



Inventory Solution

INVENTORY

**59 Sample Court
Sample Street
LONDON
W2 Sample**



30th JAN 2022

1 Bedroom, Furnished

Inventory Solution

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INVENTORY GUIDANCE NOTES

Any discrepancies regarding the accuracy of the report should be brought to the attention of Inventory Solution **within 7 days** of receipt of report email; otherwise it is accepted the report is accurate.

This inventory presents a precise record of the contents and condition of the property in question on the date the inventory was taken. It is the responsibility of the tenant, landlord and respective agent to agree on the accuracy of this report and it is advised that both parties sign it in confirmation

This images used in this report have been included for the sole purpose of assisting the reader in clarification of the condition and damage found and stated in the report, however due to lighting conditions they may not be an accurate reflection.

Please note; it is strongly advised that you inform the clerk of any notes you want included in final the inventory report prior to signing. Inventory Solution cannot be held responsible for any errors or omissions. Any discrepancies regarding the accuracy of this report need to be agreed directly between the landlord and the tenant. Inventory Solution will not get involved with amendments unless an update of the report is arranged.

The inventory has been prepared on the principle that if the 'condition' column is left blank then the item is free from obvious defects, damage or soiling.

Inventory Solution does not undertake to remark on any structural defects. Inventory Solution cannot attribute as to the value of any objects at the property. Only this inventory can be used for comparative purposes at the end of the tenancy. This report cannot be used in the event of a dispute unless payment for the works carried out has been settled.

Inventory Solution will not move any large or heavy items nor describe the contents and condition of any unattainable areas such as basements and lofts. We cannot inspect items put away in such a manner that they cannot be taken out easily to be examined. Any items left in locked rooms or cupboards are the sole responsibility of the Landlord and will not be included in this inventory.

All descriptions within this inventory are for identification purposes only. At the time of Check Out a comparison will be made between the original inventory and the state of the property and contents at the commencement of the tenancy.

Any electrical appliances will be tested for power only and this will only be carried out where practical. Boilers, gas fires, water supply, fire alarms and radiators are not tested. With electrical appliances tested, an account will not be given as to the efficiency or safety of the items. We merely state that such an item exists at the property and its current condition.

Other areas such as garden, garages, lofts, basements and garden sheds, will only be checked upon instruction and an extra charge will be incurred.

Inventory Solution does not undertake to comment on the exact specification of items and are not furniture specialists. No attempt will be made to identify items by its original manufacturer or the period in which it was produced – the inventory clerk will only describe an item as it is seen and will not state if it is antique, designer, modern, antico etc. If items are brand new and are to be stated as being 'brand new', Inventory Solution must be informed prior to Check In/handing back the inventory.

The appropriate utility companies must be assigned to check any meter readings. Inventory Solution cannot be held accountable for any discrepancies. Should meters not be located or accessible to read then no readings will be taken and we cannot be held responsible for this.

The Fire and Safety regulations regarding furnishings, gas and electrical items alike are the responsibility of the Landlord. Where the inventory notes that an FFR label is seen this should not be interpreted as the item complies with the furniture and furnishings (Fire) (Safety) (Amendments) 1993. It is merely a record that the item had a label as described or similar to that detailed in the guide to the regulations as published by the Department of Trade and Industry, January 1997 (or subsequent edition), attached at the time the inventory was compiled.

At the end of the tenancy all personal items must be removed and cleaning must be concluded prior to the Check Out date. The property must be restored to the condition it was found on the date the tenancy commenced.

The managing agent or landlord must be informed of any items removed from, or added to the property. Failure to do so may result in charges being made for the replacement of items removed. It is the tenant's responsibility to return all items to their original position at the end of the tenancy. Should items not be in their original position at Check Out and as a result the clerk lists items as 'not seen', Inventory Solution cannot be held responsible. Heavy items of furniture that have been moved MUST be returned to their correct positions

THE END OF YOUR TENANCY

The following notes have been written to help facilitate a problem free move at the end of your tenancy:

Cleaning must be thorough. The main areas of concern are sanitary ware, windows, hard floors, woodwork, kitchen appliances including; kitchen units, shelves, ovens, cooker hoods, refrigerators, wardrobes and drawer units, linens and bedding. It is expected that the property will be in a similar condition of cleanliness as noted in the original inventory, particularly with regard to material items. If the standard of cleaning is not satisfactory, most managing agents or landlords will employ a contract cleaner, the cost of which will be deducted from your deposit.

Carpets should be thoroughly vacuumed. Depending on the agreement and/or length of the tenancy they should be professionally cleaned. You will be charged to clean any staining or soiling. Compensatory costs will be made towards any further damage such as stains or cigarette burns. If a carpet is badly marked or damaged you may be charged for part or all of the cost of replacement.

Crockery, China and Utensils will be checked for soiling, chips, burn marks, loose handles to pans, and such like. All china, glassware, kitchen utensils etc, should be clean and accessible. Any packed away during the duration of the tenancy must be unpacked, cleaned and returned to the correct position.

Decorations. It is accepted that during the course of normal day to day living a few marks and scuffs will appear on walls and woodwork. However, should the marking be found to be excessive it will be pointed out in the check-out report. For example, hooks and nails driven into walls: excessive furniture rubbings: pencil or crayon marks, tears to wallpaper, excessive damage to woodwork etc.

Beds, bed bases, mattress and pillows will be examined for staining and damage not previously recorded in the inventory. Charges will be made in the form of cleaning charges, or compensation, or a percentage of the replacement cost as appropriate. Linen and bedding, if any, should be left clean and pressed. Beds should not be made up as they need to be examined. Bedding & linen should be clean and placed neatly in the airing cupboard or appropriate room.

Polished Furniture will be checked for scratches, ring marks, burns, soiling and damage to joints and comments will be made as appropriate. Repair costs and re-polishing costs are high. It is in your interest to take steps to protect the furniture with mats etc.

Soft Furnishings It is expected that these will be in a similar condition as at the start of the tenancy. It is in your interest to protect the furnishings as compensation charges or replacement costs may be deducted from your deposit for any damage or excessive wear incurred. Any staining, soiling or excessive discolouration will attract cleaning charges.

Keys listed on the inventory should be kept safely and handed back at the end of the tenancy. Should any keys be lost you may be charged replacement costs for the locks. If you have extra keys cut these should also be returned. All keys must be available and labelled clearly.

Gardens - If the owner has not employed a gardener at the property, you will be required to maintain the garden. This includes the cutting of lawns, weeding of beds, and maintaining the garden according to the season. This may include trimming bushes and shrubs, but it is suggested this is confirmed with the Managing agent prior to taking action as they may need specialist treatment.

CHECK-OUT APPOINTMENT




It is most important that all cleaning has been completed prior to this time and that all personal items have been removed. The property must be ready to be handed over along with the keys at the appointed time of the check out. If you are not ready to leave, it will not be possible to carry out the Check out and a charge for an abortive visit will be incurred.

At the termination of the tenancy the inventory will be checked and any obvious or significant discrepancies will be reported to the Managing Agent/Instructing Principal. This report will indicate whether, in our opinion, the deterioration outlined is considered fair wear and tear. Normal fair wear and tear will be assessed on the length of the tenancy and type of occupancy.

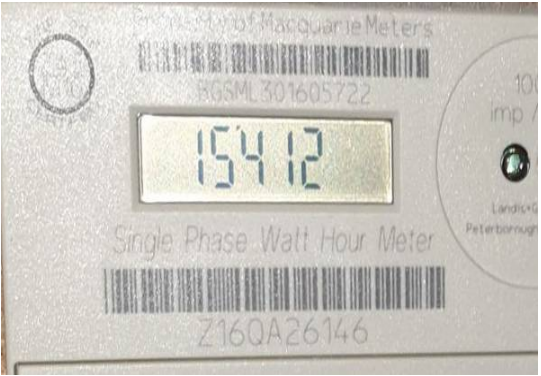
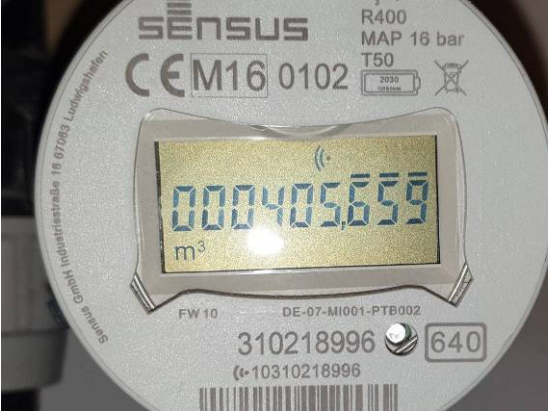

SCHEDULE OF GENERAL CONDITION

AT INVENTORY	
GENERAL CONDITION	The property is in good condition.
GENERAL ODOUR	There is no bad odour present in the property.
GENERAL CLEANING:	The property appears professionally cleaned to a fair standard with minor omissions in areas.
DECORATIVE CONDITION	The decor is in good condition.
STANDARD OF CLEANING	The skirting is slightly dusty in areas.
FLOORING	The flooring appears in good condition.
STANDARD OF CLEANING	The flooring is clean.
GLAZING	The glazing is in good condition.
STANDARD OF CLEANING	The glazing is dusty to interior and exterior.
UPHOLSTERY/FURNITURE	The furniture is in good used condition with wear, defects and marks in areas.
STANDARD OF CLEANING	The furniture is clean.
CURTAINS/BLINDS	The curtains and blinds are in working order.
STANDARD OF CLEANING	The curtains and blinds are fairly clean.
ELECTRICAL APPLIANCES	The electrical appliances are in good condition and have been tested for power.
STANDARD OF CLEANING	The appliances are clean.
LINEN	The linen appears in good condition.
STANDARD OF CLEANING	The linen appears clean.
KITCHEN	The kitchen is in good condition.
STANDARD OF CLEANING	There are marks and dust to some of the units interior.
BATHROOMS	The bathroom is in good condition. All of the amenities are in working order.
STANDARD OF CLEANING	The bathroom is clean.
LIGHTING	The lighting is in good working order.
STANDARD OF CLEANING	The lighting appears clean.

KEYS

DESCRIPTION	IMAGES
<p>Quantity: 2x Manufacturer: CES Use: Flat door keys</p>	
<p>Quantity: 2x Manufacturer: N/A Use: Building door fobs</p>	
RETURNED TO NAME	SIGNATURE
<p>Patrick Emmitt</p>	

METER READINGS

METER	LOCATION	SERIAL NO	READING
Electricity	In the Basement. FB2 key	Z16QA26146	15412 
Water	In the Basement. FB2 key	310 218 996	000405 
Gas	Outside, back of the Building.	G4A 03359590801	19346 

All meter readings should be checked by the relevant utility companies, as we cannot be held accountable for any discrepancies.

SMOKE ALARMS

SMOKE ALARMS	QUANTITY	LOCATION	CONDITION
	6x	2x Hallway 1x Basement landing 1x Kitchen 1x 1st Landing 1x top floor landing	Tested for power
CARBON MONOXIDE	QUANTITY	LOCATION	CONDITION
	1x	Kitchen	Tested for power
HEAT DETECTORS	QUANTITY	LOCATION	CONDITION
	N/A	N/A	N/A

APPLIANCES

ITEM	MAKE & MODEL	SERIAL NO	SERIAL NO. IMAGE	APPLIANCE IMAGE
Washing Machine	AEG L61470WDB I	72100007		
Fridge/ Freezer	SIEMENS M6032	KI87VVS30 G/02 FD: 9605 Z-Nr: 00030	N/A	
Oven	FD9112	B15M42N0GB/ 01		
Hob	SMEG	N/A	N/A	
Extractor	SIEMENS	N/A	N/A	

DECLARATION

The items listed in this inventory have been inspected and found to be in good order, except where qualified by marginal note.

On behalf of landlord:

Signed: _____

On behalf of tenant:

Signed: _____

Check In date: __/__/__

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. It is the responsibility of the landlord and the tenant or the respective agent to agree between them the accuracy of this report. The person preparing the inventory is not an expert in fabrics, woods, materials, antiques etc, or a qualified surveyor. The inventory should not be used as an accurate description of each and every piece of furniture and equipment, or as a structural survey report. Property left in lofts, cellars and locked rooms, which have not been noted are the sole responsibility of the landlord.

Any discrepancies regarding the accuracy of the report should be brought to the attention of Inventory Solution within 7 days after receipt; otherwise it is accepted the report is accurate.

The fire & safety regulations regarding furnishings, 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 and 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 march 1996 (or subsequent date), attached at the time the inventory was compiled. It is not a statement that the item can be considered to comply with the regulations.

Please note that it is strongly advised that you examine the contents of this inventory prior to signing if you haven't attended the Check In. Inventory Solution cannot be held responsible for any errors or omissions.

All meter readings should be checked by the relevant utility companies, as we cannot be held accountable for any discrepancies

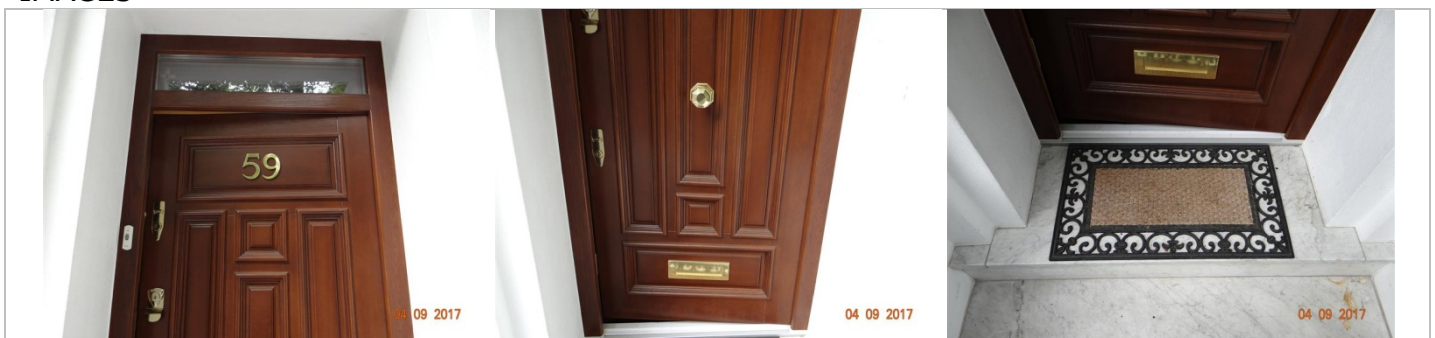
ENTRANCE HALL

ITEMS	Description	Condition at Check-In	Condition at Check-Out
Front door exterior	Dark wooden; brass handle; brass letterbox; 3 Banham locks; brass numerals '59' Door frame exterior – dark wooden	Slightly dusty to edges Door frame – few minor marks in areas	
Front door interior	Light wooden; 3x Banham locks - 1 with handle in brass; white plastic security fitment; brass letterbox; Window above door – clear glass; wooden frame; 1 cross attached to glazing	Clean	
Walls	Partially beige textured wallpaper; partially dark brown textured wallpaper around mirror	In overall good condition; Minor scuff mid level R/H side of entrance door; 2 rawl plugs on the of entrance door at mid level; 4 nails and 1 pinhole; Few light scuffs in front of built-in cupboards	
Ceiling	Painted white 16x spotlights 2x smoke alarms	Water staining on the L/H side of window above staircase leading to basement 13 not working - Electrical problem as informed by the agent - to be fixed Tested for power	
Floor	Dark wooden panelled	Good overall condition; Minor surface blemishes, consistent with use; Cleaning in progress	
Skirting	Skirting – wooden painted white Doorstop –chrome and black rubber	Few minor paint cracks in areas; Slightly dusty L/H of bathroom	
Switches & sockets	Chrome and white plastic	1 light switch on the R/H side of stairs and first floor landing appears not working	
Radiator	Wall mounted concealed radiator; wooden painted white cover	Clean	
Alarm	Wall mounted white plastic Tag	Not tested	

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Umbrella holder	Circular leather with handle; 1 umbrella in situ	In good condition	
Sideboard unit	Made in Italy Macassar; dark wood 2 single and 1 double door; 2 wooden shelf; middle doors each with polished chrome handle;	Clean; Middle door shelf – scuff to L/H side;	
Table lamps	2x dark wooden and chrome base; white fabric shades (Made in Italy Macassar dark wood)	Working; Shades- dusty	
Ornament	Peacock decorative ornament in situ to one lamp shade		
Mirror	Circular large with black glass surround and bevelled edges	Good condition and clean	
Stool	Beige velvet with dark wooden legs	In overall good condition	
Cupboard under stairs	Light wooden door; chrome handle; interior– painted white floor – dark wooden	Handle – paint marked; Black mark to front of door; Not properly inspected as no light	
Cupboard contains			
Shopping trolley	Blue fabric on wheels	Used condition	
2nd cupboard	Door – light wooden; metal handle; interior – painted white; floor – dark wooden 1 spotlight	 Working	
Cupboard contains			
Shelf	Painted white	Clean	
Hanging rail	Chrome	Clean	
Assorted Hangers			

IMAGES









RECEPTION

ITEMS	Description	Condition at Check-In	Condition at Check-Out
Door	Double wooden doors with brushed metal twist door knobs; Frame – wooden painted white		
Walls	Combination of painted white and beige textured wallpaper	Painted white areas – in good clean condition; 2 scuffs on the L/H side of entrance door	
Ceiling	Ceiling and coving painted white; Tube luminescent lighting above coving; 6x white plastic vents	Good condition 1 bulb not working above sofa on the L/H side of TV Clean	
Floor	Wooden panelled	In good condition; Some scratches most notably in front of fireplace; Light scuffs around door; Further scuffing and scratches R/H side of door and L/H side of window; Some minor wear to floor in front of fireplace to centre between door and fireplace; Floor requires further light clean; Cleaning in progress; Further scratching around coffee table; Some scratches and scuffs on the R/H side of the side board unit	
Skirting	Wooden painted white	Clean	
Switches & sockets	White plastic	Clean	
Radiators	2x Polished chrome vertical; wall mounted on either side of window	In good condition and clean	
Windows	10 panels double glazed; white wooden frames; 2 chrome arm locks and 2 chrome security locks; sill – wooden painted white	Security locks paint marked; Exterior glazing weathered interior clean; Sill – some marking;	
Curtains/blinds	1 st –2 white net curtains	All curtains appear in good clean condition	

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	2 nd – 2 cream flower patterned curtains with cream inner lining and matching tieback with tassels; matching pelmet		
Fireplace	Electric; Off-white stone surround, mantel and hearth; Dimplex remote present	Clean; Not tested	
Decorative plate	Small square with air freshener		
Sofa	1st – large 3-seater cream leather with wooden armrests 2 backrest cushions; 2 matching scatter cushions and 3 seat cushions; wooden legs with chrome edges 2nd – 2x 2-seater matching sofas; cream leather with wooden armrests 2 seat cushions; 2 backrest cushions; 2 scatter cushions; wooden legs with chrome edges	1 st – in overall good condition; Showing signs of use; Armrest – light scratches in areas 2 nd – 1 has black mark to L/H side seat cushion; Showing minor signs of use; Overall in good condition; Seat cushions – light staining and slightly dusty; Some scratches to armrests	
Coffee table	Made in Italy Macassar dark wood; chrome legs	Very minor scratches; Overall good condition	
Side table	Made in Italy Macassar dark wood 1x shelf to base	Some scratches to base; Very minor surface scratches;	
Armchair	Cream leather - matching rest of furniture; wooden backrest 1 seat cushion and 1 backrest cushion; wooden legs with chrome edges;	1 sticker residue to backrest	
Floor lamp	2x Brass circular base; brass support; organza style circular transparent shades	In working order; Clean	
TV unit	Giorgio collection made in Italy – dark wood; consists of 4 drawers; 2 glass shelves; 2 wooden shelves and 1 double door with 2 metal pulls; manuals and cables in a Vaio Sony black rubber bag; drawers interior – brown velvet; each drawer with polished chrome pull;	Dusty; Wooden shelf showing signs of use; Drawers interior – Slightly dusty; Double cupboard door handle slightly loose; TV unit surface – minor scratches	

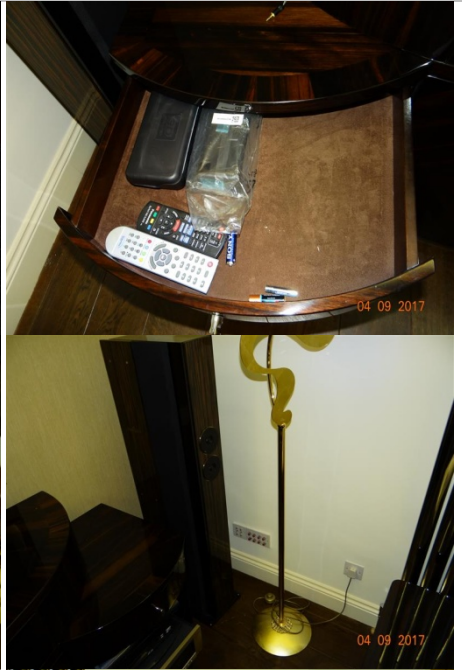
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TV	Panasonic; wall mounted; flat screen	Clean	
Remotes	1 Sky black plastic; 1 Panasonic TV black plastic; 1 Panasonic blu-ray; 1 Globalstar satellite grey plastic		
Panasonic Blu-ray	Grey metal	Clean	
Sky & HD box	Black plastic		
Speakers	2x Brodmann dark wooden	Not tested; Slightly dusty	
Clock	Red wooden	Appears not working	

IMAGES







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KITCHEN

ITEMS	Description	Condition at Check-In	Condition at Check-Out
Door	Dark wooden door with chrome handles; Frame – wooden painted white	Clean; Light marks	
Walls	Painted cream	Patchy; Splash and drip marks in areas	
Ceiling	Ceiling and coving painted white; 3x fitted spotlights; Smoke alarm – white plastic; Air vent – white; Access panel – white wooden	Good condition Working Tested for power Clean Clean	
Floor	Light wooden	Clean; Discoloured in areas; Few light stains	
Skirting	Wooden painted white; 1x chrome doorstop	Clean; Light marks Buffer missing	
Switches & sockets	Chrome	Clean	
Kitchen cupboards	White laminate doors, interior and shelves; 3x under wall units lights	In good condition and clean; Few light marks; Slight lifting to veneer; Under sink unit – stains to interior; Working	
Splash back	White glass	Clean	
Worktop	Grey granite	Clean; Light scaling around sink; Few light marks	
Kickboards	Chrome effect	Clean; Light marks	
Sink	Stainless steel; Chrome mixer tap; chrome waste and basket	Clean	
Appliances			
Microwave	MIELE in chrome; Door with glass viewing panel; Digital display; 2x buttons & 2 dials; Glass plate; Enamel tray Chrome rack shelf Plastic cover	Tested for power; Clean	

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Extractor	SIEMENS in chrome; 2x filters 2x lights	Clean; Tested for power Working	
Fridge/ Freezer	SIEMENS – 2 white doors; Fridge - 5x door shelves; 5x glass shelves with chrome edges; 1x salad crisper drawer; Freezer – 2x clear plastic drawers;	Clean; Tested for power; Red stains to freezer door seal	
Hob	MIELE – black glass; Touch operational; 4x hot zones	Clean; Tested for power; Light scratches	
Oven	MIELE in chrome; Chrome door with handle and glass viewing panel; Digital display; 2x buttons; 2x chrome rack shelves 2x enamel trays 1x enamel rack shelf 1x tray handle	Clean; Tested for power; Burnt marks to interior and trays	
Dishwasher	SIEMENS in chrome; 3x grey metal shelves	Tested for power; Drip marks to door	
Crockery	4 x mugs 14 x bowls 7 x dining plates 7 x side plates	Used condition	
Glassware	6 x wine glasses 5 x short tumblers 3 x tall tumblers	Used condition	
Cutlery	10 x kitchen knives 10 x spoons 9 x tea spoons 4 x forks 4 x kitchen knives	Used condition	
Appliances Manuals	1 x black folder SIEMENS fridge-freezer MIELE hob SIEMENS extractor hood SIEMENS dishwasher MIELE oven MIELE microwave oven VAX vacuum cleaner CATERLITE ice maker BOSCH kettle WARMIEHOMY cabinet HEATMISER thermostat		

IMAGES







BEDROOM