

Inventory & Schedule of Condition

Fixtures & Fittings, Furniture & Effects

Client Name:	Cowell Group of Companies	
Tenant Name:	[REDACTED]	
Date	17-12-2014	
Property description:	Two bedroom 2nd floor unfurnished flat	

2nd Floor, 25 Birchington
Road
Kilburn
NW6 4LL

Contents

Address Details	1
Contents	2
Inventory Guidance Notes to Tenants	3
Glossary of Terms	4
Meter Reading	5
Property in general	6
Entrance and Hallway	7
Open Plan Kitchen	10
Lounge	15
Bathroom	18
Bedroom	22
Bedroom 2	25
Additional Photos	28
Declaration	35

Inventory : Guidance Notes to Tenants

You 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 at the start of the tenancy, the inventory will be deemed as accepted as read.

The inventory report has been prepared by No Letting Go and provides a fair and accurate record of the decor, contents, fixtures and fittings of the property

The condition of the property at the start of the tenancy, as described in the inventory will be compared to the condition of the property at the end of the tenancy. Details of any alterations to the property after the inventory has been agreed upon should be noted on a separate addendum sheet and agreed by the tenant and the managing agent/landlord. At the end of the tenancy a 'Check Out' report will be conducted to determine any changes to the inventory. The tenant should gain permission from the managing agent/landlord if they wish to remove or store any items during the tenancy and this should be confirmed in writing by the managing agent/landlord.

The inventory clerk cannot undertake to move heavy items of furniture or to make searches in inaccessible locations such as loft spaces, cellars, locked rooms and high level cupboards, or to unpack items. We reserve the right not to handle or move items deemed to be fragile or valuable. In addition the inventory clerk reserves the right not to handle items that may be of a health hazard and to generalise/summarise on such items deemed to be unsuitable for further inspection.

Disclaimer:

This inventory has been prepared by an inventory clerk who is not an expert in buildings, furnishings, decoration, woods, antiques or a qualified surveyor.

This inventory relates only to the furniture and all the landlord's equipment and contents in the property. It is no guarantee or report on the adequacy of, or safety of any such equipment or contents, merely a record that such items exist in the property at the date of preparing the inventory and the superficial condition of same.

No Letting Go 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. Descriptions are purely based on the superficial appearance of windows, frames and locks. No Letting Go can accept no liability arising from any failure of the windows or parts thereof to function properly at all.

The inventory clerk cannot undertake the testing of appliances and is not qualified to report on the safety of any appliances other than a general visual inspection of condition. All electrical items are deemed to be complete with fixings (plugs, cables etc) unless otherwise stated.

Furniture & Furnishings (Fire) (Safety) Regulations 1988 – (1993)

The fire and safety regulations regarding furnishing, gas, electrical and similar services are ultimately the responsibility of the instructing principal. Where the Inventory notes "Fire Regulation Label Attached", this should not be interpreted to mean 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 January 1997 (or subsequent date). It is not a statement that the item can be considered to comply with the Regulations.

Using The Inventory

All static, loose or movable items in this inventory are listed as far as possible from left to right starting at the main door. Multiple may be grouped together and may require locating.

Light fittings are assumed to come complete with a serviceable bulb(s) unless stated.

Settling cracks to walls and ceilings are accepted and will not be mentioned unless necessary.

All measurements are in centimetres/metres and are approximate to within 1 centimetre unless stated otherwise.

Glossary of Terms

All items listed are in a good condition and the cleanliness standard is good domestic clean, unless otherwise stated.

Condition

1. **Brand new, unused condition** - Still in wrapper or with new tags/labels attached.
2. **Good condition** - Signs of slight wear, generally lightly worn.
3. **Fair condition** - Signs of age, frayed, small light stains and marks, discolouration.
4. **Poor Condition** - Extensive signs of wear and tear, extensive stains/marks/tears/chips. Still functional.
5. **Very Poor Condition** - Extensively damaged/faulty items, large stains, upholstery torn and/or dirty, pet odours/hairs. Cleanliness

Cleanliness

1. **Professionally cleaned** Everything immaculate, sparkling and dust free, appliances and sanitary ware spotless. Carpets steam cleaned, vacuumed. Floors swept. All furniture in order and clean. Linen freshly laundered.
2. **Professional or hotel clean** Everything immaculate, sparking and dust free, appliances and sanitary ware spotless. Carpets steam cleaned, vacuumed. Floors swept. All furniture in order and clean. Linen freshly laundered. Cleaned to a professional standard but no receipt seen.
3. **Good domestic clean** Flooring vacuumed and swept. Appliances cleaned and free of loose dirt. Some carbon deposits to appliances may be visible but no loose debris or grease to the touch. Dust may be visible to areas not often seen - cupboards, tops of door frames etc. Sanitary ware in clean condition - no dust/soap deposits/loose hairs etc
4. **Average domestic clean** Domestic clean, but signs of dust to woodwork, kitchen units marked, appliances need additional cleaning. Carpets vacuumed and floors swept. Dust/hairs to sanitary ware – requiring further cleaning.
5. **Poorly cleaned** Carpets need vacuum, all items dusty or dirty, kitchen and bathrooms require further cleaning to either a good domestic standard or to a professionally clean standard as applicable
6. **Not clean** Property requires cleaning to a good domestic standard or professional standard to make available for next tenant as applicable.

Meter Readings

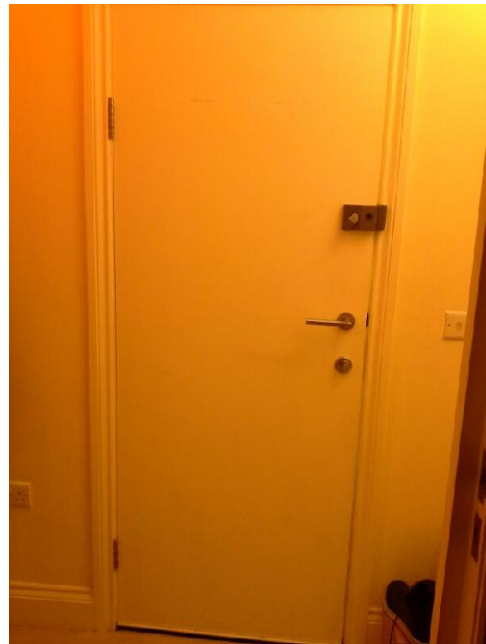
Type	Location	Meter Reading	Supplier	Serial No.
Electric		No meter reading taken, as tenancy has been transferred from outgoing tenant to housemate, and tenants have advised that they have both sorted it out between themselves		

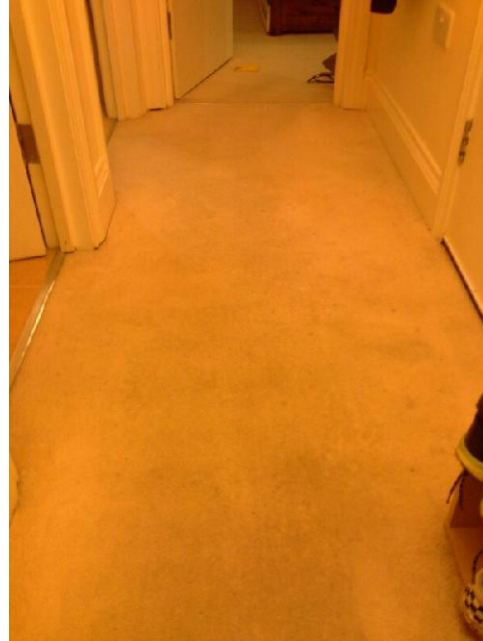
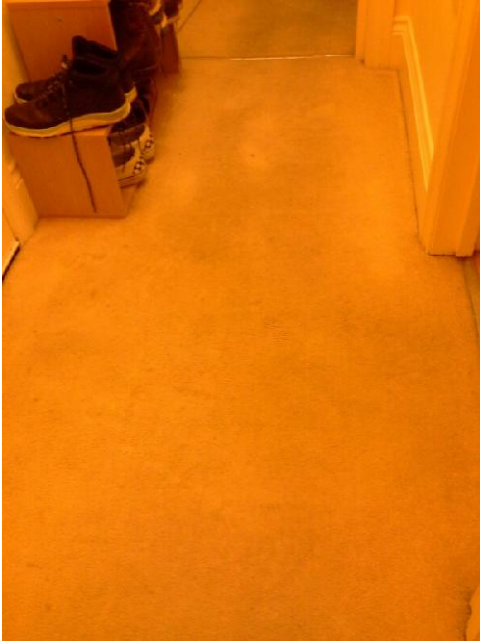
Schedule of Condition & Cleanliness Summary

Property in general

Summary of Cleanliness	Cleaned to a good domestic standard
Decorative Order	Scuff marks to all walls, extensive scuff marks to lower reverse left hand hallway wall
Carpets and Flooring	Carpets - heavily stained in lounge and bedroom two, discoloured throughout. Professionally cleaning required Flooring - several cracked tiles in kitchen and bathroom (quantity listed to specific rooms)
Windows	In good condition
Doors	In good condition
Curtains / Blinds / Nets	Lounge blinds stained to lower levels
Woodwork	Dusty and scuff marked skirting boards
Lights / Shades	All light bulbs in working order, dusty light shades
Additional Comments / outstanding maintenance	Furniture in photographs are the property of the tenant, as advised by outgoing tenant

Entrance and Hallway

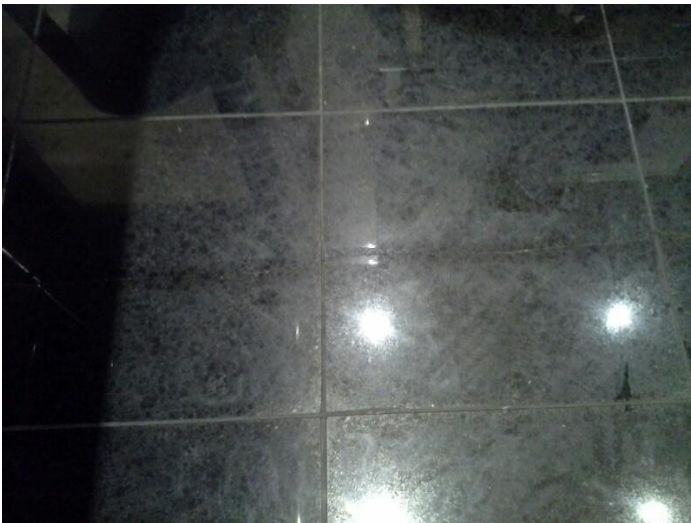


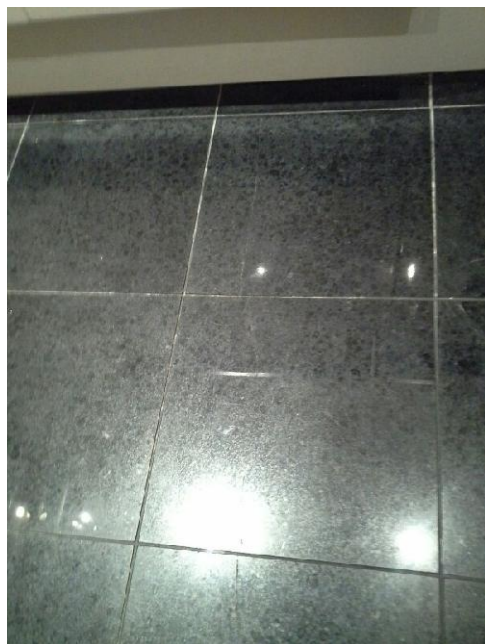


Item		Condition
Door		
1	White wooden flush	Finger marks to mid left hand edge
2	One brushed chrome effect ES integrated lock	
3	One chrome effect door handle	
4	One stainless steel and brass effect integrated Yale lock	Scratches throughout Paint marked
Reverse Side		
5	As before	Scuff marks to mid and upper level
6	Reverse door handle	
7	Stainless steel thumb turn lock	
8	Grey Yale turn lock barrel mechanism	
9	White plastic draught excluder to lower level with black brush to edges	
Door Frame		
10	White wooden matt painted	
Door Frame Reverse		
11	As before	Scuff marks to upper left hand level
Ceiling		
12	White plastered and painted	Water mark to above reverse left hand wall
Fixtures		

Item		Condition
Ceiling		
13	One white plastic smoke alarm	Untested Green indicator light on
Walls		
14	Magnolia plastered and painted	Extensive scuff marks to lower reverse left hand wall Water mark to along upper reverse left hand wall edges One filled in hole to mid level One gold effect picture hook to right hand facing wall
Fixtures		
15	One white plastic FDI telephone door entry system	
16	One white plastic Honeywell thermostat control	
17	One white wooden concealed cupboard with white plastic consumer unit to interior	
18	One stainless steel turn lock	
19	One brown wooden batten with five stainless steel hooks	
Floor		
20	Beige wool carpet	Heavily stained and discoloured throughout
21	Stainless steel threshold strip	
Fixed Lighting		
22	Two white plastic ceiling rose pendants	
23	Two white plastic bayonet light fitment	
24	Two energy saving light bulbs	Both in working order
25	One red Ikea style paper light shade	
26	One white Ikea style paper light shade	
Sockets/Switches/Fans/Cables		
27	Two white plastic single light switches	
28	One white plastic isolator switch	
29	One white plastic double plug sockets	

Open Plan Kitchen





Item	Condition
Door Frame	
1 White wooden matt painted	
Door Frame Reverse	
2 As before	
Ceiling	
3 White plastered and painted	Settlement cracks along facing wall Minor scuff marks throughout
Fixtures	
4 One white plastic smoke alarm	Grubby to surface Untested Green indicator light on
Walls	
5 Magnolia plastered and painted	Repaired patches to mid left hand wall by air vent Settlement cracks to upper left hand and right hand facing walls
6 Remainder: black gloss ceramic tile	
Fixtures	
7 One beech effect wooden shelf to reverse right hand wall	
Floor	
8 Stainless steel threshold strip	
9 Black matt ceramic tiles	Eleven cracked tiles
10 Grey grouting	

Item	Condition	
Windows and Sills		
Window 1		
11	White wooden sash	
12	Stainless steel window lock	
13	Two stainless steel finger pulls	
14	White wooden window frame	Crack to mid lower level One stainless steel hook to mid right hand
Curtains/Blinds 1		
15	Off-white canvas roller blinds	Minor splashes to low level
16	White bubble pull cord	
Woodwork		
17	White wooden matt painted skirting boards	
18	White wooden gloss painted kickboards	All intact
Fixed Lighting		
19	Four brushed chrome effect fitted spotlights	All light bulbs in working order
Fitted Units/Cupboards		
20	White wooden gloss laminate	
21	All with brushed chrome effect handle bars comprising	
Floor cupboards (Left to Right)		
22	Fridge freezer door cover	
23	Four drawers	
24	One single	
25	One interior shelf	
26	One single	
27	One interior shelf	
28	One under sink	
29	One washing machine door cover	
Wall cupboards (Left to Right)		
30	One single	
31	Two interior shelves	
32	One extractor hood cover	Misaligned to upper left hand corner
33	One single	
34	Two interior shelves	

Item	Condition
Sockets/Switches/Fans/Cables	
35	Two white plastic single fuse switches
36	Three white plastic double plug sockets
Work surface	
37	Grey mottled rolled edge laminate White patches adjacent to rear sink
38	Black mastic sealant
Appliances	
Oven	
39	Stainless steel and black glazed door (See Inventory photo 1 to 5 under Additional photos section) Cleaned to a good domestic standard
40	One stainless steel door handle
41	Interior: reverse glazed door Cleaned to a good domestic standard
42	Two chrome effect wired shelves
43	One black metal grille pan Minor burnt on carbon deposit residue
44	One chrome effect inset tray
45	Two grey plastic control knobs
46	One red indicator light
47	Six grey control buttons
48	Black plastic display screen
Extractor hood	
49	Grey integrated (See Inventory photo 6 under Additional photos section) Light bulb not in working order Fan in working order
50	Two black plastic control buttons
51	One red indicator light Light greasy to the touch
Fridge/Freezer	
52	White integrated comprising (See Inventory photo 7 to 14 under Additional photos section)
53	White rubber door seal
54	Three grey tinted interior door shelves Crack to top centre shelf Three cracks to bottom shelf
55	Four clear glass white plastic trimmed to shelves
56	Two grey tinted salad crispers Tiny chip to salad crisper handle
57	White plastic thermostat control and light bulb Light bulb in working order
58	Freezer:
59	White rubber door seal

Item		Condition
Appliances		
60	Four grey tinted freezer drawers	One large crack to second drawer from bottom
Hob		
61	Stainless steel integrated four burner gas comprising (See Inventory photo 15 under Additional photos section)	Cleaned to a good domestic standard
62	Four black burner lids	
63	Two black metal pan rests	
64	Four grey plastic control knobs	
65	One grey plastic igniter button	
Washing machine		
66	Integrated 0:05 HJA8513 comprising (See Inventory photo 16 to 19 under Additional photos section)	
67	White plastic soap drawer	Free of soap residue
68	White plastic door handle	
69	Grey rubber door seal	Heavily mould stained
70	Seven white plastic control buttons	
71	Three white plastic control dials	
Sink		
72	Stainless steel integrated comprising (See Inventory photo 20 under Additional photos section)	
73	Stainless steel plughole	
74	Stainless steel waste	
75	Stainless steel basket style plughole plug	
76	Stainless steel drain board	
Boiler		
77	White metal Vaillant	Minor chips to mid right hand
78	White plastic pull down lid	All buttons intact
79	White plastic lid	

Lounge



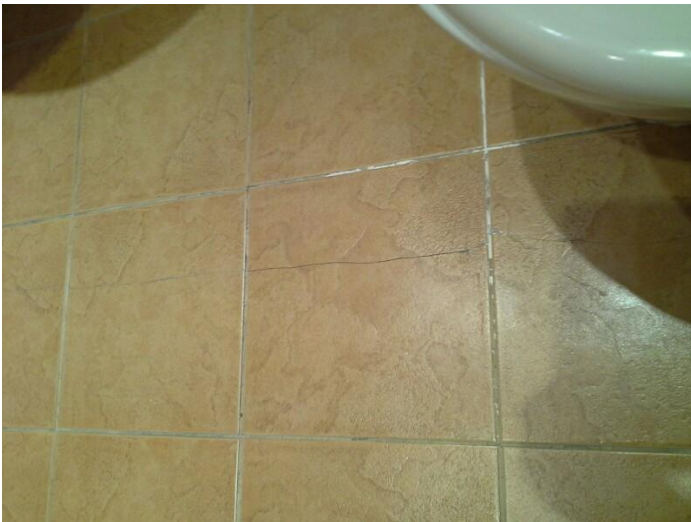
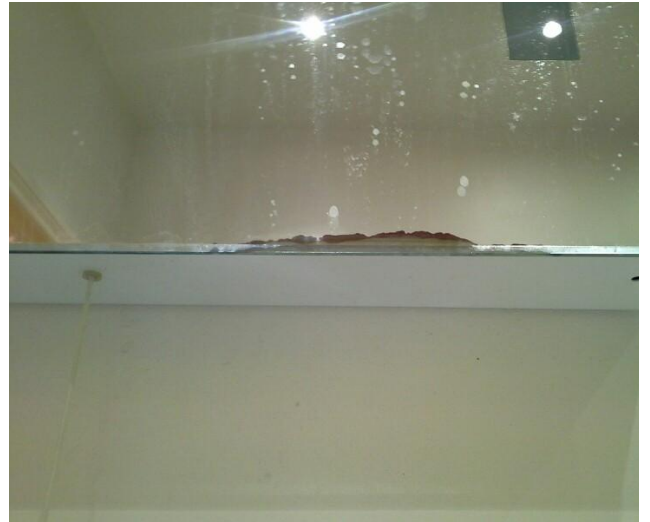
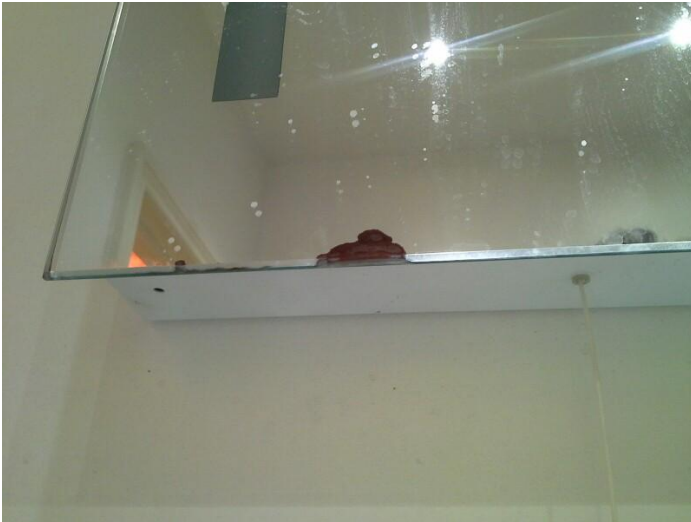


Item		Condition
Door		
1	White wooden flush	
2	Brushed chrome effect door handle	
Reverse Side		
3	As before	
4	Reverse door handle	
Door Frame		
5	White wooden matt painted	
Door Frame Reverse		
6	As before	
Ceiling		
7	White plastered and painted	
Walls		
8	Magnolia plastered and painted	Reverse left hand wall two gold effect picture hooks Two settlement cracks to mid level Left hand wall settlement cracks to upper level Scuff marks to low level
Floor		
9	Beige wool carpet	Heavily stained and discoloured throughout
10	Stainless steel threshold strip	Lightly dented throughout
Windows and Sills		
Window 1		

Item	Condition
Windows and Sills	
11	Three white wooden matt painted sash
12	One window lock to middle window Middle lock partially detached
13	Two stainless steel finger pulls
14	White wooden matt painted window sill
Curtains/Blinds 1	
15	Three off-white canvas roller blinds All discoloured to lower levels
16	Three white plastic double bobbed cords
Woodwork	
17	White wooden matt painted
Heating/Air Conditioning	
18	One white metal convector radiator Valve caps intact
Fixed Lighting	
19	One white plastic ceiling rose pendant
20	One bayonet light fitment
21	One energy saving light bulb In working order
22	One Ikea style hand cake shaped white paper light shade
Fireplace	
23	White wooden firebox sealed with white wooden panel
24	White plastic vent to mid level
25	White wooden surround
26	White wooden mantelpiece Settlement cracks along rear edge
Sockets/Switches/Fans/Cables	
27	Two white plastic single light switches
28	One white plastic virgin telephone point
29	One white plastic telephone point
30	One white plastic virgin cable box
31	One white plastic aerial point
32	Three white plastic double plug sockets

Bathroom





Item	Condition
Door	
1 White wooden flush	
2 Brushed chrome effect privacy lock plate	
3 Brushed chrome effect door handle	
Reverse Side	
4 As before	
5 Two brushed chrome effect double garment hooks	Loosely fitted right hand hook

Item	Condition	
Door		
6	Brushed chrome effect privacy lock	
Door Frame		
7	White wooden matt painted	
Door Frame Reverse		
8	As before	
Ceiling		
9	White plastered and painted	Mould like patches above bath to left hand corner and facing wall ceiling
Fixtures		
10	One white plastic Manrose extractor fan	Dusty throughout
Walls		
11	White plastered and painted	
12	Remainder: mustard lava rock patterned matt ceramic tiles	
13	White grouting	
Fixtures		
14	Matching tiled ledge behind toilet	
15	One rectangular mirror, with two frosted light strips	Light bulbs not in working order Silvering along lower edges
16	One white pull cord	
17	White plastic toggle	
18	One light brown wooden laminate shelf	
Floor		
19	Beige lava rock patterned ceramic tiles	Six linear cracked tiles
20	Grey grouting	
21	Stainless steel threshold strip	Scuff marks
Heating/Air Conditioning		
22	Chrome effect heated towel rail	Valve caps intact
Fixed Lighting		
23	Six brushed chrome effect fitted spotlights	All light bulbs in working order
Sanitary ware		
Hand basin(s)		
24	White ceramic pedestal (See Inventory photo 21 under Additional photos section)	Cleaned to a good domestic standard
25	Chrome effect flip plughole	

Item	Condition	
Sanitary ware		
26	Chrome effect lift up mixer tap	
27	White mastic sealant	
Toilet		
28	White ceramic close coupled (See Inventory photo 22 to 23 under Additional photos section)	Cleaned to a good domestic standard
29	White plastic toilet seat	
30	Two white plastic toilet seat buffers	
31	White plastic toilet seat lid	
32	Two white plastic toilet seat lid buffers	
33	Two white hinges	
34	White ceramic cistern	
35	One chrome effect flusher	
Shower(bath attachment)		
36	Chrome effect mixer tap (See Inventory photo 24 to 25 under Additional photos section)	Water marked
37	Stainless steel shower hose attached	Worn and lime scaled
38	Chrome effect showerhead	
39	Grey shower spray	Lime scaled
40	Chrome effect shower bracket	
Shower screen		
41	Clear glass with white circular pattern (See Inventory photo 26 to 27 under Additional photos section)	Soap scummed to interior
42	One white plastic handle bar	
43	White plastic rubber seal	Lime scaled
Bath		
44	White enamel	Cleaned to a good domestic standard
45	Chrome effect pop up plug	
46	Chrome effect bath fill	
47	White mastic sealant	Free of mould
48	Matching mustard lava rock tiled bath panel	
49	Three stainless steel screw caps	

Bedroom

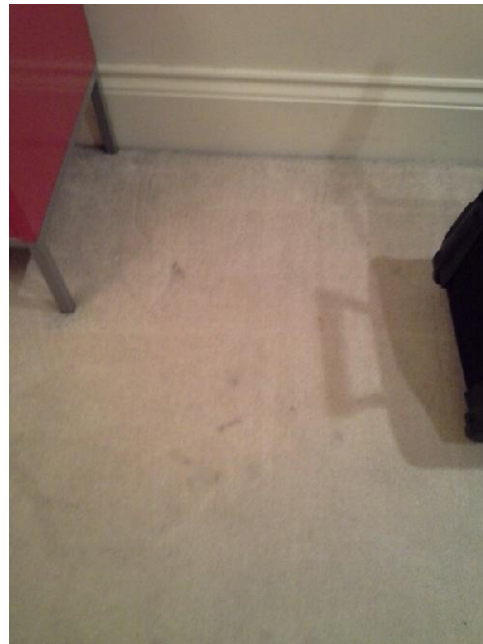


Item		Condition
Door		
1	White wooden flush	
2	Brushed chrome effect door handle	
Reverse Side		

Item	Condition
Door	
3	As before
4	Reverse door handle
Door Frame	
5	White wooden matt painted Minor chips to edges
Door Frame Reverse	
6	As before Minor chips to upper level
Ceiling	
7	White plastered and painted
Walls	
8	Magnolia plastered and painted Scuff marks to lower level
Floor	
9	Beige wool carpet Discoloured throughout
10	Stainless steel threshold strip Dented
Windows and Sills	
Window 1	
11	White two panelled UPVC double glazed
12	One white plastic trickle vent
13	Two white coated lever handles/locks Two keys present
14	White UPVC window frame
15	White UPVC window sill
Curtains/Blinds 1	
16	Off-white canvas roller blind
17	White double pull cord
Woodwork	
18	White wooden matt painted skirting boards
Heating/Air Conditioning	
19	One white metal convector radiator Valve caps intact
Fixed Lighting	
20	One white plastic ceiling rose pendant
21	One clear light bulb In working order
22	One triangular shaped paper Ikea style light shade
Fireplace	

Item		Condition
Fireplace		
23	White sealed wooden panelled firebox	Several vent holes to centre
24	White wooden mantelpiece	
Sockets/Switches/Fans/Cables		
25	One white plastic single light switch	
26	One white plastic double plug socket	

Bedroom 2



Item	Condition
Door	
1	White wooden flush
2	Brushed chrome effect door handle
Reverse Side	

Item	Condition
Door	
3	As before
4	One beech effect batten with four chrome effect hooks
Door Frame	
5	White wooden matt painted Minor chips to edges
Door Frame Reverse	
6	As before Minor chips to edge
Ceiling	
7	White plastered and painted Scuff marks above wardrobes
Walls	
8	Magnolia plastered and painted Minor chips to reverse right hand wall edge Scuff marks throughout
Floor	
9	Beige wool carpet Discoloured and stained throughout Several dark spots to right
10	Stainless steel threshold strip Dented
Windows and Sills	
Window 1	
11	White two panelled UPVC double glazed
12	One white plastic trickle vent
13	Two white coated lever handles/locks One key present
14	White UPVC window frame
15	White UPVC window sill
Curtains/Blinds 1	
16	Off-white canvas roller blind Discoloured along lower edge
17	White double pull cord
Woodwork	
18	White wooden matt painted skirting boards
Heating/Air Conditioning	
19	One white metal convector radiator Valve caps intact
Fixed Lighting	
20	One white plastic ceiling rose pendant
21	One clear light bulb In working order
22	White bayonet light fitment

Item		Condition
Fixed Lighting		
23	One white cubic paper Ikea style light shade	
24	Two brushed chrome effect fitted spotlights	Bulbs in working order
Sockets/Switches/Fans/Cables		
25	One white plastic double light switch	
26	Two white plastic double plug sockets	
27	One white plastic TV/ aerial point	
28	One white plastic telephone point	

Additional Items



1. Open Plan Kitchen-Appliances-Oven

2. Open Plan Kitchen-Appliances-Oven



3. Open Plan Kitchen-Appliances-Oven

4. Open Plan Kitchen-Appliances-Oven



5. Open Plan Kitchen-Appliances-Oven

6. Open Plan Kitchen-Appliances-Extractor hood



7. Open Plan Kitchen-Appliances-Fridge/Freezer

8. Open Plan Kitchen-Appliances-Fridge/Freezer



9. Open Plan Kitchen-Appliances-Fridge/Freezer



10. Open Plan Kitchen-Appliances-Fridge/Freezer



11. Open Plan Kitchen-Appliances-Fridge/Freezer



12. Open Plan Kitchen-Appliances-Fridge/Freezer



13. Open Plan Kitchen-Appliances-Fridge/Freezer

14. Open Plan Kitchen-Appliances-Fridge/Freezer



15. Open Plan Kitchen-Appliances-Hob

16. Open Plan Kitchen-Appliances-Washing machine



17. Open Plan Kitchen-Appliances-Washing machine

18. Open Plan Kitchen-Appliances-Washing machine



19. Open Plan Kitchen-Appliances-Washing machine

20. Open Plan Kitchen-Appliances-Sink



21. Bathroom-Sanitary ware-Hand basin(s)



22. Bathroom-Sanitary ware-Toilet



23. Bathroom-Sanitary ware-Toilet



24. Bathroom-Sanitary ware-Shower(bath)



25. Bathroom-Sanitary ware-Shower(bath attachment)



26. Bathroom-Sanitary ware-Shower screen



27. Bathroom-Sanitary ware-Shower screen

Disclaimer

The tenant was in situ and had occupied the property prior to the preparation of this inventory. Therefore No Letting Go will accept no liability for any errors or omissions to condition of décor, carpets, furnishings, furniture, fixtures and fittings as partially obscured by tenant's personal effects and the condition may have altered during the period from the date of occupation.

Declaration

I/we acknowledge receipt of this inventory and confirm that all items listed are in a good clean condition unless otherwise stated. I/we have read and checked this inventory and schedule of conditions and agree that it is a true record as at the time of taking occupation.

Signed
(Tenants)



Name



Date

17-12-2014

Signed
(Landlord/Agent/Clerk)



Name



Date

17-12-2014

Inventory started : 18:11

Inventory finished : 19:08