



Inventory & Schedule of Condition at Check In

Fixtures & Fittings, Furniture & Effects

Client Name:	Abbey Road Estates
Tenant Name:	[REDACTED]
Tenant Name:	[REDACTED]
Date:	24/05/2017
Property description:	1 bedroom Furnished Flat



3rd Floor
25 Birchington Road
London
NW6 4LL
England



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 items 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

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, sparkling 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.



Keys Handed Over

Door/window Type	Type of key (Yale chubb etc)	Number of Keys
Front Door	Mortice	2
Communal Door	Mortice	2
Other	Mortice	2

Key Photographs





Meter Readings

Type	Location	Meter Reading	Supplier	Serial No.
Gas	Basement Storage Cupboard	04719	Not Known	G4 A0331128 08 01 2008
Electricity	Communal Hallway Cupboard	11910	Not Known	ZCB120D

Meter Photographs





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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.



Schedule of Condition & Cleanliness Summary

Property in general

Summary of Cleanliness	Professionally cleaned
Decorative Order	In good decorative order
Carpets and Flooring	Flooring - In good condition
Windows	In good condition
Doors	In good condition
Curtains / Blinds / Nets	In good condition
Woodwork	In good condition
Lights / Shades	All lighth bulbs in working order
Furniture	Burn marks to storage bench lid, all others in good condiiton, Mattress in brand new condition



Fire Safety

Furniture Checked and Fire Regulation Labels Noted	Yes
Smoke Alarm Present to Each Floor	Yes
Smoke Alarm Tested / Green Light Visible for Electricity Connected	Yes
Carbon Monoxide Alarm Present	Yes
Carbon Monoxide Alarm Tested / Green Light Visible for Electricity Connected	Yes



Entrance and Hallway



Item	Condition
1. Summary of cleanliness	Professionally cleaned
2. Decorative Order	Light scuff marks to walls
3. Carpets and Flooring	Flooring _ in good condition
4. Comments	All light bulbs in working order

Item	Condition at Check In
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Door

1.	White wooden gloss painted	Small chip below integrated lock
2.	Brass effect STERLING integrated lock plate	
3.	Chrome effect door handle	
4.	Stainless steel ECLIPSE integrated lock	
	Black and white number label	

Reverse Side

5.	As before	
6.	Brushed chrome effect turn lock plate	
7.	Reverse door handle	
8.	Grey YALE lock turn barrel mechanism	

Door Frame



9.	White wooden gloss painted	Two tiny indents to mid level Painted over defects Scuff marks and scratches to mid level
Door Frame Reverse		
10.	As before	Cracks above and below Yale lock insert
Ceiling		
11.	White plastered and painted	Chips around spotlight by door entrance
Fixtures		
12.	One white plastic smoke alarm	Green indicator light on Light discolouration throughout
Walls		
13.	Magnolia plastered and painted	Light scuff marks to mid reverse left hand and facing walls Paint touches to all walls
Fixtures		
14.	One white plastic VIDEX door entry telephone system	Tiny indent to handset Taped over handset
15.	One white plastic HONEYWELL thermostat control	
Floor		
16.	Medium brown wooden engineered wood	Minor surface scratches Stiletto indentation marks throughout
17.	Light brown wooden beading	All intact
Woodwork		
18.	White wooden matt painted	Scuff marks to mid reverse wall skirting boards White cable cord along facing wall skirting board
Fixed Lighting		
19.	Two brushed chrome effect fitted spotlights	Two light bulb in working order
Sockets/Switches/Fans/Cables		
20.	Three white plastic single light switches	
21.	One white plastic triple light switch	
22.	One white plastic double plug socket	



Bathroom





Item	Condition
1. Summary of cleanliness	Professionally cleaned
2. Decorative Order	In good decorative order
3. Carpets and Flooring	Flooring - In good condition
4. Windows	In good condition
5. Doors	In good condition
6. Lights / Shades	All light bulbs in working order
7. Hand Basin(s)	In good condition
8. Toilet	In good condition
9. Shower (Bath Attachment)	In good condition
10. Shower Screen	In good condition
11. Extractor Fan	In working order
12. Bath	In good condition

Item	Condition at Check In
Door	
1. White wooden flush	Minor scuff marks to mid level
2. Brushed chrome effect door handle	Minor scratches throughout Paint marked
3. Brushed chrome effect door lock plate	
Reverse Side	
4. As before	



5.	Reverse door handle	Tiny paint splashes
6.	Brushed chrome effect privacy lock	
7.	Stainless steel reverse doorstep to lower level with black rubber end cap	Intact
Door Frame		
8.	White wooden gloss painted	
Door Frame Reverse		
9.	As before	
Ceiling		
10.	White plastered and painted sloped	Tiny brown spots above bath
Fixtures		
11.	White MANROSE extractor fan	Dusty- In working order
Walls		
12.	White plastered and painted	
13.	Remainder: burnt orange lava rock patterned matt ceramic tiles with white grouting	One rawl plughole below shower bracket Mould stains to lower right hand bath corner wall
Fixtures		
14.	One rectangular over basin mirror with two frosted light strips	Both light bulbs in working order
15.	White pull cord	
16.	White plastic toggle	
Floor		
17.	Grey and white marble effect matt ceramic tile	
18.	Grey grouting	
19.	Brown wooden threshold strip	
Windows and Sills		
Window 1		
20.	Natural pine effect wooden VELUX	
21.	Natural pine effect wooden frame	
22.	Grey metal handle	Sticker residue to surface
Curtains/Blinds		
23.	Cream canvas Velux roller blind with grey plastic finger pulls	Discoloured
Heating/Air Conditioning		
24.	One chrome effect heated towel rail	Valve caps intact
Fixed Lighting		



25.	Two brushed chrome effect spotlights	One light bulb not in working order
Misc.		
26.	One white metal clothes horse	
27.	One stainless steel bin	Several dents to lid surface
28.	One three tier wired storage unit	
Toilet		
29.	Bemis white ceramic close coupled	Cleaned to a professional standard
30.	White plastic toilet seat lid Two white plastic hinges	
31.	White ceramic cistern Chrome effect flusher	
Hand Basin(s)		
32.	White ceramic pedestal	Cleaned to a professional standard
33.	Chrome effect pop up plug	Minor scratches to surface
34.	Chrome effect mixer tap	
35.	White mastic sealant to rear	
Shower bath attachment		
36.	Chrome effect mixer bath tap with stainless steel shower hose attached	
37.	Chrome effect shower bracket Chrome effect showerhead	
38.	Grey shower spray	
Bath		
39.	Clear glass white plastic trimmed with white circular patterned to surface	Missing handle bar/towel rail
40.	Clear rubber door seal	Mould stained and lime scale
41.	White enamel	Two tiny chips to rear interior
42.	Chrome effect waste	No pop-up present
43.	Chrome effect bath fill	
44.	White mastic sealant	Free of mould stains Patchy
45.	Grey and white marble effect matt ceramic tiled bath panel Two stainless steel screws	Loosely fitted to right



Bedroom 1



Item		Condition
1.	Summary of cleanliness	Professionally cleaned
2.	Decorative Order	In good decorative order
3.	Carpets and Flooring	Flooring - In good condition
4.	Comments	All light bulbs in working order
Item		Condition at Check In
Door		



1.	White wooden painted flush	
2.	Brushed chrome effect door handle	Paint marked
Reverse Side		
3.	As before	
4.	Reverse door handle	
Door Frame		
5.	White wooden matt painted	Painted over defects
Door Frame Reverse		
6.	As before	
Ceiling		
7.	White plastered and painted	
8.	Remainder: sloped magnolia plastered and painted	
Walls		
9.	White plastered and painted	Minor chips along reverse left hand wall edge Non-matching paint touches to all walls Brown splash marks to lower right hand wall
10.	Remainder: sloped magnolia plastered and painted	
Floor		
11.	Medium brown wooden engineered wood	Minor surface scratches throughout Tiny indents throughout Gap between one floor board panel
12.	Light brown wooden beading Black wool area rug	
Windows and Sills		
Window 1		
13.	Natural pine effect wooden VELUX window	
14.	Natural pine effect wooden frame	Indents to left Four pinholes to left and right hand frame
15.	Grey metal handle	
16.	Magnolia plastered and painted window reveal	Virgin media cable box to left
Window 2		
17.	Natural pine effect wooden Velux window	Two tiny chip to upper left hand edge One chip along top edge strip



18.	Natural pine effect wooden frame	Several indents to left Four pinholes to left and right hand frame
19.	Grey metal handle	Velux sticker to handle
20.	Magnolia plastered and painted window reveal	
Curtains/Blinds 1		
21.	Cream canvas VELUX roller blind with grey plastic finger pulls	Grubby to lower mid level
22.	Curtains/Blinds 2:	
23.	Cream canvas VELUX roller blind with grey plastic finger pulls	Tiny spots to mid level
Woodwork		
24.	White wooden matt painted skirting boards	White cable cord along reverse left hand and left hand skirting board edge
Heating/Air Conditioning		
25.	One white convector radiator	Valve caps intact
26.	White plastic bracket to centre of grille	
Fixed Lighting		
27.	Five brushed chrome effect fitted spotlights	Minor paint marks to all All light bulbs in working order
Fitted Units/Cupboards		
28.	White wooden double door	Indents to mid right hand Scuff marks to lower left hand door
29.	Two chrome effect knobs	
30.	Reverse door: as before	No reverse door knobs Repaired damage to mid level
31.	Interior: floor continuing from bedroom	
32.	Walls: magnolia plastered and painted	Minor scuff marks to mid facing wall level No plug socket cover to right hand wall
33.	Ceiling magnolia plastered and painted	
34.	Cupboard contents:	
35.	One chrome effect trouser rail	
36.	An assortment of hangers	
37.	One green VAX vacuum cleaner with grey attachments One black area rug	



Free Standing Furniture

38.	Unbranded blue and white checkered mattress Beige patterned double divan	Fire regulation label seen In brand new condition Large brown stains to centre of reverse mattress Several stains to surface
39.	Matching divan Light brown wooden pine effect six drawer chest	Light chips along edges

Sockets/Switches/Fans/Cables

40.	One white plastic double light switch	
41.	One white plastic single light switch	
42.	One white plastic telephone point	
43.	One white plastic Virgin telephone point	
44.	One white plastic TV/ aerial point	
45.	Three white plastic double plug sockets	



Kitchen











Item		Condition
1.	Summary of cleanliness	Professionally cleaned
2.	Decorative Order	In good decorative order
3.	Carpets and Flooring	Flooring - In good condition
4.	Oven	In good condition
5.	Extractor Hood	In good condition
6.	Hob	In good condition
7.	Washing Machine	Mould stained mastic sealant
8.	Microwave	In good condition
9.	Fridge	In good condition
10.	Sink	In good condition
11.	Comments	All light bulbs in working order
Item		Condition at Check In
Ceiling		
1.	White plastered and painted	
Fixtures		
2.	One white plastic KIDDE FIREX smoke detector	Tested and in working order
Walls		
3.	Magnolia plastered and painted	Settlement cracks to upper left hand level Splash marks to right hand wall by hob
4.	Remainder black gloss ceramic tiles	
5.	Black grouting	
Floor		
6.	Black gloss ceramic tiles	
7.	Grey grouting	
8.	Medium brown wooden threshold border strip	
Woodwork		
9.	White wooden matt painted skirting boards	
10.	White wooden matt painted skirting boards	Misaligned beneath washing machine
Fixed Lighting		
11.	Misaligned beneath washing machine	Both light bulbs in working order
Sink		
12.	Circular stainless steel integrated	Cleaned to a professional standard Minor surface scratches throughout



13.	Chrome effect plughole	Brown stains to surround
14.	Chrome effect basket style plughole plug	Brown stains to reverse side
15.	Chrome effect swan neck mixer tap	Minor lime scale to spout Lime scale to base
Fitted Units/Cupboards		
16.	Cupboards: white wooden laminate All with brushed chrome effect handle bars except under sink artificial drawer comprising	
Floor cupboards (left to right)		
17.	Fridge door cover	
18.	One wooden spoon One single One interior shelf	
19.	One artificial drawer	Detached handle bar
20.	One artificial drawer One under sink One stainless steel SAUCEPAN to interior One brown wooden chopping board One stainless steel COLANDER Two glass SAUCEPAN lids One white ceramic CASSEROLE bowl One rolling pin One cheese grater One stainless steel strainer	
Wall cupboards (left to right)		
21.	One hatch	
22.	One slim	
23.	Two white laminate interior shelves	Minor red scuff mark to right hand door
24.	One double	
25.	Two white laminate interior shelves	
26.	One hatch	



Work surface

27.	Grey mottled edge laminate	Several knife scratches throughout Faint brown patch to left of sink No edge strip to left hand edge Three small chips to right of hob
28.	Black mastic sealant	Patchy White patches behind sink

Appliances

Washing Machine

29.	White integrated model number HJA8513 comprising White plastic soap drawer White plastic door handle Grey rubber door seal Six white plastic control buttons Three white plastic control knobs	Free of soap residue Door seal: mould stained
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Oven

30.	Stainless steel integrated model number MJA3300 Stainless steel pull down door handle Black glazed door Reverse glazed door Two chrome effect wired shelves One grey roasting pan One black grille pan with chrome effect inset tray Two grey plastic control knobs Five grey plastic control buttons One red indicator light Grey display screen	Several scratches to upper panel Cleaned to a professional standard Reverse glazed door: drip marks to between panes Control buttons: one right hand button missing
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Hob



31.	<p>Black integrated ceramic two burner gas</p> <p>Two black metal burner lids</p> <p>Two black metal pan rests</p> <p>Two black metal control knobs</p>	<p>Cleaned to a professional standard</p> <p>Pan rests: minor burnt on carbon deposits throughout</p>
Extractor hood		
32.	<p>Integrated stainless steel with green tinted CANOPY</p> <p>Two stainless steel vents</p> <p>One light bulb cover and light bulb</p> <p>Five chrome effect control buttons</p>	<p>Vents: Free of grease</p> <p>Fan in working order</p> <p>Light bulb: in working order</p>
Fridge Freezer		
33.	<p>White integrated HDA model number HJA6734 comprising</p> <p>Three grey tinted interior door shelves</p> <p>White plastic egg tray</p> <p>Three white wired shelves</p> <p>One grey tinted white plastic trimmed glass shelf</p> <p>One grey tinted salad crisper</p> <p>White plastic thermostat control and light bulb</p> <p>Three white wired shelves</p>	<p>Cleaned to a professional standard</p> <p>Interior door shelves: all with surface scratches</p> <p>Light bulb in working order</p>
Boiler		
34.	<p>White VAILLANT</p> <p>White plastic pull down lid</p>	<p>All buttons intact</p>



Reception Room



Item	Condition
1. Summary of cleanliness	Professionally cleaned
2. Decorative Order	In good decorative order
3. Carpets and Flooring	Flooring - In good condition
4. Comments	Light bulb in working order
Item	Condition at Check In
Ceiling	



1.	White plastered and painted	
Walls		
2.	Magnolia plastered and painted	Scuff marks to right hand wall behind sofa
3.	Two sloped right hand wall	Scuff marks to sloped right hand wall by door entrance
Floor		
4.	Medium brown wooden engineered wood	Minor surface scratches and stiletto indentation mark
5.	Light brown wooden beading	
Windows and Sills		
Window 1		
6.	White UPVC three panelled double glazed	
7.	Two white coated lever handles/ locks	No keys present
8.	White UPVC window frame	
9.	White wooden matt painted window sill	Two red ring marks to left and right
Curtains/Blinds		
10.	Off-white canvas roller blinds	Discoloured to lower level
11.	White bobble pull cord	
Woodwork		
12.	White wooden matt painted skirting boards	
Heating/Air Conditioning		
13.	One white metal convector radiator	Valve caps intact Several tiny chips to upper surface Scuff marks to mid left hand surface
Fixed Lighting		
14.	Two chrome effect down-lighters	Both light bulbs in working order
15.	One white plastic ceiling rose pendant	
16.	One energy saving light bulb One white IKEA style paper light shade	In working order
Free Standing Furniture		
17.	Brown leather effect two seater sofa comprising:	
18.	Two matching back cushions	
19.	Two matching seat cushions	Fire regulation label seen Scuff marks and crack to seat cushions



20.	Four brown wooden legs	
21.	One chocolate brown suede storage bench with lid	Fire regulation label seen Several burn marks to lid
22.	One medium brown oak effect circular dining table	Minor chips and scratches to surface Unstable
23.	Matching wooden three prong legs	
24.	Three matching light brown wooden high back chairs with beige seat cushions	All discoloured All chairs top panel loosely fitted Minor chips to all chairs
25.	One white metal floor lamp One pine effect folding table	Ring marked to upper left hand surface Dented and scratched, loosely fitted
Sockets/Switches/Fans/Cables		
26.	Two white plastic double plug sockets	
27.	One white plastic TV/aerial point	



Additional Items



24 May 2017 18:32:02

Bedroom 1, Fitted Units/Cupboards, Chips and indents to mid door edge



24 May 2017 18:45:02

Kitchen, Appliances, Hairline crack to microwave surface



24 May 2017 18:48:37

Reception Room, Free Standing Furniture, Burns to storage bench lid



Declaration: Check In

This is a supplemental check in report to the No Letting Go inventory and schedule of condition which will fully detail the contents, decor, fixtures and fittings and condition of the property.

The inventory should be used in conjunction with this report, but as it is unavailable to be viewed at the time of the check in, this document provides a summary of the overall condition and cleanliness of the property and also highlights any outstanding maintenance issues.

Signed
(Tenants)

Name

Date

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Signed
(Landlord/Agent/Clerk)

Name

Date

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Declaration: Inventory

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 condition and agree that it is a true record as at the time of taking occupation. Any amendments or alterations have been noted.

Signed
(Tenants)

Name

Date

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Signed
(Landlord/Agent/Clerk)

Name

Date

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