

31 Torriano Cottages, Torriano Avenue, London NW5 2TA



Key Inventories

32 Swaffield Road, London SW18 3AQ

Email: miyake@tiscali.co.uk Tel: 020-7372-9330, Mobile: 07976-762-854

**Inventory
and
Schedule of Condition**

**at
31 Torriano Cottages
Torriano Avenue
London NW5 2TA**

Date of Moving in Check 07 November 2009

Declaration

This Inventory and Schedule of Condition ('the Inventory') aims to provide a fair and accurate record of the contents of the property and its internal condition in respect of the structure, fixture and fittings (i.e. items which appear attached to the property) and mere chattels (i.e. personalty which may stand separate from the property). The person who prepares the Inventory ('the Inventory Clerk') employs his reasonable care and skill in examining and recording the condition of these items. However such examination may not be made to items that are covered, inaccessible, unexposed and/or physically difficult to carry out examination, although they may be located within the property. For the same reason, any items in the loft, cellar and/or locked rooms may not be recorded in the Inventory. The Inventory Clerk cannot be responsible for such omission in the Inventory.

The Inventory Clerk is not an expert in building materials, furniture decoration/ varnishes, antique objects, upholstery or fabrics, etc. He is not a qualified surveyor in these areas. He would only make references to the condition of items examined and in so doing he compares the conditions described in the last inventory check. The Inventory therefore should not be used to see an accurate specification of each and every piece of fixtures, fittings or furniture within the property, or as a structural survey report.

The Inventory Clerk would test lightings, appliances and machineries etc for power only if and when practicable. This does not guarantee that tested items are free from defects. Should any item be found faulty when first used, please notify the Landlord and/or his Agent immediately. The Inventory may note certain items as 'FFR label seen', however this would not guarantee that these items comply with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended).

Anything that has NOT been recorded in the Inventory must be notified to the Landlord and the Tenant and may be added to the Inventory should both parties agree to do so. The Inventory Clerk may be prepared to amend or incorporate any additional discovery of items, PROVIDED THAT such matters are notified in writing within 14 days on receipt of your copy of the Inventory upon both parties' consent.

Where the Inventory Clerk is merely asked to update the existing inventory already compiled by a third party, he cannot be responsible for the original description or omission within the inventory.

The original inventory was provided by Landlord or other inventory clerk. Key Inventories accept no liability for any errors or omissions arising from this Inventory list which was not compiled by us.

NOTES FOR THE TENANTS

Please note that you are using someone else's property and that you may be held responsible for certain damages occurred at the property until you officially terminate your tenancy when the inventory are checked ('check out'). Any defects made prior to your tenancy or caused inherently or naturally may not normally be considered of your responsibility but you would have to report such defects to the Landlord and/or his Agent within a certain time limit. Failure in doing so may result you being held responsible for the defects and any further consequences arising from such failure.

Many disputes arise upon and after the termination of a tenancy. We would strongly recommend you to be well prepared for the inventory check out. The following notes are made to assist you in this regard.

Check-Out appointment

It is very important

- 1 That all cleaning has been completed prior to this time
- 2 That all personal items have been removed & items returned to the original places
- 3 The property is ready to be handed over and the Tenant ready to vacate.

All tenants personal possessions must be removed prior to the check-out and the tenant ready to hand back possession and leave at the end of the check-out. Failure to vacate will result in the inventory clerk returning for a 2nd check-out, for which the tenant will incur a charge.

Property must be ready for the check-out with all furniture and items returned to the same places as listed in the inventory, to avoid additional charges being incurred for extra time finding items and returning them to their original positions.

This includes any items that have been stored, they must be unpacked and returned to their original position and cleaned as necessary, otherwise the tenant may incur charges on an 'item not found basis'. The inventory clerk cannot undertake unpacking.

Cleaning

The property should be cleaned to a professional standard at the end of the tenancy and all cleaning should be completed before the check-out. We suggest that tenants make arrangements in such a way that the cleaning is completed the day before the check-out. The main areas of concern are sanitary ware, windows, hard floors, woodwork, kitchen appliances, including kitchen units, shelves, ovens, cooker hoods, and refrigerators, wardrobes and drawer units, linens and bedding.

If the standard of cleaning is not satisfactory, most managing agents or landlords will employ a contract cleaner and their account will be added to any charges shown on the check-out report

Carpets

All carpets should be thoroughly shampooed. Depending on the agreement and/or length of tenancy they should be professionally cleaned. You will be charged to clean any stains 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

These items will be checked for soiling, chips, burn marks, loose handles to pans, and such like. If damage has occurred beyond fair wear & tear, compensatory or replacement costs will be added to the check-out report.

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 charges will be added to the check-out report. For example, hooks and nails driven into walls: excessive furniture rubbings: pencil or crayon marks, tears to wall paper, excessive damage to woodwork

Beds

Beds, bases, mattress, and pillows will be examined for staining and damage not previously recorded on 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.

Polished Furniture

Polished furniture will be checked for scratches, ring marks, burns, soiling and damage to joints, and charges 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 to the start of the tenancy. Any staining, soiling or excessive discolouration will attract cleaning charges

Keys

All keys listed on the inventory should be kept safely and handed back at the end of 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

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.

If the standard of the garden is found to be untidy, compared with the commencement of tenancy, most Managing Agents or Landlords will employ a contract gardener and their account will be added to the Check-out report

The Inventory Clerk acts as an independent and reasonable body and will avoid unnecessary criticism or derogatory comments when compiling or checking the inventory.

Index

Page	1	Front Cover
	2	Guidelines
	4	Index
	6	Front
	7	Entrance Door
	8	Entrance Hall
	9	Down Stairs WC
	10	Living Room
	12	Inner Hallway
	14	Kitchen
	16	Conservatory (Dining Room)
	18	Garage
	19	Stairs & Landing
	20	Master Bedroom
	22	En Suite Shower Room
	24	Bedroom 2
	25	Bedroom 3
	27	Bathroom
	29	Garden
	30	General schedule of condition & Keys, Meter reading

FRONT

Painted black garage door	Dusty
Concrete drive way	Cracked
Brick steps	
Painted black grille gate with brass pull	Rusted, pulls heavily tarnished, loose
Black grille gate with pull & lock Brass/black letter box	Rusted, pulls heavily tarnished Tarnished & scratched, rusted
1 security light	Not working
Brass door bell	New
Water meter "04M379660"	

FRONT GARDEN

Concrete slabbed area	
Flower bed	Boarder stones loose,
1 Terracotta trough	
2 Wall mounted terracotta pots	
2 x Wall mounted lights	many nails & wires to house wall, not working

ENTRANCE HALL

Walls

Magnolia paint

Freshly painted, 2 painted over screws

Ceiling

White paint

Freshly painted

Woodwork

White paint

Chips & dents to door frame

Floor

Wooden laminate flooring

Rubbed marks by door, edge badly chipped, corner beading missing, dusty

Inset coir mat

Lighting

Ceiling light

No shade

Contents

1) White radiator with thermostat valve, grille top

Light scuffs to front

2) Brass consol table with smoked glass top

Brass scratches, tarnished, glass small chipped to edge

3) Mahogany batten with 4 yellow metal single hooks

Many marks

4) Yellow/brass door bell

5) Alarm panel

DOWN STAIRS WC

Door

Painted white door with aluminium handle back of twist lock	RHS bottom edge chipped
Same inside with aluminium handle & twist lock	Paint marks

Walls

Magnolia paint	Freshly painted, 1 painted over screw
Part white tiles	Grouting discoloured, brown marks LHS toilet roll holder

Ceiling

White paint	Freshly painted
-------------	-----------------

Woodwork

White paint	Skirting top dusty
-------------	--------------------

Floor

Continuation of wooden flooring

Lighting

Ceiling light	No shade
---------------	----------

Contents

- | | |
|--|--------------------------------------|
| 1) White single radiator with thermostat valve | |
| 2) Avocado coloured WC with seat & lid
chrome flush | |
| 3) NEWLEC air vent | |
| 4) Chrome toilet roll holder | New |
| 5) Avocado coloured hand basin with Hot & Cold taps
Black plug on chain | Hot water tap - chemical burnt marks |
| 6) Wall mounted mirror with capped screws | Silvering, cap - silver colour worn |
| 7) Diffuser with pull switch | |
| 8) Brass lion head towel ring | Heavily tarnished, verdures |
| 9) Brass switch | Heavily tarnished |

LIVING ROOM

Door

White framed door with glass door
white ceramic pulls & finger plates
Inside painted white panel door with mock leaded glass
ceramic pulls & finger plates

Gold trim worn, many clear glue residues, some paint marks

Walls

Magnolia paint

Freshly painted, 3 painted over nails, 1 painted over screw, 1 painted over plastic hook

Ceiling/Coving

White paint

Freshly painted

Woodwork

White paint

Floor

Continuation of wooden flooring

Many dents in front of Patio door, light scratches in places, need further cleaning

Lighting

Ceiling light with cream square paper shade

paper torn

Patio door

Aluminium framed mock leaded double glazed sliding door
Aluminium handle & twist lock
White security lock
Aluminium security lock & key
Silver metal curtain pole with 2 finials
Pair of cream check above floor length unlined curtains

Twist lock not working, lead partly missing in places

Contents

- 1) White modern panelled radiator with thermostat valve
- 2) Alarm sensor
- 3) SUNVIC thermostat Dial cover missing
- 4) Smartfit HW & HW control
- 5) Black/white 2-seater sofa with chrome legs
- 6) Black/white 3-seater sofa with chrome legs

LIVING ROOM continued:

- 7) Light wood coffee table with black glass top Minor surface scratches
- 8) Black ash table with shelf under
- 9) Philips DVD, Video/CD player
- 10) DVB decoder with remote control
- 11) Black ash cube book case: 6 shelves
- 12) Chrome standard lamp with beige large
 rectangular paper shade: 3 lights Not working
- 13) Grey plastic framed wall clock
- 14) Brass dimmer switch, white power points, TV, satellite,
 BT socket & brass BT socket as fitted

INNER HALLWAY

Walls

Magnolia paint

Freshly painted, minor scuffs LHS kitchen, 2 painted over plastic hooks, scratch marks & black marks LHS back door, dent LHS kitchen at eye level

Ceiling/Coving

White paint

Freshly painted

Woodwork

White paint

Floor

Light brown fitted carpet

Many spot marks, edge & joint fraying

Lighting

Wall mounted light

Dusty

Back Door

Painted white door with security glass
aluminium handle, lock & 1 key

cat flap

2 metal bolts

Scratched & tarnished

Painted white grille

White/black draught excluder

White framed transom above with painted white stay

Painted white grille

Contents

1) White modern panelled radiator with thermostat valve

2) Alarm sensor

3) Smoke alarm

Cover missing

4) Wall mounted yellow framed black board

Tape residue at bottom

5) Wall mounted gilt ornate framed bevelled edge mirror

6) Cupboard

Painted white panel door with brass/white pull

Marks & holes inside door, grubby

Same inside with magnetic catch

Walls - old wall paper & bare wall

Poor condition

Floor - medium wood parquet floor

Marked

Fuse box

Electric meter "Z08SP14243"

Telecom security box

INNER HALLWAY continued:

6) *Cupboard*

3 Chipboard shelves

Well marked

Light

Red vacuum cleaner

7) Brass switches, white power points as fitted

KITCHEN

Walls

Magnolia paint

Freshly painted, painted over glue residue & nail RHS entrance

Part white tiles

Grouting discoloured behind hob

Ceiling

White paint

Woodwork

White paint

Chips & 2 screws to dado rail RHS entrance

Floor

Black quarry tiles with grey grouting

Paint speckles, grouting discoloured

Lighting

Aluminium track with 2 spot lights with green shades

Grubby, 1 shade missing, shade- dents, grease marks

Windows

2 Aluminium framed mock leaded windows

Frame tarnished & marked, dirty marks around air vent

White grille with lock, 1 key

Paint chips, start rusting

Wooden batten to top

Brass hooks

Tiled surround

Grubby

Kitchen Units

White panel door with brass pulls

Pulls tarnished

White laminate work surface with aluminium joints

Marks to around sink, chips to edge LHS & in front of sink, many ring marks, stains, 3 burnt marks & 1 dent to LHS hob, 1 burnt mark & small cut marks RHS hob

From Left:

Door with brass pull

Pull not matching, dripping marks to door, marks to door top

Glow worm compact boiler

Bosch dishwasher Exxcel

1 Dent inner edge

2 wire shelves

1 cutlery tray

White sink with white mixer tap

Edge chips, waste chemical burnt marks, stains to

Under sink unit

Marks & cracks to inside, unit edge dirty, light marks to door

1 Drawer

Drawer front not matching

Door under

Chips to edge

Brown carousel

KITCHEN continued:

Kitchen Units

LEC Fridge	Cardboard fixed by tape to top of door, tape residue, marks & scratches to front, bottom rusted, RHS side panel not clean Cracked
3 Wire shelves	
1 salad crisper	
Bottle shelf	
2 Half door shelves	
1 dairy shelf with cover	
Free standing ZANUSSI electric cooker	
4 Electric rings	Rusted & marks, burnt to deposit to around rings
Grill	
Grill pan & trivet	
1 wire shelf	
Oven	Chips to handle
2 wire shelves	
1 baking tray	Well in use
Frigidaire Freezer	LHS side panel not clean
4 Drawers with plastic fronts	1 Plastic front missing, shelves start rusting, Shelf beading missing
Door: 1 shelf	
Double door wall unit: 1 shelf	Well marked inside, door not aligned
2 Fitted shelves under	
Single door wall unit: 1 shelf	Well marked inside
Double door wall unit: 1 shelf	Inside marked
White extractor hood with glass panel	Filter greasy
2 Lights	
Single door wall unit: 1 shelf	Inside marked
Open shelf corner unit: 1 shelf	
Single door wall unit: 1 shelf	Well marked inside
Single door wall unit: 2 shelves	
Single door wall unit:	
Pipe works	
Honeywell Smartfit box	

Contents

- | | |
|------------------------------------|--|
| 1) Butchers trolley | Large burnt marks, joint parting, marked |
| 1 Drawer with wooden cutlery tray | |
| Shelf with 2 wicker baskets | |
| 1 Bottle shelf | |
| Slatted shelf | |
| 2) White toaster | |
| 3) Grey plastic waste bin with lid | |

CONSERVATORY/DINING ROOM

Walls

Magnolia paint

Freshly painted

Ceiling

Polycarbonate roof

White uPVC frame - grubby

Woodwork

White paint

Floor

Continuation of beige fitted carpet

Spot stains in places

Lighting

2 Ceiling lights with 1 yellow/green shade

1 has no shade, dusty, grubby

Windows

White uPVC double glazed windows

6 x Obscure glass windows with white handles
locks & 1 key

10 Clear glass windows

3 Opening with white handles, locks & 1 key

White plastic curtain rail with pull

2 x White uPVC double glazed doors with
white handle, lock & 1 key

White plastic curtain rail with pull

Sticker marks

4 x Brass hooks

1 Missing

White uPVC sill

1 Burnt mark near Garage, scratch marks

Contents

1) 2 x Double radiator with thermostat valve

Chips to fronts, start rusting

2) Alarm sensor

3) Pine dining table

Black line marks to one end, small scratch marks to top

4) 2 Wooden framed carver chairs
with burgundy seats

Used condition

5) 4 Matching chairs with burgundy seats

Used condition, 1 - glue residue to top

CONSERVATORY/DINING ROOM continued:

6) Bosch Fridge/freezer

3 Glass shelves

2 salad crispers

3 door shelves

2 egg trays

Freezer:

3 Drawers

1 Small door shelf

1 Cracked

Not matching

Inside top panel cracked, large dents at low

GARAGE

Door

Painted white panel door with brass handle
lock & 1 key

Handle loose, Scratched & tarnished

Same inside with brass handle & lock

Very dirty

Walls

Concrete walls

Many holes

Ceiling

White paint

Damp marks & marks

Floor

Concrete floor

A few oil marks

Lighting

Ceiling light

Contents

1) Gas meter

2) Whirlpool washing machine

Soap dish clean, rubber - mould marks

3) 2 x Cream metal lockers

Many stickers

1 Shelf

1 rail

1 Lower shelf each

4) Grey metal cabinet

Marks

Double door with lock

3 Shelves

5) 2 Wall mounted white shelves

6) 2 Wall mounted wooden shelves

7) Wooden steps

Well marked

STAIRS & LANDING

Walls

Magnolia paint Freshly painted, 10 painted over plastic picture hooks

Ceiling

White paint Freshly painted

Woodwork

White paint Touch up paint in places, a few chips to skirting & spindles

Floor

Continuation of beige fitted carpet Heavily worn

Lighting

Ceiling light with blue shade

Windows

Aluminium framed sash windows with obscure glasse Latch not seen
 Metal bolt Tarnished, grubby
 2 Painted magnolia brackets (for roller blind)

Contents

- | | |
|--|------------------------|
| 1) Smoke alarm | Not tested |
| 2) White box | |
| 3) Alarm sensor | |
| 4) Cupboard 1 | |
| Painted white door with brass pull | Pull tarnished |
| Slatted shelf | |
| Megaflo tank | |
| 5) Window seat box | |
| Painted white lid | Chipped to edge, dusty |
| 1 Divider | |
| 6) Cupboard 2 | |
| Open shelf | |
| 1 & 3/4 white panel doors with brass pulls | |
| 2 half shelves | |
| 7) Brass switch as fitted | Brass tarnished |

MASTER BEDROOM

Door

Painted white door with brass handle & lock Handle - Scratched & tarnished, scuffs at low
 Painted white panel door with brass handle, lock & 1 key A few scuffs at low

Walls

Magnolia paint Freshly painted, 3 Plastic hooks, 2 brass picture hooks

Ceiling

Painted white

Woodwork

White paint Scuffs to skirting, wire hold nails on skirting

Floor

Light brown fitted carpet

Lights

Ceiling light with black shade

Window

Aluminium framed sliding windows Mould marks to edge
 Air vent with pull
 Painted white sill Edge paint chips
 Silver metal curtain pole Loose, LHS brackets coming down
 Pair of dark blue below sill length lined curtains Water & mould marks, few paint marks to front

Contents

- 1) White radiator under dressing table Limited view
- 2) Fitted cupboard
 - Painted white panelled folding door with 2 brass pulls Pulls tarnished, paint marks, cup hook RHS frame
 - 3 x White plastic hooks inside door
 - 2 Metal rails
 - 2 White shelves
 - 2 Shelf supports
 - 1 Light
 - Walls - white paint Light marks, 1 nick LHS wall
 - Brown plastic holder? Cracked & paint marks
- 3) Fitted wardrobe
 - White laminate top dressing table Marks & paint marks, many holes with 5 brass covers, brass tarnished,
 - 8 Drawers with brass pulls Tarnished, loose, 1 chipped to front panel
 - 1 & 1/2 door with brass pulls Brass tarnished
 - 1 wooden rail

MASTER BEDROOM continued:

3) *Fitted wardrobe*

Double door with brass pulls above

Damaged to front LHS door

3 x Double doors above bed

Brass tarnished

2 Shelves

Double door with brass pulls

Brass double hook inside door

Brass tarnished

2 Wooden rails

Double brass pulls above#

Brass tarnished

Single door above

Narrow shelf

4) Light wood chest of 4 drawers

5) Cream/gold self-patterned divan bed

6) Matching mattress

Spot stains to one side

7) Green leather arm chair on casters

Light scratches, varnish wearing to legs

8) Unframed long bevelled edge mirror

9) Alarm panel

Cover loose, wire exposed under panel

10) Brass switch, white switch, power points
BT socket as fitted

Brass tarnished, loose BT socket

EN SUITE SHOWER ROOM

Door

Painted white panel door with brass pull
2 x Brass double hooks inside

Brass tarnished
White marks to grains, a few chips & paint marks

Walls

Magnolia paint
Part white tiles

Freshly painted
2 Filled marks above shower

Ceiling

White paint

Cob web, marks above shower

Woodwork

White paint

Floor

Cork tiles

Dark marks, old WC marks, Cigarette burnt mark

Lighting

2 Inset lights

Contents

1) Glass shelf with chrome brackets

2) White laminate cover
White socket

Cracked

3) White pedestal hand basin with
Chrome/white ceramic mixer tap, pop up plug
White tiled splash back

Plug not seen

4) Cream plastic framed bathroom cabinet with
2 Strip lights with pull switch
Mirrored door
2 Plastic shelves & 2 Plastic case shelves
Shavers only socket

Silvering

5) Aluminium framed shower cubicle
Folding door
Aqualisa shower control
4 Jets
Jet control handle
Hose & shower head
Chrome riser
White plastic corner shelf unit
2 shelves & 3 hooks
Cream tray with chrome waste

Paint marks, glue residues

Scaled

Shower head slightly scaled

1 Plastic hook not seen

Chips around waste, marked, slightly mould to corner

EN SUITE SHOWER ROOM continued:

6) Chrome towel ring

Paint marks

7) White plug

Discoloured

BEDROOM 2

Door

Painted white door with brass handle & lock	Brown marks by handle, edge cracked, scuffs at low
Painted white panel door with brass handle, lock & 2 keys	Brass tarnished & scratched

Walls

Magnolia paint	Freshly painted
----------------	-----------------

Ceiling

Painted white	Freshly painted
---------------	-----------------

Woodwork

White paint	Usage marks
-------------	-------------

Floor

Light brown fitted carpet

Lights

Ceiling light with square paper shade

Window

4 Aluminium framed sliding windows	Marks to frame
2 Air vents with pulls	1 Pull missing
Painted white sill	Paint cracks in places
Silver metal curtain pole with 1 finial	
4 Cream below sill length unlined curtains	

Contents

- | | |
|---|---|
| 1) Single radiator with thermostat valve | |
| 2) Painted white shelf above | Small chips to edge, minor marks |
| 3) Cream/gold self-patterned divan bed | |
| 4) Matching mattress | Discoloured & stains on label side, no stains on non-label side |
| 5) Light wood chest of 4 drawers | Small black marks to top |
| 6) Free standing wardrobe | |
| Medium wood laminate double door with metal pulls | Doors not aligned |
| 1 shelf | |
| 1 White rail | |
| Matching single door | Door not aligned |
| 3 Shelves | |
| 2 Drawers under | |

BEDROOM 3

Door

Painted white door with brass handle & lock	Brass scratched & tarnished, shady in middle, chips to top
Painted white panel door with brass handle, lock & 2 keys	Brass scratched & tarnished, paint marks, dripping marks under handle, 1 dent at low painted over,
2 Painted white double hooks	

Walls

Magnolia paint	Freshly painted, 1 brass picture hook, 4 nails
----------------	--

Ceiling

Painted white	Freshly painted
---------------	-----------------

Woodwork

White paint	Usage marks
-------------	-------------

Floor

Light brown fitted carpet	dark marks end of bed
---------------------------	-----------------------

Lights

Ceiling light with wooden effect shade	
--	--

Window

Aluminium framed double glazed patio doors	Mould marks to edge
Aluminium handle & lock	
2 White security locks & 2 keys	
1 Aluminium security lock	
Painted white threshold	Cracked, touch up paint
Wooden curtain pole with 2 finials	
Pair of cream above floor length unlined curtains	Mould spot marks, brown marks at mid level

Contents

- | | |
|--|---|
| 1) Double radiator with thermostat valve | |
| 2) Air vent | |
| 3) Cream/gold double bed with 2 drawers | |
| 4) Matching mattress | Small stain on non-label, 1 small brown stain on label side |
| 5) Light wood chest of 4 drawers | Small black marks to top |
| 6) Free standing wardrobe | |
| Medium wood laminate double door with metal pulls# | |
| 1 shelf | |
| 1 White rail | |
| Matching single door | |
| 3 Shelves | |
| 2 Drawers under | Drawers not aligned |

TERRACE

Terracotta tiled floor

1 Tile cracked

Brick walls with painted black guards

Rusted

4 x Terracotta colour plastic troughs

BATHROOM

Door

Painted white door with brass pull	Touch up paint, cracks to edges, 2 holes RHS bottom
Same inside with brass handle	
Brass bolt	
Chrome over door hooks: 6 double hooks	

Walls

Magnolia paint	Freshly painted
Part white tiles	

Ceiling

White paint

Woodwork

White paint

Floor

Black quarry tiles with grey grouting

Lighting

Ceiling light with obscure plastic shade

Windows

Aluminium framed sash windows with obscure glasses	Tarnished, marked
Aluminium latch	
Tiled sill	

Contents

- | | |
|--|--|
| 1) Single radiator | 2 caps missing, scratch marks to front, chips to top |
| 2) White bath with 2 chrome grab handles | |
| Chrome mixer taps with hose & shower head | Chemical burnt marks & slightly scaled |
| Chrome plug on chain | |
| Chrome shower tidy on white cup hook | Rusted |
| Heatrae Sadia electric shower | |
| Hose and shower head | Slightly scaled |
| White/chrome riser | Loose |
| Painted white bath panel | |
| Chrome shower curtain rail | |
| Blue shower curtain | Scaled at low level |
| 3) White hand basin with chrome Hot & Cold tap | Sealant to waste edge |
| Chrome plug on chain | |

BATHROOM continued:

4) White WC with seat & lid
Chrome push flush

5) Pull switch

Grubby

6) White toilet brush & holder

GARDEN

Concrete slabbed area

Concrete area

Cracked

5 x wall lights

4 Glass panes not seen, weathered

Flower bed

2 x Wall mounted terracotta troughs

2 x Wall mounted terracotta pots

Silver metal table with frosted glass top

Weathered

Brown Lizard shape ashtray

Cracked

Aluminium step ladder

Outside tap

1 Green hose with reel

1 Loose green hose

Wall mounted brass hook

Black ceramic table

Marked to top, chipped to edge

General schedule of condition at check in

General Condition:	Professionally cleaned but need further cleaning in places
Decorative Condition:	Freshly painted
Windows:	Clean inside & outside where are accessible
Curtains/blinds:	Dry cleaned, marks as stated
Carpets/Flooring:	To be shampooed on Wednesday 11/11/09
Furniture:	Good condition unless otherwise stated
Kitchen:	Clean unless otherwise stated
Bathroom/WC:	Clean unless otherwise stated
Lighting:	Some not working
Garden/Balcony:	Fair condition

Keys supplies

3 Set of 2 keys
Garage remote control

Meter Reading as at 07/11/09

Electricity:

11394

Location: Under stairs cupboard "Z08SP14243"

Gas:

4694

Location: Garage "0122799S"

Water:

00713

Location Pavement "04M379660"

Declaration

We, the undersigned hereby agree that, subject to the marginal notes and Remarks, we have checked the items that are listed in the foregoing inventory which we have found to be correct on this day

Signed on behalf of
The Tenant



Date: 2/11/09

Signed on behalf of
The Landlord

Date:

Signed for and on behalf of
Key Inventories



Date: 07/11/09

31 Torriano Cottages NW5 07/11/09



01 Front 01.JPG



01 Front 02.JPG



01 Front 03.JPG



01 Front 04.JPG



01 Front 05.JPG



01 Front 06.JPG



01 Front 07.JPG



01 Front 08.JPG



02 Entrance Door 02.JPG



02 Entrance Door 01.JPG



03 Entrance Hall 01.JPG



03 Entrance Hall 02.JPG



03 Entrance Hall 03.JPG



03 Entrance Hall 04.JPG



03 Entrance Hall 05.JPG



03 Entrance Hall 06.JPG



03 Entrance Hall 07.JPG



03 Entrance hall 08.JPG



04 WC 01.JPG



04 WC 02.JPG



04 WC 03.JPG



04 WC 04.JPG



04 WC 05.JPG



04 WC 06.JPG



04 WC 07.JPG



05 Living Room 01.JPG



05 Living Room 02.JPG



05 Living Room 03.JPG



05 Living Room 04.JPG



05 Living Room 05.JPG



05 Living Room 06.JPG



05 Living Room 07.JPG



05 Living Room 08.JPG



05 Living Room 09.JPG



05 Living Room 10.JPG



05 Living Room 11.JPG



05 Living Room 12.JPG



05 Living Room 13.JPG



05 Living Room 14.JPG



05 Living Room 15.JPG

31 Torriano Cottages NW5 07/11/09



05 Living Room 16.JPG



06 Inner Hallway 01.JPG



06 Inner Hallway 02.JPG



06 Inner Hallway 03.JPG



06 Inner Hallway 04.JPG



06 Inner Hallway 05.JPG



06 Inner Hallway 06.JPG



07 Kitchen 01.JPG



07 Kitchen 02.JPG



07 Kitchen 03.JPG



07 Kitchen 04.JPG



07 Kitchen 05.JPG



07 Kitchen 06.JPG



07 Kitchen 07.JPG



07 Kitchen 08.JPG



07 Kitchen 09.JPG



07 Kitchen 10.JPG



07 Kitchen 11.JPG



07 Kitchen 12.JPG



07 Kitchen 13.JPG



07 Kitchen 14.JPG



07 Kitchen 15.JPG



07 Kitchen 16.JPG



07 Kitchen 17.JPG



07 Kitchen 18.JPG



07 Kitchen 19.JPG



07 Kitchen 20.JPG



07 Kitchen 21.JPG



07 Kitchen 22.JPG



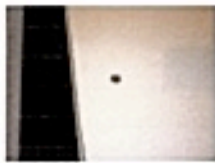
07 Kitchen 23.JPG



07 Kitchen 24.JPG



07 Kitchen 25.JPG



07 Kitchen 26.JPG



07 Kitchen 27.JPG



07 Kitchen 28.JPG



07 Kitchen 29.JPG



07 Kitchen 30.JPG



07 Kitchen 31.JPG



07 Kitchen 32.JPG

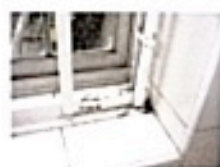


07 Kitchen 33.JPG

31 Torriano Cottages NW5 07/11/09



07 Kitchen 34.JPG



07 Kitchen 35.JPG



07 Kitchen 36.JPG



07 Kitchen 37.JPG



08 Conservatory 01.JPG



08 Conservatory 02.JPG



08 Conservatory 03.JPG



08 Conservatory 04.JPG



08 Conservatory 05.JPG



08 Conservatory 06.JPG



08 Conservatory 07.JPG



08 Conservatory 08.JPG



08 Conservatory 09.JPG



08 Conservatory 10.JPG



08 Conservatory 11.JPG



08 Conservatory 12.JPG



08 Conservatory 13.JPG



08 Conservatory 14.JPG



08 Conservatory 15.JPG



09 Garage 01.JPG



09 Garage 02.JPG



09 Garage 03.JPG



09 Garage 04.JPG



09 Garage 05.JPG



09 Garage 06.JPG



09 Garage 07.JPG



09 Garage 08.JPG



09 Garage 09.JPG



09.JPG



10 Stairs & Landing 01.JPG



10 Stairs & Landing 02.JPG



10 Stairs & Landing 03.JPG



10 Stairs & Landing 04.JPG



10 Stairs & Landing 05.JPG



10 Stairs & Landing 06.JPG



10 Stairs & Landing 07.JPG



10 Stairs & Landing 08.JPG



11 Master Bedroom 01.JPG



11 Master Bedroom 02.JPG



11 Master Bedroom 03.JPG

31 Torriano Cottages NW5 07/11/09



11 Master Bedroom 04.JPG



11 Master Bedroom 05.JPG



11 Master Bedroom 06.JPG



11 Master Bedroom 07.JPG



11 Master Bedroom 08.JPG



11 Master Bedroom 09.JPG



11 Master Bedroom 10.JPG



11 Master Bedroom 11.JPG



11 Master Bedroom 12.JPG



11 Master Bedroom 13.JPG



11 Master Bedroom 14.JPG



11 Master Bedroom 15.JPG



11 Master Bedroom 16.JPG



11 Master Bedroom 17.JPG



11 Master Bedroom 18.JPG



12 En Suite 01.JPG



12 En Suite 02.JPG



12 En Suite 03.JPG



12 En Suite 04.JPG



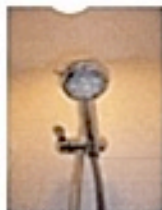
12 En Suite 05.JPG



12 En Suite 06.JPG



12 En Suite 07.JPG



12 En Suite 08.JPG



12 En Suite 09.JPG



12 En Suite 10.JPG



12 En Suite 11.JPG



12 En Suite 12.JPG



12 En Suite 13.JPG



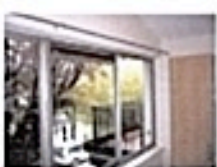
12 En Suite 14.JPG



13 Bedroom Two 01.JPG



13 Bedroom Two 02.JPG



13 Bedroom Two 03.JPG



13 Bedroom Two 04.JPG



13 Bedroom Two 05.JPG



13 Bedroom Two 06.JPG



13 Bedroom Two 07.JPG



13 Bedroom Two 08.JPG



13 Bedroom Two 09.JPG



13 Bedroom Two 10.JPG



13 Bedroom Two 11.JPG

31 Torriano Cottages NW5 07/11/09



13 Bedroom Two 12.JPG



14 Bedroom Three 01.JPG



14 Bedroom Three 02.JPG



14 Bedroom Three 03.JPG



14 Bedroom Three 04.JPG



14 Bedroom Three 05.JPG



14 Bedroom Three 06.JPG



14 Bedroom Three 07.JPG



14 Bedroom Three 08.JPG



14 Bedroom Three 09.JPG



14 Bedroom Three 10.JPG



14 Bedroom Three 11.JPG



15 Bathroom 01.JPG



15 Bathroom 02.JPG



15 Bathroom 03.JPG



15 Bathroom 04.JPG



15 Bathroom 05.JPG



15 Bathroom 06.JPG



15 Bathroom 07.JPG



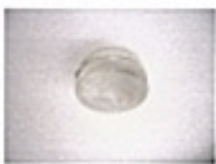
15 Bathroom 08.JPG



15 Bathroom 10.JPG



15 Bathroom 11.JPG



15 Bathroom 12.JPG



15 Bathroom 9.JPG



16 Garden 01.JPG



16 Garden 02.JPG



16 Garden 03.JPG



16 Garden 04.JPG



16 Garden 05.JPG



16 Garden 06.JPG



16 Garden 08.JPG



16 Garden 09.JPG



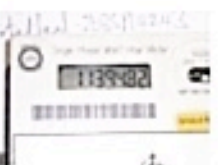
16 Garden 10.JPG



16 Garden 11.JPG



16 Garden 7.JPG



Electricity meter.JPG



Gas meter.JPG



Water meter.JPG