



01932 567500

INVENTORY
OF THE
FURNITURE, FIXTURES AND FITTINGS
FOR
FIRST FLOOR FLAT
30 TITE STREET
LONDON SW3

10TH APRIL 2012



GENERAL GUIDANCE NOTES

This inventory has been compiled by Real Estate Services and the following is intended as an informative guide to help the Landlord and Tenant. **Please read this document carefully.**

The inventory has been prepared for identification purposes only and in no way constitutes a valuation or statement of authenticity. Unless otherwise stated, it is accepted that a listed item is in good, clean condition and free from any obvious defect or damage. Any comments or discrepancies noted by either party should be reported as soon as possible. (I.e. within 10 days of receipt of the inventory document) The tenant should check all electrical appliances in the property within seven days from signing the inventory, reporting to the Managing Agents, or if not managed the landlord, in the event of anything being amiss.

It is not normal practice to include in detail any of the following items on the inventory;

- a) Numbers and titles of books
- b) Plants
- c) Consumable items or cleaning items
- d) Items that are visibly packed for storage
- e) Miscellaneous items, other than garden tools and equipment found in garages and sheds

Towels, bed linen and other similar items have only been inspected if they have been laundered.

Mattresses have only been inspected where they are readily accessible.

Carpets, rugs and other floor coverings have only been inspected to the extent that they are sufficiently clean so that stains, burns and other damage can be readily ascertained.

Lofts and their contents are not listed. Heavy furniture and equipment cannot be moved and we reserve the right not to handle or move valuable ornamental items.

Animals are generally not permitted in rented properties, but occasionally landlords will give permission. Landlords who do agree to allow tenant to keep pets will expect tenants to make good any damage, either internal or external, caused by the animal. Carpeting and soft furnishings could need additional cleaning which should be carried out by a professional contractor.

On the termination of the tenancy the inventory is rechecked and any discrepancies/variations will be reported to the Managing agents and the Landlords. That report will indicate as to whether, in our opinion, there is any liability to the tenant of whether such deterioration might be considered as reasonable fair wear and tear.

It is important for the tenant to replace all items to their original locations on termination of the tenancy. Failure to do so could result in delay and confusion and also result in a search fee being incurred on check out.

It is the responsibility of the tenant to maintain the property and restore it to its original condition when vacating the premises, otherwise charges will be incurred. This could include both repair work to the fabric of the buildings and professional cleaning.

SAFETY DISCLAIMER

The inventory is no guarantee of, or report on, the adequacy of any such equipment of contents, merely a record that such items exist in the property as at the date of the inventory and the superficial condition of the same.

FIRE REGULATIONS

All sofas/chairs will be marked with ***BSA** if they have a mark upon them or proof that the 1988 Fire Regulation standard has been seen by the inventory clerk.

Mattresses/bed bases will be marked in the same way if the 1988 Fire Regulations of BS7177 1991 standard has been seen by the inventory clerk.

If this ***BSA** is not seen, it can be taken that the furniture does not comply to the safety standard.

DILAPIDATIONS AT CHECK OUT

At the check out a representative from Real Estate Services will attend. It will be expected that the property will be in a good clean condition with all the cleaning finished. No further cleaning will be permitted as the tenant will have been given enough time to vacate. All personal items must be removed and the tenants must be ready to leave the property as soon as the check out procedures has been completed. The schedule of conditions is completed and signed by both the Inventory clerk and the tenant. The meters will be read and a forwarding address will be required.

Dilapidations generally fall into the following categories. These are the most common areas and it would be in the tenant's best interest to pay particular attention to these.

- a) Carpet soiling - spotting, staining, heavy shading, burn marks.
- b) Furniture damage - soiling, staining, breakage, ring and scratch marks, water/liquid marks, dents and chip marks.
- c) Curtains - discoloured due to smoke, torn, stained, spotted or not freshly cleaned.
- d) Mattresses - staining and ripping.
- e) Linen - soiling, staining, not freshly cleaned, burn marks or tears.
- f) Fireplaces - unauthorized use, chimneys not swept, damage to mantle or hearth.
- g) Parquet/wood flooring - heavy usage, scrape/scratch marks, staining, burn marks.
- h) Vinyl floor coverings - rips, scrapes, staining, pit/dent marks.
- i) Gardens - unswept patios/paths/driveways, non maintained borders, bushes and lawns.
- j) Swimming pools, leaf strewn, dirty water, dirty tiles, general damage.

CLEANING

Apart from general cleaning of the obvious, listed below are the most common areas missed which are noted at the check out and are listed on the dilapidation report.

All paintwork, skirting boards, architrave and picture rails.

Ceramic tiles in kitchens and bathrooms, perimeter to floor in kitchen/bathroom and edges of carpets in all rooms.

Remove crumbs and dust from drawers and clean all kitchen units both inside and out, as well as behind the cooker. Clean all other kitchen appliances paying particular attention to the hobs, grill and oven, together with the oven door, to the refrigerator door, shelving and rubber seals and defrosting freezers and freezer compartments, to the soap dispenser and filters of both the washing machine and dishwasher and their filter of the tumble dryer and to the rubber door seals, to any fitted extractor fans.

Clean all ceiling and wall light fittings and shades and test that all bulbs are working.

Clean between panels of double glazing.

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**FIRST FLOOR FLAT
30 TITE STREET
LONDON SW3**

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A	FRONT DOOR AND HALLWAY	CONDITION
1	Cream painted panel door Brass knob 1 Banham lock 1 Chubb lock with brass escutcheon	Brass tarnished, minor marks to fascia, old chips under paint to edges of beading
2	Reverse of door , white Reverse of lock fittings including bolt head for exterior knob	Fittings slightly tarnished
3	Ceiling , coving, white	
4	Walls , white	Defects under paint to low levels
5	Woodwork , white	Defects under paint
6	Floor , light wood effect laminate boards	Some light scratching, dull in appearance
7	Single panel white radiator and thermostatic valve	
8	Wall mounted Banham alarm key pad with flap and digital read out	Paint marked
9	Wall mounted white door entry phone system on wall mounted plastic plaque	
10	Wall mounted stripped wood and column edged framed bevel edged rectangular mirror	Heavy silvering defects and discolouration to glass. Marks consistent with stripping, antique order
11	Low level white painted box with panel door and brass knob pull	

12 Interior of cupboard finished in plaster board containing Banham alarm control box and manual Mains trip switches and cabling

13 Single plastic light switch to 2 white rimmed recessed halogen down lights

Working



B	BEDROOM	CONDITION
1	White painted panel door 2 brass knob handles	Some defects under paint
2	Ceiling , coving, white	
3	Walls , white	
4	Woodwork , white	Defects under paint
5	Floor , light wood effect laminate boards with edge trim to hearth surround	Some light scratching, dull in appearance
6	Double panel white radiator and thermostatic valve	
7	1 + 2 white framed sash windows, each with brass centre catches and each with 2 brass lifters	Fittings tarnished, defects under paint to frame
8	1 + 2 off white fabric roller blinds with pulley cords	Cords tight to operate
9	Pair of above floor length beige herringbone patterned lined and interlined curtains	
10	Matching bottle pleated pelmet with dark beige lower edge trim	
11	High level wall mounted wooden pelmet board with metal curtain track with 2 pulley cords to sill mounted lower brackets	Brackets aged
12	2 beige pleated rope tie backs to 2 wall mounted yellow metal hooks	Hooks paint marked
13	High level infra red sensor	
14	4, $\frac{3}{4}$ height white painted panel doors, each with brass knob pulls lead to cupboards	

15	Interior of right hand cupboard finished in pale beige with vertical divider 6 shelves Chrome hanging rail	
16	Interior of left cupboard, pale beige High level chrome hanging rail Low level brackets for further rail	
17	4 matching dwarf doors above to further high level storage Each door with brass knob pull	Some usage marks to interior at high level
18	Green Samsonite suitcase Blue and white storage bag	Not closely inspected
19	White Honeywell desk fan Phillips Elance steam iron	Used
20	White metal ironing board with grey patterned cover	Cover used
21	Alloy folding 5 tread step stool	Slightly paint marked
22	Black Panasonic MCE747 tub vacuum and attachments	Well used, casing heavily scuffed
23	2 white two socket extension leads	
24	Assorted DIY materials including paints and plastic sheeting	
25	Further items of owners stored in plastic bags	Not closely inspected
26	Cream Sandstone mantelpiece with ornate carved fascia and slips	Some discolouration to mantle surface
27	Inner fireplace surround finished in polished stainless steel with grate and firebox beneath	
28	Interior of fireplace finished in black over rendered concrete	Some chipping

29	Black Yorkstone outer hearth	Some light scratching and pale marks
30	Wall mounted white painted wood framed rectangular over mantle mirror	
31	1 brass radiator bleed key	
32	Antique rectangular topped wood side table with drawer and brass knob pulls and lock and lower shelf, all on turned legs	Heavily scratched and discoloured to surface, aged
33	Cream floral patterned 2 seat sofa on varnished wood legs and brass castors with 1 scatter cushion	Seat and arms stained and spotted
34	2 pale beige square woven effect scatter cushions	
35	Section of TV aerial coax cable emerges through wall below left hand window and is loose fitted	
36	2 un treated wood trellis patterned box shaped bed side tables, each with loose fitted lid	Both surfaces water marked, paint marked and ring marked
37	Blue striped double divan queen size bed BS7177 96	
38	Non matching cream Visprung Queen size mattress BS7177 96	Minor marks to one corner, dark brown marks to one edge
39	Beige herringbone patterned padded double head board fixed to bed base	BS7177 96
40	Rectangular fringed rug in orange, purple and brown	Generally worn and misshapen
41	White Binatone Symphony portable telephone and stand	

- 42 Wall mounted wood framed and glazed piece of fabric depicting chickens signed by artists Linda Miller 1999
- 43 Further chrome frame and glazed limited Edition water colour 6/30 "Remembering Summer "signed by artiste Sally Hawkin
- 44 Single plastic light switch to 6 white rimmed recessed halogen down lights Working





C	UTILITY LOBBY AREA	CONDITION
1	White painted panel door 2 brass knob handles	Handles loose, tarnished and paint marked Defects under paint to door
2	Ceiling , white	
3	Walls , white	
4	Woodwork , white	Defects under paint
5	Floor , continuation of light wood effect laminate boards with edge trim and matching steps leading up and down from bedroom, stair treads with brass edging	Some wood edging appears loose and poorly fitted and paint marked. Some light scratching
6	Woven raffia laundry bin with lid	Paint marks to lid
7	2 white painted panelled sliding doors, each with brass finger insert pull and brass vent to base, lead to boiler cupboard	
8	Interior of cupboard, white Floored as room	
9	Worcester boiler Control panel	As new
10	Floor mounted untreated wood 2 slatted shelf unit	
11	Zanussi TDF 164 tumble dryer	Used
12	Zanussi studio FC1200W washing machine	Used
13	Section of conduiting and extractor pipe work emerging from behind tumble dryer and through ceiling	Aged, and discoloured
14	Assorted pipe work for water inlet and exhaust from washing machine and boiler	

- 15 Long handles squeeze mop All well used
Long handled soft broom
- 16 Interior of cupboard,
1 recessed halogen down light
- 17 Further ceiling inset recessed
halogen down light to lobby area



D	BATHROOM	CONDITION
1	White painted panel door 2 brass knob handles Chrome peg to reverse	Handles tarnished, defects under paint to frame
2	Ceiling , white	Some cracks at wall joins
3	Walls , beige mottled natural effect stone tiles with white grouting in corners above bath	
4	Woodwork , white	Defects under paint
5	Floor , light wood effect laminate boards with edge trim	Boards beginning to lift at edges, some gaps between boards near entry door Edge trim fitted poorly around bath base
6	Single panel single radiator and valve caps	
7	Wall mounted stainless steel heated towel rail to surround of radiator	
8	Wall mounted chrome toilet roll holder	
9	White framed sash window Chrome centre catch 2 chrome lifters	Defects under paint, glass paint marked to edges
10	Pale beige and green tree patterned Roman blind with pull cord and wooden acorn to frame mounted chrome cleat	Cord broken, soiled and aged. Blind discoloured, cleat paint marked
11	White close coupled toilet with concealed cistern, white plastic seat and lid with rubber feet and chrome push button flush mechanism	Sticker to side of cistern

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| 12 | Wall and floor mounted white porcelain wash hand basin with chrome taps, plug and chain, each tap with white decals | |
| 13 | White pressed steel bath
Pale beige mottled stone tiles to bath side panels, plug and chain | One chip to bath base at head end |
| 14 | 2 + 1 wall mounted chrome and porcelain bath and shower control taps with high level pipe emerging and 3" shower head | Head new |
| 15 | Wall mounted and hinged glass shower screen with rubber seal to base | Hinge mechanism appears jammed and loose |
| 16 | Wall mounted glass shelf on chrome bracket with support rail to surround | |
| 17 | Wall mounted white plastic shavers only socket | |
| 18 | Wall mounted chrome square framed bevel edged shaving mirror on swivel supports | |
| 19 | High level wall mounted chrome wall sconce with 2 tubular opaque glass shades and bulbs | |
| 20 | Free standing white plastic rubbish bin and lid | |
| 21 | Free standing white plastic toilet brush and holder | |
| 22 | 2 embossed glass tumblers | |
| 23 | Light switch outside to 2 chrome rimmed recessed halogen down lights | Working |



E	FRONT STUDIO ROOM	CONDITION
1	White painted panel door 2 brass knob handles	Handles, tarnished, scratched defects under paint to door Door warped
2	Ceiling , coving, white	
3	Walls , white	4 unused picture hooks Some defects under paint, cracking and scuffing to low level right of windows
4	Woodwork , white	Defects under paint Cable clipped to skirting and window frame
5	Floor , light wood effect laminate boards with edge trim to fireplace surround	Some light scratching to boards, dull
6	Floor mounted gas tap with brass cover flap	
7	2 double panel white radiators with thermostatic valves	
8	Skirting mounted telephone socket point	
9	Sill mounted TV aerial coax point with cable attached and further sill mounted BT junction box	
10	2 + 1 white framed sash windows, each with 2 brass lifters and each with brass centre catch	Defects under paint, glass paint marked to edges, especially to top sections
11	Pair of floor length pale beige woven lined curtains	Lining slightly discoloured, curtains soiled to lower edges including water staining, especially to right hand curtain
12	Matching bottle pleated deep pelmet with corded base edge trim	

13	High level wall mounted wooden pelmet board, with 2 pull cords to skirtings mounted lower brackets	Cord and brackets aged and discoloured
14	2 beige cord tie back ropes to 2 wall mounted yellow metal hooks	
15	Pale grey marble mantelpiece with ornate carved fascia and slips	Some rub marks to leading edge to mantle surface
16	Inner fire place finished in black marble surround, with interior of fireplace finished in black painted plaster	
17	Black Yorkstone outer hearth and concrete inner hearth	Stone with 2 white scratches and some white spotting
18	Inner fireplace contains brass and cast iron grate with fake coals and gas fire	
19	Wall mounted Panasonic Viera 24" flat screen TV on wall mounted swivel bracket with cabling concealed within plastic hosing below	
20	Panasonic remote	
21	Low level wall mounted plastic vent	
22	BT Home hub 2.0 and cabling	
23	Binatone Symphony 2200 portable telephone and stand	
24	2 low level black painted laminate units, each with 2 panel doors and brass knob pulls, each painted white to interior and each with one shelf	Usage marks and wear to interior
25	Contents of cupboard assorted loose leaved appliance instructions	Not closely inspected

	boxes for electrical equipment telephone directories	
26	2 antique effect hand painted wooden boxes on bamboo effect legs and stretchers, each box with chrome knob pull and lift up lid, finished in black and gilt	Some minor edge chips to lids
27	2 large red glazed ceramic urn shaped table lamps, each with black pleated fabric shades	As new
28	Pale beige 2 seat sofa bed with 2 seat and 2 back squabs and grey striped double mattress BS 7177 96	Some faint residual spots to seat fabric and left hand arm
29	2 matching single arm chairs each with 1 seat and 1 back squab BS1988	Minor residual marks
30	4 cream woven effect square scatter cushions	
31	5 red and beige abstract patterned scatter cushions	
32	Rectangular glass topped coffee table on black wrought iron frame work and cross stretched legs	
33	2 large hand painted crackle glazed urns each with lids and orange ceramic handles to lids with butterfly and floral pattern Each stand 24" tall	
34	Square chrome stand with 3 chrome square coasters	
35	Wall mounted varnished wood framed and glazed architectural print of offices and apartments of Dufours Place, Soho	

36 Loose fitted cabling for BT modem and telephone

37 High level infra red sensor

38 Bank of 2 plastic light switches to 6 white rimmed recessed halogen down lights

Working



F	KITCHENETTE	CONDITION
1	Open to studio room and situated along one side of room	
2	Sections of grey 2 tone speckled laminate work surfaces	
3	Beige mottled ceramic splash back tiles above work surface	Some cracking at join with work surface
4	2 brushed chrome under wall mounted light strips, on with 4 halogen lights, the other with 3, each with independent switches	Working
5	Inset stainless steel sink with chrome mixer tap, spout and strainer plug	Bowl base very scratched with 2 significant indents to base
6	Surface mounted Neff stainless steel electric hob 4 plates Control panel	Surface very scratches, some discolouration and wear to plates
7	Neff unit mounted hob extractor incorporating 2 lights and steel filters	
8	Neff grill/oven Control panel 2 steel shelves Grill pan and griddle Large black metal rectangular basting dish	As new
9	Unit mounted Neff fridge Light Ice box and drop down flap 1 + 2 glass shelves Recessed plastic crisper box with glass shelf lid 3 Perspex door shelves with 1 plastic egg tray	Recessed crisper box cracked to base, unit well used

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|----|--|----------------------------------|
| 10 | Neff dishwasher with 2 wired shelves and cutlery holder
S5443X1GB/17 | used |
| 11 | Siematic wall and floor mounted units
Wall mounted units comprise 8 doors, 2 with opaque glass panels, all with brushed chrome looped pulls | |
| 12 | Interiors of units, white laminate
Each with 3 white adjustable shelves | |
| 13 | Interiors of glass fronted units, each have 3 plate glass adjustable shelves | |
| 14 | Shorter unit above hob extractor
2 shelves
One with chrome rail | Chrome rail bent |
| 15 | Matching units to floor
7 doors including door to dishwasher and fridge
2 drawers
All with brushed chrome looped pulls | |
| 16 | Interiors of units, white laminate with adjustable white laminate shelves | |
| 17 | Interiors of under sink unit, floored in galvanised effect | Some staining and discolouration |
| 18 | Interior of drawers, white laminate | |
| 19 | Light wood effect laminate kick boards to base of units and to side panels above hob area | |
| 20 | Daewoo microwave oven with glass turntable and light | |

21	Russell Hobbs chrome and black plastic cordless kettle and stand	Used
22	Morphy Richards Europa twin slot toaster	used
23	2 Perspex and varnished wood salt and pepper grinders	
24	Chrome and glass one cup coffee maker	
25	Pyrex measuring jug Pyrex mixing bowl	
26	Small glass creamer jug 2 glass ramekins	
27	8 heavy based glass tumblers 3 stemmed wine glasses 6 dark blue ceramic mugs	
28	White Johnson Bros china with green/pink edge trim and surround 5 dinner plates 10 small tea plates 9 bowls 16 large side plates	3 chipped 3 chipped 3 chipped 2 chipped
29	Large white ceramic milk jug	
30	Cutlery comprising 10 green handled forks 10 knives 10 spoons 9 tea spoons	All very well used
31	Black plastic bottle openers Orange handled scissors	
32	Blue and white ceramic square lasagne dish	
33	Chrome box grater Chrome colander	

34	Chrome round bowl 1 grey non stick fry pan	
35	3 assorted saucepan lids 3 grey non stick saucepans in sizes	All well used
36	Black non stick tongs Slice Spatula Masher Serving spoons Slotted spoon Black handles scissors Chrome slice White handled scissors White can opener	
37	Further chrome can opener Red handled vegetable peeler 2 wooden spoons 2 wooden spatulas 1 wooden fork	All well used
38	Pine knife block 4 black handled sharp knives White ceramic deep mixing bowl white plastic sieve	
39	White Carlton toasted sandwich maker	Well used
50	Round wooden bread board	Very well used
51	Pale blue rubber hot water bottle	Used
52	Galvanised chrome rubbish bin and lid and handles	Well used
53	Grey plastic mop bucket Grey plastic dust pan and brush	
54	Plastic salt cone for dishwasher Further String mop head	





