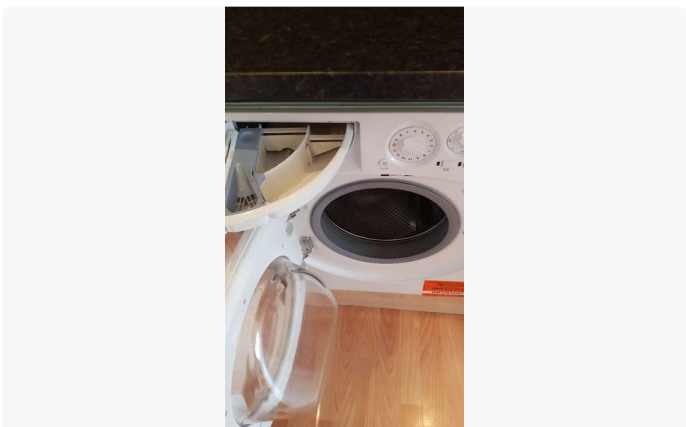
Ref # 6.11 - Freezer - Not defrosted



Ref # 6.11 - Freezer - Food Items



Ref # 6.12 - Washing Machine



Ref # 6.12 - Washing Machine

7. BATHROOM			
Item	Description	Condition	Tenant Comments
7.1 Floors	Square cream tiled floor	Some scratch usage marks visible. Clean	
7.2 Walls	White painted walls. Cream and mosaic tile floor..	Some surface marks. Some grout missing behind toilet. 1 cracked. tile	
7.3 Ceiling	White painted ceiling with vent.	Good condition	
7.4 Doors & Hardware	Solid wood door with silver handles and lock, white painted door frame.	Good condition. Clean	
7.5 Lights & Fixtures	x5 inset spotlights. 1 wall-mounted white towel radiator. Chrome toilet roll holder. x4 chrome and glass x2 chrome cup holders wall mounted. 1 inset mirror above sink. 1 light above sink with shaver point. Wall mounted chrome coat hooks.;	Spotlights working. Radiator not tested.; 1 Tinted glass missing Mirror has some markings to lower. Light working.	
7.6 Basin	White ceramic small sink with pedestal and silver Tapis mixer tap.	Clean	
7.7 Bath/Shower	White ceramic bath with chrome handles, chrome mixer tap, hose and wall mounted shower head. Glass and silver bi-folding shower screen.	Shower screen light usage marks. Clean	
7.8 Toilet	White TWYFORD toilet complete with seat, lid and cistern.		

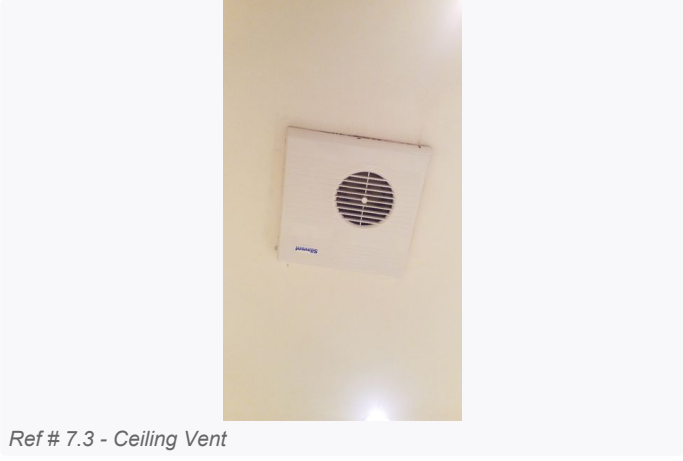
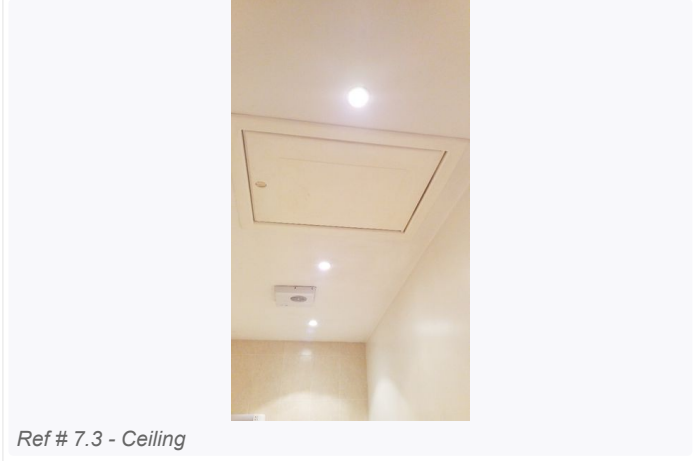
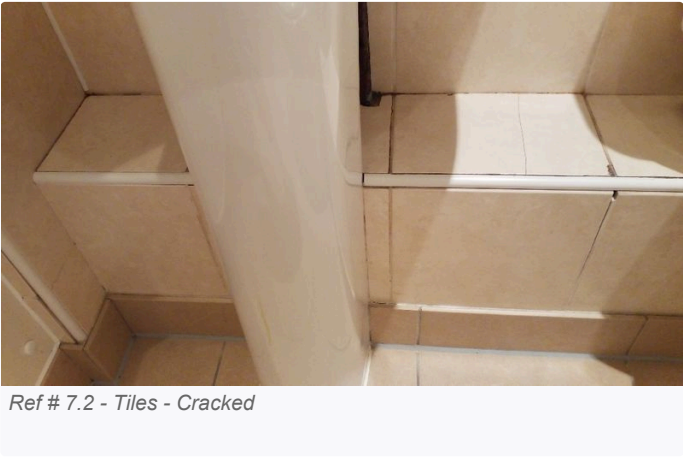
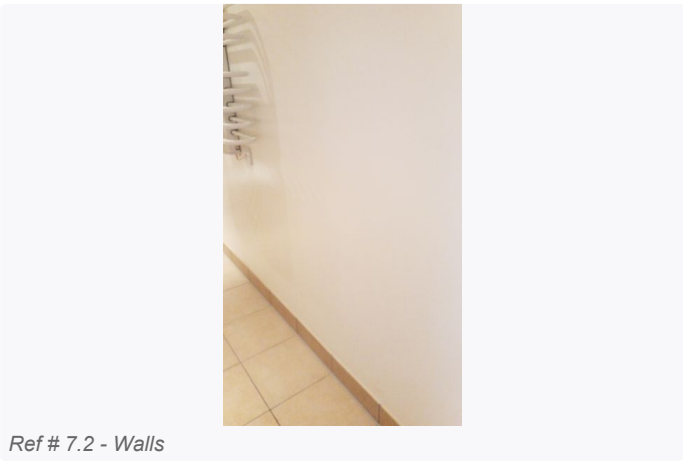
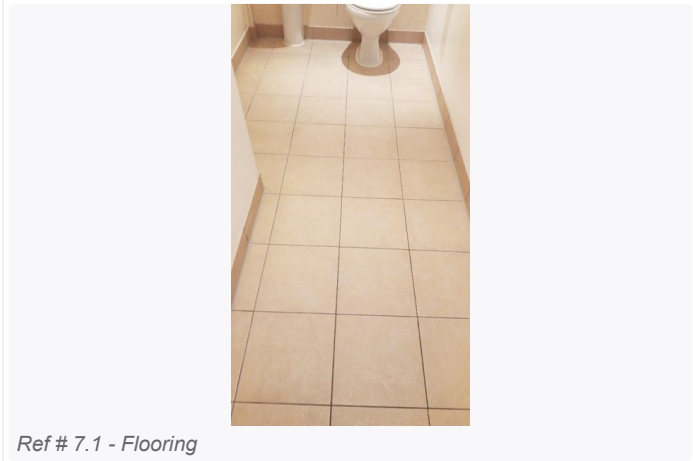


Ref #7 - Bathroom - Overview



Ref #7 - Bathroom - Overview

7. BATHROOM (CONT.)



7. BATHROOM (CONT.)



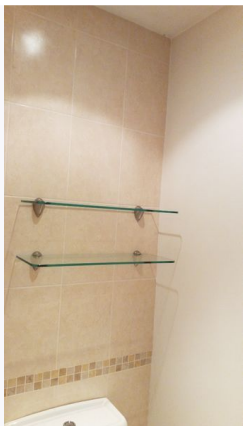
Ref # 7.4 - Door



Ref # 7.4 - Door



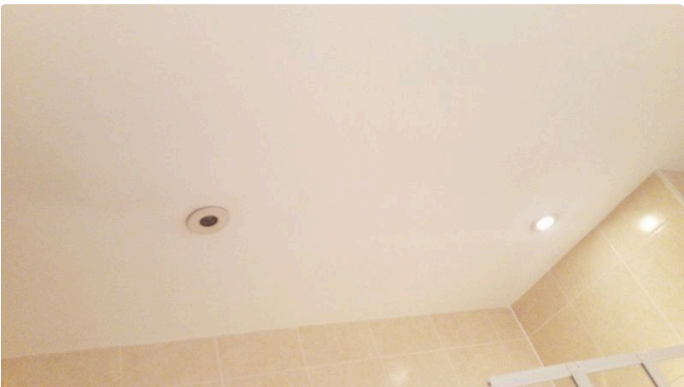
Ref # 7.5 - Glass shelves - one missing



Ref # 7.5 - Glass Shelves



Ref # 7.5 - Light and Mirror



Ref # 7.5 - Bulb not working Bathroom

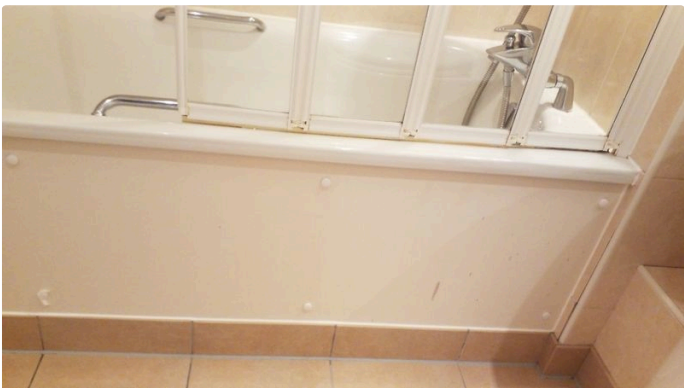
7. BATHROOM (CONT.)



Ref # 7.5 - Radiator



Ref # 7.6 - Basin



Ref # 7.7 - Bath/Shower



Ref # 7.7 - Bath/Shower



Ref # 7.7 - Bath/Shower



Ref # 7.7 - Bath/Shower

8. BEDROOM			
Item	Description	Condition	Tenant Comments
8.1 Floors	Dark brown fitted carpet;.; Silvered coloured threshold	Good condition. Clean	
8.2 Walls	White painted walls White painted skirting board 2 Vents fitted into walls.	Long indentation mark between sockets; Some slight mark to corner	
8.3 Ceiling	White painted ceiling	Good condition	
8.4 Windows	Large silver framed widow; 2 handles, no key. Fitted, dark wood venetian blind; complete with pulleys. White painted window sill.	Clean	
8.5 Doors & Hardware	Solid wood door; silver handles.		
8.6 Lights & Fixtures	1 Ceiling mounted light with pale coloured shade glass. 1 white plastic light switch. 1 Double wide electrical socket seen. 1 Telephone socket. 1 Wall mounted duplex radiator; 2 switches.		
8.7 Furniture	1 light wood x5 chest drawer; 1 light wood double x4 doors wardrobe with x2 bottom drawers.; x 2 light wood x3 drawer bedside unit; 1 blue and cream striped divan base matching mattress	Good condition	



Ref #8 - Bedroom - Overview



Ref #8 - Bedroom - Overview


8. BEDROOM (CONT.)




Ref #8 - Bedroom - Overview




Ref #8 - Bedroom - Overview



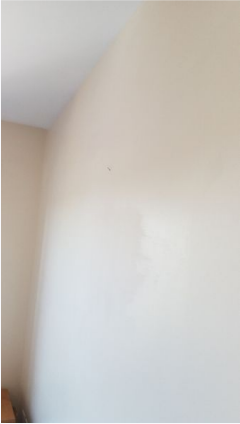
Ref # 8.1 - Flooring



Ref # 8.1 - Flooring

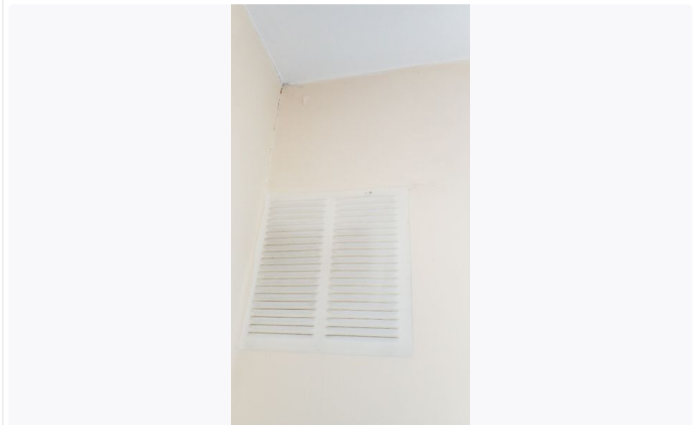


Ref # 8.2 - Walls

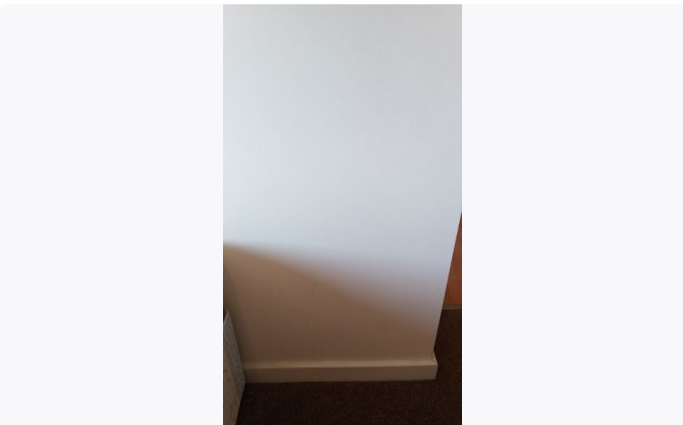


Ref # 8.2 - Walls

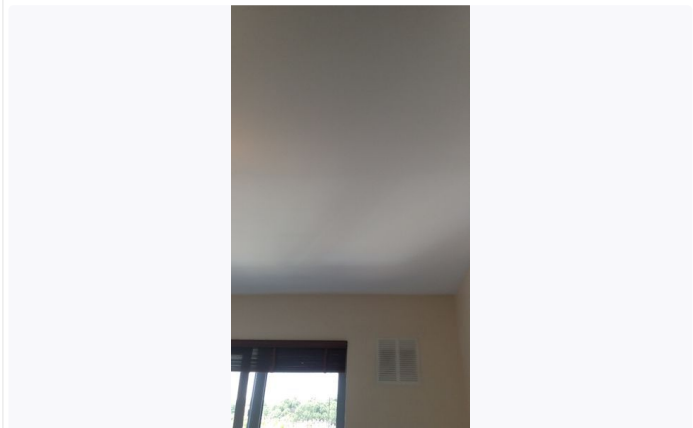
8. BEDROOM (CONT.)



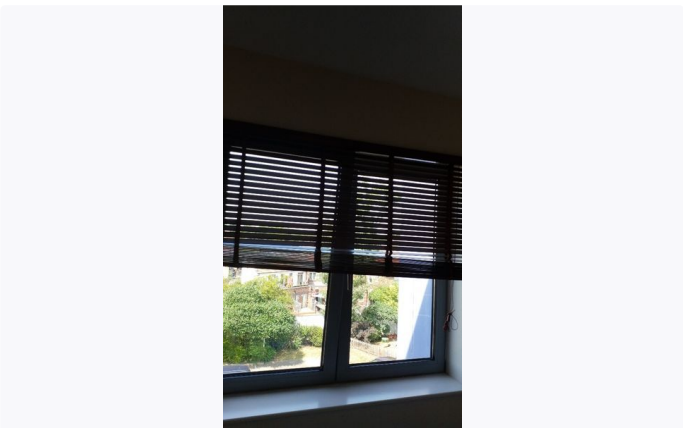
Ref # 8.2 - Walls



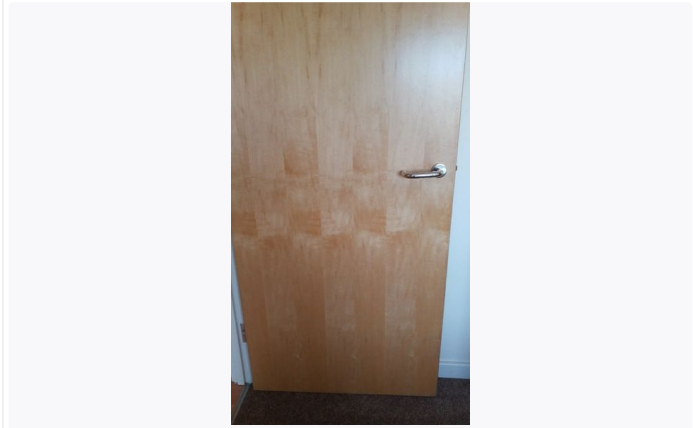
Ref # 8.2 - Walls and Skirting



Ref # 8.3 - Ceiling



Ref # 8.4 - Window and Blind



Ref # 8.5 - Door

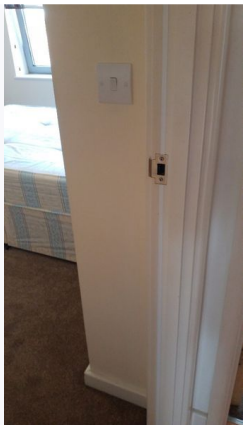


Ref # 8.5 - Door

8. BEDROOM (CONT.)



Ref # 8.6 - Light



Ref # 8.6 - Switch



Ref # 8.6 - Radiator



Ref # 8.7 - Furniture

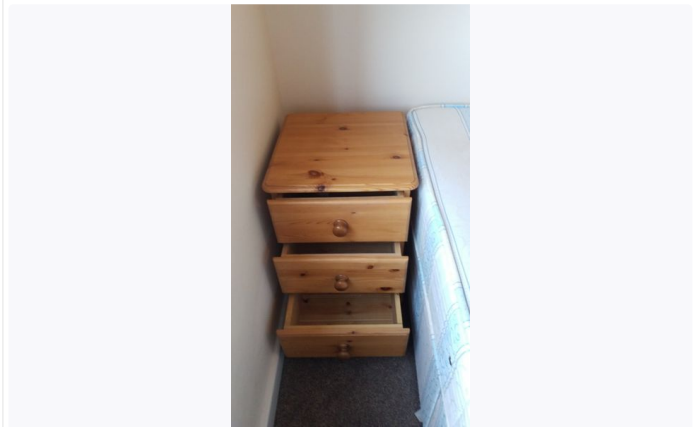


Ref # 8.7 - Furniture

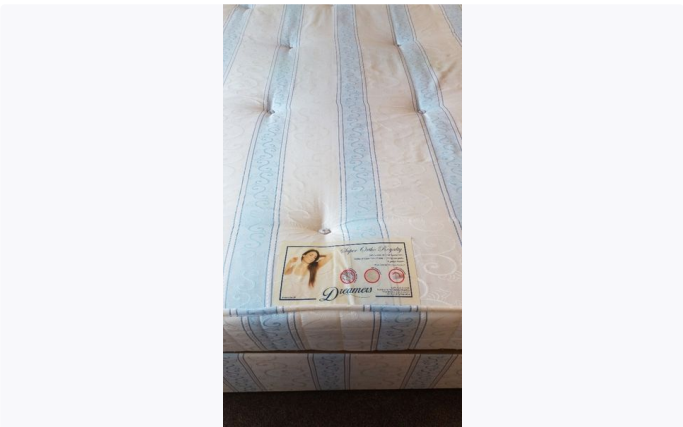


Ref # 8.7 - Furniture

8. BEDROOM (CONT.)



Ref # 8.7 - Furniture



Ref # 8.7 - Furniture



Ref # 8.7 - Furniture

9. BEDROOM 2			
Item	Description	Condition	Tenant Comments
9.1 Floors	Dark brown fitted carpet	Clean	
9.2 Walls	White painted walls; surface marks. white painted skirting board.; 1 chrome black tip doorstop	Light circular mark above radiator. Good condition	
9.3 Ceiling	White painted ceiling.		
9.4 Windows	Large grey framed window; 2 handles; no key present. Fitted dark wood venetian blind complete with pulley. White painted door frame.		
9.5 Doors & Hardware	Solid wood door; chrome handles. White painted door frame.; Curve wall mounted mirror to reverse of door		
9.6 Lights & Fixtures	1 ceiling-mounted light with energy light bulb; 1 white light switch, 2x double electrical sockets, 1 aerial socket and 3 telephone socket. 1 wall mounted Dimplex radiator with 2 switches.		
9.7 Built-in Wardrobe	Dark wood double door wardrobe with brush chrome T-bar handles, x2 brush chrome cloth rails, x3 shelves, x1 bottom shelf and x4 drawers	Good condition	

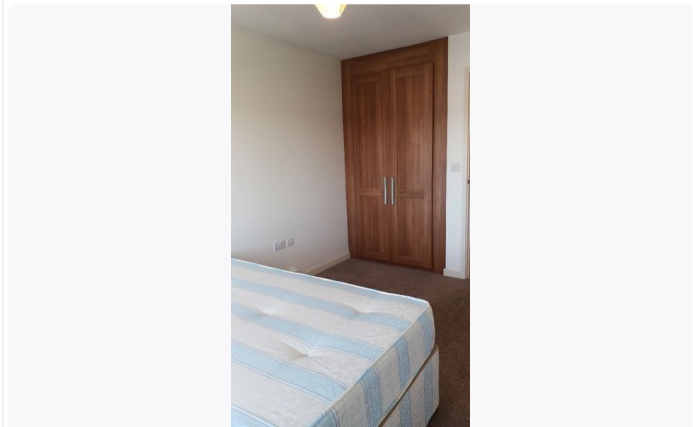


Ref #9 - Bedroom Two - Overview

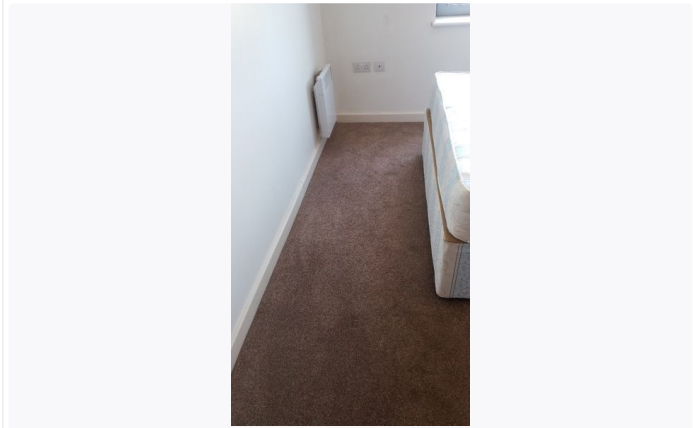


Ref #9 - Bedroom Two - Overview

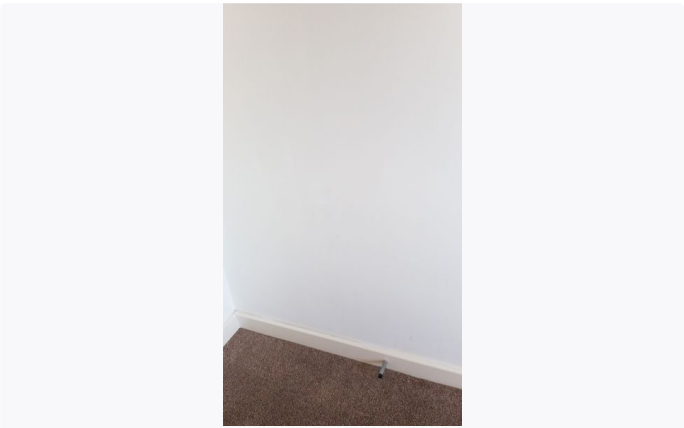
9. BEDROOM 2 (CONT.)



Ref #9 - Bedroom Two - Overview



Ref # 9.1 - Flooring



Ref # 9.2 - Walls

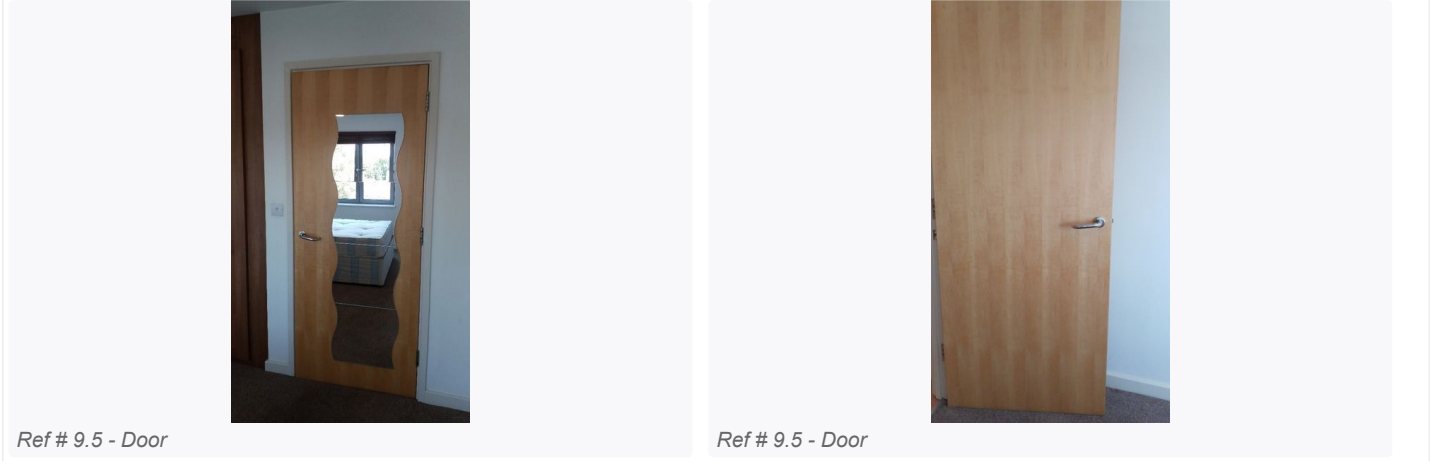
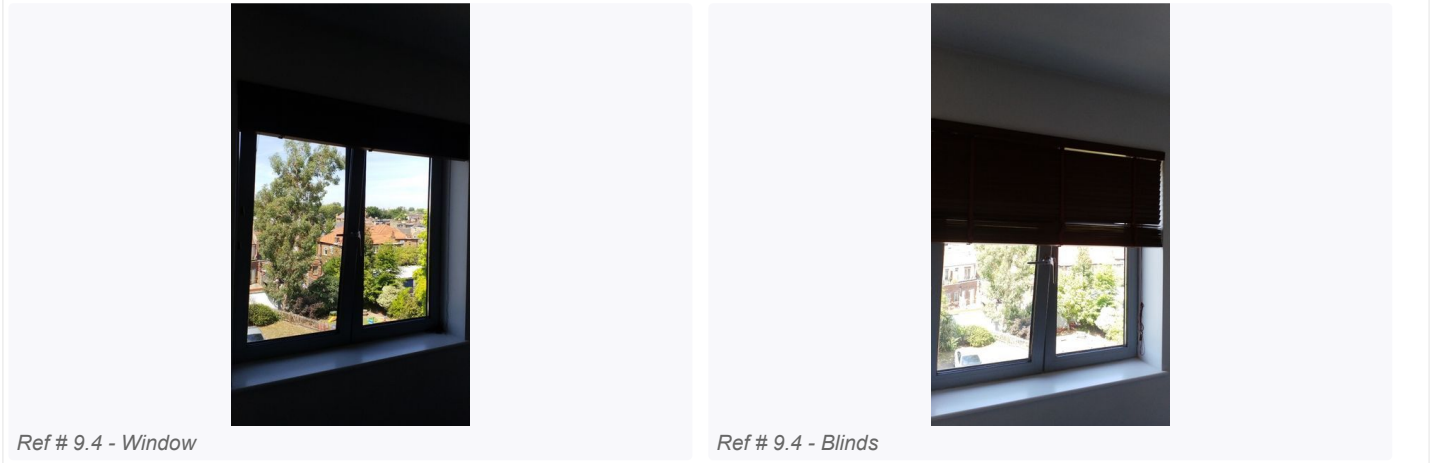


Ref # 9.2 - Wall







Ref # 9.2 - Walls

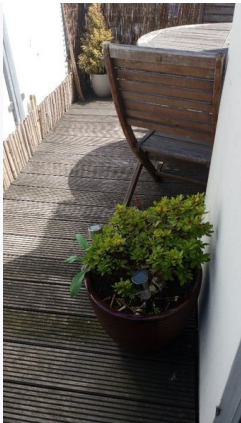
9. BEDROOM 2 (CONT.)



9. BEDROOM 2 (CONT.)

 <p>Ref # 9.6 - Light</p>	 <p>Ref # 9.6 - Switch</p>
 <p>Ref # 9.6 - Radiator</p>	 <p>Ref # 9.7 - Wardrobe</p>

10. BALCONY			
Item	Description	Condition	Tenant Comments
10.1 Balcony	Wooden decked balcony; Couple of pots and flowers	In seasonal condition.	
10.2 Wall	White plastered painted plastered and grey metal railing; x1 wall mounted garden light	Fair condition; Light not working	
10.3 Out Door Furniture	Grey and brown wooden matching 1 able and x2 chairs	Heavily weathered and used condition	



Ref #10 - Balcony - Overview



Ref #10 - Balcony - Overview



Ref #10 - Balcony - Overview



Ref #10 - Balcony - Overview



Ref #10 - Balcony - Overview



Ref #10 - Balcony - Overview

Declaration

Whilst attention to detail has been administered to make an accurate record and description of the condition of the property and its contents, fixtures and fittings at the date and time of visit, of this ABM Inventory Services Report, accuracy cannot be guaranteed by the preparer.

The Landlord and Tenant(s) hold responsibility to check the accuracy of this ABM Inventory Services Report and are advised to sign it in confirmation.

I/we the undersigned, affirm I/we have read this report throughout and acknowledge receipt of this Inventory and Check In and confirm that all items listed are in a good clean condition unless otherwise stated.

I/we the undersigned, affirm that if I/we do not comment on the Inventory in writing within seven days of receipt of this Inventory then I/we accept the Inventory as being an accurate record and description of the condition of the property and its contents.

Signed by the

Signature

Print Name

Date / /

Signed by the

Signature

Print Name

Date / /

TERMS AND CONDITIONS

The property is covered only to the extent that the condition of the premises permits. It only extends to the parts of the premises that are readily accessible. All other parts of the premises i.e. attics, garages, lofts and communal areas that are not relevant to the inventory, are specifically excluded.

- This document is considered to be an accurate assessment of the contents and condition of the property. You have 7 days from the date of this report to notify us in writing of any amendments you wish to make. These should be sent to the managing agent. If no amendments are received within this time you are deemed to have agreed with the contents of this report.
- If a garden needs inspecting we will endeavour to mention plants and shrubs however we consider plants to be perishable.
- Lighting, electrical appliances, machinery and other similar items will be tested where practical, and in any event for power supply only. Burglar alarms and panic alarms are not tested.
- Carpets, rugs and other floor coverings have been inspected to the extent that they are sufficiently clean so that stains and markings, including burns and other damage can be readily identified.
- Unless otherwise stated in writing, items in boxes, plastic sacks and other containers are assumed to be awaiting removal and are specifically excluded from the inventory.
- All items are described only so that they can be identified. Sizes of objects are given only as approximate and are purely an aid for identification.
- It should be noted that the compiler of this report is not an expert in fabrics, woods, materials, antiques, etc. and not a qualified surveyor. This inventory should not in any way be used as a report for valuation purposes for the premises and its contents or as a structural survey report.
- Every effort has been made to carefully check the property and its contents, however, our representative cannot move extremely heavy Contents, nor can we undertake to attempt entry to inaccessible places. Our clerks will not report on areas such as overcrowded drawers & cupboards.
- Our representative is not aware of recently bought items. New is only stated if the item is still within packaging. This inventory has been compiled on the basis that, unless otherwise stated, an item is free from visible soiling, defects or damage.
- Newspapers, magazines, perishables, houseplants are not included unless specifically requested. Books, compact discs, DVDs, videotapes and other similar items will not be listed individually but will be stated as 'collections'.
- The person preparing the Inventory is not an expert in The Fire and Safety Regulations in relation to soft furnishings. It assumes that all furnishings and fabrics have been checked by the landlord and/or managing agent to ensure they comply with the relevant regulations at date of compilation.
- Any Inventories compiled with the tenant(s) in situ may contain inaccuracies for which we cannot be held responsible.
- Smoke alarms will be listed on the inventory and can only be tested if accessible in event for power supply only. Otherwise the responsibility of the Landlord.
- Meter readings can only be taken if meters are accessible. Otherwise the reading must be taken by the relevant boards.
- Properties containing large amounts of assorted crockery, cutlery, glasses etc. will not have items listed individually but will be listed as "assorted items".
- It is essential that all items are returned to respective rooms as listed on the original Inventory before the Check Out is due to be carried out. Where items have not been returned to their original position and are not easily seen they may be noted as "Not Seen" on the Check Out and their replacement may be charged for.
- All personal items should be removed prior to the Check Out and the tenant should be ready to vacate the property at the end of the Check Out returning all sets of keys.
- Unless otherwise stated, the report was carried out at the date and time stated on the front cover and all photos were taken during the inspection.