

Inventory & Condition Report



Property Address: 1 Sample Avenue

Instructed By : Letmove
Wimbledon
SW20 0SP

Prepared By: Dee Moss
Simpleseeds
London
SW20

Date Prepared : May 26, 2010

Reference : 1006

PROPERTY OVERVIEW

Property Occupied No
Property Furnished UnFurnished
Type of Property Apartment
Purpose Built

General Notes:

New refurbished 2 bed ground floor garden flat . New Carpets, laminate flooring

SERVICES

Utility	Serial Number	Location	Supplier
Electricity	L82A13449		London Energy
Gas	1931642		British Gas
Water	Meter Not Accessible		

ELECTICITY METER



WATER METER



DISCLAIMER

This report has been prepared and is designed to provide an independent and informative account of the condition of the property and its contents at the time of inspection. It is the responsibility of the tenant, landlord and/or agent to agree the accuracy and the content of this report.

The Assessor who has prepared this report is not a qualified surveyor or valuer and this report is not in any way a structural survey or valuation report. No remarks regarding the structural condition of the property have been made nor has there been any attempt to place a monetary value on the property or its contents.

The Assessor who has prepared this report is not an expert on any matter including but not limited to fabrics, woods, materials or antiques and this report should not be used as an accurate description of each and every piece of equipment or furniture within the property, as items listed will be described in a generic nature.

Any plants, cleaning materials and light bulbs have been considered as perishable items and are therefore not listed. Heavy furniture and fittings have not been moved nor carpets or rugs lifted, in the inspection of the property and therefore, observations may have been restricted where such items restrict full view. Areas of the property which were locked or not easily or immediately accessible have been specifically excluded from this report including items left in any loft or cellar spaces or within a locked room.

Areas such as gardens, garages, basements and sheds have only been reported on if requested to do so at the point of instruction and are subject to an additional charge. Items that have not been seen and therefore not recorded are the sole responsibility of the landlord.

If the inspection was completed with the tenant in situ, it is deemed difficult for the Assessor to differentiate between items belonging to the landlord and that of the tenant and as such Assessor cannot be held responsible for inaccuracies. It is the responsibility of the landlord to verify and confirm the accuracy of this report.

In the preparation of this report, the absence of comments understands a listed item to be free from obvious defects, damage or soiling and is considered to be in a good, clean condition.

Up to three photographs have been taken in each room which will be displayed at the bottom of each documented room. Fixed items such as light sockets and fittings, electrical sockets, telephone point's, aerial outlets, satellite connections, electrical blank plates and fuse boxes are assumed to be completed, intact and in place. All window casement, catches, locks and keys are undamaged unless otherwise indicated. Settling cracks to walls and ceiling are acceptable and have not been reported on unless it is considered necessary.

The Assessor cannot be held responsible for discrepancies in meter readings between the landlord and the utility companies and cannot be held responsible for missing information in respect of meter readings if access to meters is prohibited or restricted or in the event a meter cannot be located.

CLEANING

If the property was professionally cleaned for the tenancy it is strongly advised that professional cleaners be used to carry out an end of tenancy clean. It is expected that the property and its contents will be in a similar condition of cleanliness as noted in the original inventory. 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 the tenant's deposit. Where professional cleaners are used, receipts should be retained and produced if required.

All cleaning must be thorough and the property left tidy at the end of the tenancy.

This is a list of the most common areas that are inspected in the assessment of cleanliness which should be used as a guide only:

All paint work	Windows	Hob	Rubber seals
Skirting board	Sills	Grill	Freezer
Architrave	Blinds	Oven	Fridge
Picture rails	Drawers	Oven door	Soap dispensers
Ceramic tiles	Kitchen unit's	Dishwasher	Light fittings
Carpet edges	Shelving	Tumbler dryer	Lamp shades
Sanitary ware	Kitchen appliances		

The main areas for concern are set out below:

- Carpets should be professionally cleaned before the end of a tenancy in accordance with the inventory or tenancy agreement and vinyl/tiled flooring should be left clean and free from cracks or tears.
- Curtains should be professionally cleaned before the end of a tenancy in accordance with the inventory or tenancy agreement.
- The décor throughout the property should be in the same state and condition as at the start of the tenancy as detailed within the original inventory. Charges may be incurred if picture hooks, nails, screws or screw holes etc have been added and not removed and the area made good. Charges may also be incurred where excessive wear is noted.
- Refrigerators/Freezers should be defrosted and left switched off and open to avoid smelling
- Ovens, Hobs, Extractor Hoods, and Microwaves should be cleaned of burnt on deposits and grease and doors/seals cleaned.
- Tumbles Dryers, Washing Machines and Dishwashers should have filters emptied, soap drawers cleaned of deposits and doors/seals cleaned.
- Gardens where applicable should be left in a neat and tidy order, the lawns having been cut, borders and planters weeded, hedges trimmed and pathways/patios weeded and swept.
- Allowances are made for fair wear and tear but it should be noted that areas that are not clean will not be considered as fair wear and tear.

DECLARATION

This is to certify that I, the undersigned have carefully checked the foregoing report and consider this to be a fair and correct inventory & schedule of condition of the contents therein at: 1 Sample Avenue , , ,

Tenant : Vacant
Inventory Assessor : Dee Moss
Date : June 24, 2010

Cleaning / Condition Summary

The following remarks are an indication of the overall level of cleanliness/ condition attributed to the property by the inventory assessor.

Items	Level Of Cleanliness
Front Garden	n/a
Rear Garden	n/a
Cleaning standard	n/a
Decor Condition	n/a
Paintwork	n/a
Flooring (Carpets)	n/a
Flooring (Hard)	n/a
Windows	n/a
Curtains/blinds	n/a
Mattresses	n/a
Kitchen Appliances	n/a
Bathrooms	n/a
Sanitary ware	n/a
Upholstery	n/a
Linen	n/a
Lighting	n/a

HALLWAY

DOORS

Ref	Item	Description	Condition
1	Door	blue, obscure glass panel(s) over 3 panel door. wood, brass yale and deadlock, spyhole, safety chain & secure, and bolt at bottom. brass effect letterbox with knocker. stainless steel numbers	Hole and mark to right of locker. scuff marks and chips low-mid level .painted over defects
2	Door Frame	painted white wood	defects under paint work
3	Threshold	blue painted wood	chips and marks

CEILING

Ref	Item	Description	Condition
4	Smoke Detector	battery fitted white plastic.	not tested
5	Ceiling	white painted	

WALLS

Ref	Item	Description	Condition
6	Thermostat Control	Honeywell plastic with rotary dial	paint marked
7	Central Heating Timer	devireg 550, digital	not tested
8	Wall	painted cream, painted white dado rail	defects under paint work of dado rail
9	Skirting board	painted white	defects under paint work

FLOORING

Ref	Item	Description	Condition
10	Tiles	cream ceramic to match kitchen and bathroom	paint marked

HEATING

Ref	Item	Description	Condition
11	Radiators	white painted single radiator	

LIGHTING

Ref	Item	Description	Condition
12	Ceiling Lighting	pendant lamp holder 1 bulb	no shade

SOCKETS

Ref	Item	Description	Condition
13	Telephone Point	white plastic single with extension lead	

SWITCHES

Ref	Item	Description	Condition
14	Switch	1 double light switch, & 1 single light switch white plastic	

PHOTO OVERVIEW

Ref	Item	Description	Condition
15	Photo 1		

KITCHEN

DOORS

Ref	Item	Description	Condition
16	Door	"1 over 3 " door, pitch pine wood, painted white. white lever handle(s)	painted over defects, misaligned.
17	Door Frame	painted white wood	defects under paint work

WINDOWS

Ref	Item	Description	Condition
18	Window	2 over 2 pane glass with left hand side fan light opening. UPVC framed white double glazed, white lever handle(s) with lock(s)	mildew stained, no keys
19	Window Sill	black, cream & grey tiled	paint marked

CEILING

Ref	Item	Description	Condition
20	Ceiling	plaster painted white	

WALLS

Ref	Item	Description	Condition
21	Wall	painted cream	defects under paint work, large hole where plaster is missing sited behind fridge
22	Wall (tiled)	black, cream & Grey tiled splash back to worktop and wall beside back door	paint marked
23	Skirting board	painted white	defects under paint work
24	Boiler	SAUNIER DUVAL Combi regular	Door held with tape. Areas of rust to bottom. dusty paint marked
25	Ventilation	plastic white vent still in packaging . airbrick	not fitted.

FLOORING

Ref	Item	Description	Condition
26	Tiles	cream Ceramic	crack(ed) in places, discoloured grout

LIGHTING

Ref	Item	Description	Condition
27	Ceiling Lighting	silver effect 3 bulb eyeball spotlight(s) lighting track	paint marked

SOCKETS

Ref	Item	Description	Condition
28	Electric Socket	2 white plastic double switch sockets and 1 single switch servicing fridge. 3 white plastic fused switch, one positioned in cupboard right of cooker	paint marked

SWITCHES

Ref	Item	Description	Condition
29	Switch	1 white plastic single light switch	

APPLIANCES

Ref	Item	Description	Condition
30	Cooker Hood	wall mounted MOFFAT integrated with lighting and diffuser with integrated spotlights	new filter fitted
31	Washing Machine	Tecnolec front loading white	light usage
32	Cooker	Moffat 5 gas burner stainless steel, central wok burner. single oven with 2 shelves	moderate usage
33	Refrigerator Freezer	Fridgemaster white tall. 3 door shelve(s) with 2 egg tray(s). 3 internal shelves with 2 plastic vegetable boxes. Freezer area with Ice Tray to top and 3 drawer freezer plastic fronted	seals slightly stained. Bottom of fridge seal coming away. Signs of small area of rust to bottom of fridge.

FURNISHING

Ref	Item	Description	Condition
34	Kitchen Miscellaneous	2 broom(s), 1 clear plastic bucket	
35	Manuals	washing machine,cooker hood, cooker, units	
36	Cupboard	1 door with top area housing fuse box and electric meter and bottom area housing brooms. Doors painted white with silver effect catch locks	defects under paint

KITCHEN FURNITURE

Ref	Item	Description	Condition
37	Fitted Kitchen Units	Range of fitted Atlanta Base unit high line 500mm, corner base unit h/line 800mm, four drawer base unit tand 300mm,wall unit 300mm, wall unit 400mm, base unit oven housing 600mm,larder unit 500mm, plinths to match. end base, end wall, facia cooker hood,	1 area of cover strip on top shelf of wall cupboard to right of cooker coming away

38	Worktops	oak effect work surface with integrated drainer	
39	Sink	Astracast single stainless steel bowl and drainer plug(s) & chain, high neck mixer tap	watermarked

PHOTO OVERVIEW

Ref	Item	Description	Condition
40	Photo 1		

BEDROOM

DOORS

Ref	Item	Description	Condition
41	Door	"1 over 3 " door, pitch pine wood, painted white. white lever handle(s)	painted over defects, misaligned
42	Threshold	silver effect	
43	Door Frame	painted white wood	defects under paint work

WINDOWS

Ref	Item	Description	Condition
44	Curtain Rail	black rail with net rod	paint marked
45	Window	3 over 3 pane glass with centre fan light opening. UPVC framed white double glazed, white lever handle(s) with lock(s)	slightly mildew stained, no keys for locks
46	Window Sill	painted white wood	defects under paint work

CEILING

Ref	Item	Description	Condition
47	Ceiling	plaster painted white	patchy in places, painted over defects

WALLS

Ref	Item	Description	Condition
48	Wall	painted cream over wallpaper. White painted dado rail.	defects under paint of dado rail
49	Skirting board	painted white wood	defects under paint work
50	Ventilation	plastic vent over airbrick	

FLOORING

Ref	Item	Description	Condition
51	Carpet	wall to wall fitted Polypropelene hard wearing beige carpet.	

HEATING

Ref	Item	Description	Condition
52	Radiators	white painted single radiator	

LIGHTING

Ref	Item	Description	Condition
53	Ceiling Lighting	pendant lamp holder 1 bulb	no shade, discoloured

SOCKETS

Ref	Item	Description	Condition
54	Electric Socket	2 white plastic double switch sockets	paint marked

SWITCHES

Ref	Item	Description	Condition
55	Switch	white plastic single light switch	

FURNISHING

Ref	Item	Description	Condition
56	Wardrobe	Free standing double light wood laminate effect, wooden knobs, silver effect hanging rail(s). interior 2 drawer, 3 wooden hangers	

PHOTO OVERVIEW

Ref	Item	Description	Condition
57	Photo 1		

BEDROOM 2

DOORS

Ref	Item	Description	Condition
58	Threshold	silver effect	not fully secured
59	Door	"1 over 3 " door, pitch pine wood, painted white. white lever handle(s)	painted over defects, misaligned
60	Door Frame	painted white wood	defects under paint work

WINDOWS

Ref	Item	Description	Condition
61	Window Sill	painted white wood	defects under paint work
62	Window	3 over 3 pane glass with centre fan light opening. UPVC framed white double glazed, white lever handle(s) with lock(s)	mildew stained in places, heavily paint marked
63	Curtain Rail	brass effect rail with net rod	paint marked

CEILING

Ref	Item	Description	Condition
64	Ceiling	painted white over paper	patchy in places, painted over defects

WALLS

Ref	Item	Description	Condition
65	Ventilation	plastic vent over airbrick	paint marked
66	Skirting board	painted white wood	defects under paint work
67	Wall	painted cream over wallpaper. White painted dado rail.	defects under paint work of dado rail

FLOORING

Ref	Item	Description	Condition
68	Carpet	wall to wall fitted Polypropelene hard wearing beige carpet.	

HEATING

Ref	Item	Description	Condition
69	Radiators	white painted single radiator	defects under paint

LIGHTING

Ref	Item	Description	Condition
70	Ceiling Lighting	pendant lamp holder 1 longlife bulb	no shade

SOCKETS

Ref	Item	Description	Condition
71	Electric Socket	2 white plastic double switch sockets	paint marked

SWITCHES

Ref	Item	Description	Condition
72	Switch	white plastic single light switch	paint marked

PHOTO OVERVIEW

Ref	Item	Description	Condition
73	Photo 1		

BATHROOM

DOORS

Ref	Item	Description	Condition
74	Door	"1 over 3 " door, pitch pine wood, painted white. white lever handle(s). Stainless steel 6 hook coat hanger on back of door	painted over defects, misaligned

75	Door Frame	white painted wood	defects under paint work
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WINDOWS

Ref	Item	Description	Condition
76	Blinds	green roman cotton	slightly discoloured
77	Window Sill	tiled white	paint marked
78	Window	double UPVC framed white, double glazed, frosted glass white lever handle(s) with lock (s)	no keys for locks, mildew stained paint marked

CEILING

Ref	Item	Description	Condition
79	Ceiling	painted white	defects under paint

WALLS

Ref	Item	Description	Condition
80	Wall (tiled)	fully tiled, white ceramic	discoloured grout
81	Ventilation	white plastic electric	paint marked
82	Mirror	round stainless steel small shaving mirror attached to tiles over cistern	rust marks

FLOORING

Ref	Item	Description	Condition
83	Tiles	cream Ceramic, cream grout	marked in places

HEATING

Ref	Item	Description	Condition
84	Radiators	white heated towel rail	wire exposed

LIGHTING

Ref	Item	Description	Condition
85	Ceiling Lighting	1 bulb dome frosted batten holder	paint marked

SWITCHES

Ref	Item	Description	Condition
86	Switch	pull cord switch	Not clear what this services??

BATHROOM FURNITURE

Ref	Item	Description	Condition
87	Shower	chrome effect showerhead and showerhead support rod with additional shower head, flexible hose	slightly scaled
88	WC	Fordham floor mounted with seat and lid to match	seat loose, bowl and soil pipe rusted

89	Basin	White Ideal Standard, wall mounted, pedestal to match, pop up waste, monobloc tap	pop up waste tarnished
90	Shower curtain	fabric and plastic with curtain rings	not fully secured
91	Shower rail	silver effect fixed to wall	rust marks, held with tape
92	Cistern	white with inspection hatch to match WC, silver effect lever handle	Wear to handle and showing signs of rust at bottom
93	Accessories	Bathroom Scales	glass view panel missing, not tested
94	Bath	white to match suite, plug with chain attached, monobloc mixer tap chrome effect, with flexible hose to showerhead. silver effect grab handles	paint marked
95	Bath side panel	white plastic	not fully secured

PHOTO OVERVIEW

Ref	Item	Description	Condition
96	Photo 1		

LOUNGE

DOORS

Ref	Item	Description	Condition
97	Threshold	silver effect	paint marked
98	Door Frame	painted white wood	defects under paint work
99	Door	"1 over 3 " door, pitch pine wood, painted white. white lever handle(s)	painted over defects

WINDOWS

Ref	Item	Description	Condition
100	Window	3 over 3 pane glass with centre fan light opening. UPVC framed white double glazed, white lever handle(s) with lock(s)	Paint marked, mildew marked
101	Window Sill	painted white wood	defects under paint work
102	Curtain Rail	black rail with net rod	

CEILING

Ref	Item	Description	Condition
103	Ceiling	painted with coving painted white	

WALLS

Ref	Item	Description	Condition
104	Wall	painted cream over wallpaper.	
105	Skirting board	painted white wood	
106	Ventilation	plastic vent over airbrick on chimney breast	

FLOORING

Ref	Item	Description	Condition
107	Laminate	dark effect floorboards	paint marked in spots

HEATING

Ref	Item	Description	Condition
108	Radiators	white painted large single radiator	

LIGHTING

Ref	Item	Description	Condition
109	Ceiling Lighting	5 bulb chandelier style brass effect with frosted bulb shades. brass effect to match	

SOCKETS

Ref	Item	Description	Condition
110	Telephone Point	extension lead socket	not secured to skirting
111	Electric Socket	2 white plastic double switch sockets	

SWITCHES

Ref	Item	Description	Condition
112	Switch	white plastic single light switch	

PHOTO OVERVIEW

Ref	Item	Description	Condition
113	Photo 1		

GARDEN REAR**GARDEN FURNITURE**

Ref	Item	Description	Condition
114	Hut	timber stained, with 2 window, with door, housing building materials and paint.	One window missing, generally very dirty with cobwebs.

PHOTO OVERVIEW

Ref	Item	Description	Condition
115	Photo 1		



Hallway-Door



Hallway-Photo 1



Kitchen-Refrigerator
Freezer



Kitchen-Cooker



Kitchen-Washing Machine



Kitchen-Photo 1



Kitchen-Photo 1



Bedroom-Wardrobe



Bedroom-Wardrobe



Bedroom-Photo 1



Bedroom 2-Photo 1



Bathroom-Shower



Bathroom-Radiators



Bathroom-Photo 1



Lounge-Door Frame



Lounge-Ceiling Lighting



Lounge-Photo 1



Garden Rear-Photo 1

Additional Information