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Inventory Report

60 Quarter House, Battersea, Juniper Drive, London SW18 1GX

Inventory Inspection date: 02/09/2016

Report print date: 05/09/2016



QUARTER HOUSE, SW18 1GX




| | |
|---|-------------------------|
| Inventory of the contents and conditions for | |
| 60 Quarter House, Juniper Drive, Battersea, London SW18 1GX | |
| Inventory Inspection Date: | 02/09/2016 |
| Inventory Report Reference: | HMT-020-0814-1 |
| Inventory Preparation By: | VCA Property inspection |
| Inventory Report Compiled On Behalf Of: | Hamilton |
| Basis of reporting: | |
| <p>This report has been prepared on the basis that unless specifically mentioned all items inspected have been found in a good 'Normal Use' condition and free from defects and damage over and above normal expected defects and imperfections commensurate with our perceived age of any item. Accompanying images or video form part of the detail of this inventory and this inventories subsequent comparison at the end of the applicable tenancy</p> | |
| Moved Items | |
| <p>At the end of the tenancy relating to this inventory all items for the property listed below and or detailed in this inventories photographic or video evidence as applicable must be returned to the locations as at the date of this inventory. This includes all furniture, fittings and other movable items, especially but not limited to items stored to kitchen cupboards and worktops etc.</p> <p>At the end of the tenancy relating to this inventory a charge may be payable by the tenant/s to cover any landlord costs for any time expended in searching for items that are not in the locations set out below and or detailed in this inventories photographic and or video evidence</p> | |
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Report Contents

| | |
|-----------------------------|----|
| Preliminary Items | 4 |
| Property Generality | 5 |
| Entrance & Hallway | 5 |
| Kitchen / Dining Room | 7 |
| Kitchen Units | 10 |
| Utility Room | 12 |
| Utility Room Units | 13 |
| Bedroom 1 | 13 |
| Bathroom 1 | 15 |
| Bathroom 1 Fittings | 16 |
| Outside Spaces | 17 |
| Check In Comments | 18 |
| Check In Declaration | 20 |
| Disclaimer | 21 |
| Basis Of Reporting | 21 |
| Report Copyright | 21 |
| Contact Details | 21 |

| | | |
|-----------|----------------------------|------------------------------------|
| Check In | Tenant' / s Initials | Landlord' / Agent's Initials |
| Check Out | Tenant / 's Initials | Landlord' / Agent's Initials |



| AREA | PART | DESCRIPTION | CONDITION |
|--------------------------|---|--|-------------------|
| PRELIMINARY ITEMS | Property Brief Description | One bedroom furnished flat within a block | In Good condition |
| | Keys noted at inspection | One set of keys from previous tenant handed to Agent As described  | |
| | Water Meter Reading 00119302 | White external cabinet in common area As described  | |
| | Electricity Meter Reading 03439 000087 TR 023 MD | Located in the common area cupboard As described  | |
| | Smoke Detector Test Result and Location | Green lights noted | Working |

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| AREA | PART | DESCRIPTION | CONDITION |
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| | | | |
| | Tenant Information Pack Seen | Not seen | As described |
| PROPERTY GENERALITY | Ceiling | Smooth finish painted in white emulsion. | Matching as throughout property - Good 'In Use' condition - No marks, damage or defects noted. |
| | Walls | - Painted off white | Minor marks and scuffs as noted in sections |
| | Flooring | Fitted carpet Ceramic tiles Wood strip Aluminium threshold strip. | Good 'In Use' condition. |
| | Doors to Internal Areas | Flush panel contemporary White gloss Metal lever handle Polished steel finish. | Good 'In Use' condition - No damage or defects noted. |
| | Windows | -Purpose build white coated Aluminium in double glazed | Good 'In Use' condition - Openings operate with ease. |
| | Window Dressings | Long drape window blinds in cream colour | Good In Use condition |
| | Heating | Assumed underfloor heating | Not tested |
| | Ceiling Lighting | Recessed white plastic spot lights | As fitted |
| | Electrical | White plastic. | Good - Visually - No damage or defects noted. |
| | Cleanliness | Found in a clean condition throughout. | Condition is as Description. |
| ENTRANCE & HALLWAY | Door Internal Side | Matching Outside Natural wood Flush panel. | Minor scratches to the middle front of door. Scratch noted to lower end of internal area |



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| AREA | PART | DESCRIPTION | CONDITION |
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|  | | | |
| | | Polished steel security chain. Spy hole with steel cap Metal lever handle on back plate incorporating key escutcheon Polished steel finish Black Plastic Recessed chain door closer -. | Good 'In Use' condition. |
| | Ceiling | Smooth finish painted in white emulsion. | Good 'In Use' condition - No marks, damage or defects noted. |
| | Ceiling Lighting | Recessed circular white down lights. X. | Working. |
|  | |  | |
| | Ceiling Fittings | Smoke alarm sensor. | Good 'In use' condition. |
| | Walls | Painted in off white emulsion. | Minor marks and stains showing.to LHS and RHS |
| Electrical  | | As fitted including intercom/ video | Not tested assume working Screen seem slightly blurry and condition has fair wear and tear |
| | Doors To Internal Areas | Contemporary white gloss finish with polished handle | Good 'In Use' condition - No damage or defects noted. |

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| AREA | PART | DESCRIPTION | CONDITION |
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| | Flooring | Wood strip. Light brown | Clean. Minor scratches noted towards the front door and an dent in front of bathroom |
| | Heating | Assumed underfloor heating | Not tested |
| | Cleanliness | Found in generally neat and tidy clean condition. | Condition is as Description. |
| KITCHEN / DINING ROOM | Ceiling | Smooth finish painted in white emulsion. | Matching as throughout property. |
|  | | | |
| | Ceiling Lighting | Recessed circular white down lights. Under units background light. | Working |
| | Ceiling Fittings | Smoke alarm sensor. | No damage or defects noted. |
| | Walls | Glazed tile to back splash | Good In Use condition except some minor marks on the TV and shelf unit walls |




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| AREA | PART | DESCRIPTION | CONDITION |
|--|--|---|--|
| | | | |
| | Electrical | As fitted | As described |
| Flooring  | | Wood strip - continue from hallway | Scratch noted in front of oven |
| | Free Standing Furniture and Accessories | 2 x Stools in rigid whit pvc and polished steel stand | Good In use condition |
| | | | |
| Doors To Internal Areas  | | Glass wooden framed door / painted white to frame | No damage noted |
| | Windows | Purpose built Aluminium double glaze window | Key to window not seen |
| | Window Dressings | Transparent lined blind | In good condition |
| | Flooring | Wood strip. | Minor scratches noted around the dining table area |
| | Heating | Assume - underfloor heating | Not tested |

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| AREA | PART | DESCRIPTION | CONDITION |
|---|------|---|--|
| Free Standing Furniture and Accessories  | | Dark wooden coffee table with one shelf, One white pedestal, one laminate unit with two shelves, sky HD cardboard box, two remote controls for TV and sky, 1x large flat screen TV. entertainment unit with 5 compartment with steel pull handles, Dark stained wooden dining table with 4 x cream fabric dining chairs with wooden legs to match table | Scattered scratches noted to the dining table, one dining chair slightly discoloured |
|  | | | |
| | | Contemporary leather settee with side extension | Minor stain to inside arm rest parallel to kitchen |
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| AREA | PART | DESCRIPTION | CONDITION |
|--|-------------------------------------|---|--|
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| | Cleanliness | Found in generally neat and tidy clean condition. | Condition is as Description. |
| KITCHEN UNITS | Kitchen Installation Details | - Modern contemporary gloss doors kitchen - white to wall units and dark beige on the base units - | No defects noted |
| Worktop  | | White marble - | No defect / damage noted |
| Sink  | | Mixer tap set One and a half bowl sink and drainer Polished steel mono block mixer with swivel spout. | Clean – Minor water stain marks noted on the LHS of small sink |
| Fridge/Freezer  | | Siemen | Appear to be working - clean |

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| AREA | PART | DESCRIPTION | CONDITION |
|---|------|---|-------------------------|
| | | | |
| Microwave  | | Integrated – Siemen  | Not tested |
| Cooker-Hob  | | Integrated - Siemen | Clean - not tested |
| Cooker-Oven  | | Siemen | Cleanable residue noted |
| Cooker Extractor Hood  | | Integrated | Not tested |

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| AREA | PART | DESCRIPTION | CONDITION |
|---|---------------------------|--|---|
| Dish washer  | |  | |
| Other  | |  | |
| UTILITY ROOM | Door Internal Side | Washer / dryer – storage shelves and control panel for telephone, data, TV, intercom, Ventilation etc. | Visually in good condition – not tested |
|  | |  | |

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| AREA | PART | DESCRIPTION | CONDITION |
|---|--|--|--|
| UTILITY ROOM UNITS | Washer/Dryer - White cased 'Electrolux  | | Good visually – not tested |
| BEDROOM 1 | Door Internal Side | Matching Outside. | Good 'In Use' condition. |
|  | | | |
| | Ceiling | Smooth finish painted in white emulsion. | Good 'In Use' condition - No marks, damage or defects noted. |
| | Ceiling Lighting | White plastic ceiling rose, cable and light bulb with shade Recessed circular white down lights. X. | Working. |
| | Ceiling Fittings | Smoke alarm sensor. | Mains wired |
| | Electrical | As fitted - white plastic | As noted |
| | Paintwork | - Painted off white | Minor blemish to wall opposite wardrobe |
| | Windows | Purpose built pvc or steel coated in white | Key to window handle not seen |

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| AREA | PART | DESCRIPTION | CONDITION |
|--|--|--|--|
| | Window Dressings | White roller blind and white curtain net | No defect / damage noted |
|  | |  | |
| | Flooring | Fitted carpets and skirting | Steam cleaned but floor near wardrobe has slight stains |
| | Built in Furniture | Built in wardrobe. Sliding with rail, shelf and two drawers | RHS door handle is loose – Previous tenant informed that it was the same at check in |
| | Free Standing Furniture and Accessories | Double divan bed Double mattress. 2 x side drawers and 2 table lamps in Champaign colour | Metal Clip for base found detached. Bed headboard loose Good in use condition |
|  <p>Wardrobe</p> | |  | |
|  <p>Window & blind</p> | |  <p>Stains to carpets in front of wardrobe</p> | |

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| AREA | PART | DESCRIPTION | CONDITION |
|---|-------------------------------------|--|----------------------------------|
| BATHROOM 1 | Door Internal Side | Matching Outside. | Good 'In Use' condition. |
|  | | | |
| | Ceiling | Smooth finish painted in white emulsion. | Matching as throughout property. |
| | Ceiling Lighting | Recessed circular white down lights. X. | Working. |
| | Ceiling Fittings | Smoke alarm sensor. | Mains wired |
| | Walls | Walls lined with polycarbonate sheet | Good in use condition |
| | Wall Furnishings and Fixings | 3 x steel polished towel rail, 2 x steel coat hook. | Good in use condition |
| Storage in bathroom  | | Walls continue from main room.  | Scuffs and marks noted to walls |

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| AREA | PART | DESCRIPTION | CONDITION |
|--|------|---|--|
| Built in Furniture  | | Contemporary wood surround to hand basin unit and mirror cabinet | No defect noted |
|  | |  | |
| BATHROOM 1 FITTINGS Shower Cubicle  | | Glass screen with polished steel clips | Goodd condition |
|  | |  | |
| Wash Basin  | | Wall hung white porcelain basin with chrome taps. Good 'In Use' condition. |  |

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|---|--------------------------|---|---|
| Bath | |  <p>Porcelain Chrome grab handles Mixer tap block with hose and shower head Mixer tap block Water filling spout.</p> | Good 'In Use' condition - No damage or defects noted. |
| WC | |  <p>Porcelain – wall mounted</p> | Good 'In Use' condition - No damage or defects noted. |
| OUTSIDE SPACES | Front of Property | <p>Timber decking and glass and steel frame railings Timber decking with handrails.</p> | minor clean required |
|  | |  | |

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CHECK IN COMMENTS

| Page Number | Item | Comments |
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CHECK IN DECLARATION

I the tenant hereby acknowledge receipt of this inventory and accept the contents and condition of the property to be as set out in this inventory.

I the tenant further hereby acknowledge accept and understand that I have seven days in which to make a closer and more thorough inspection of the property and confirm in writing any comments or amendments to this inventory on the check In comments section of this document and return this inventory to the landlord or their agent.

I further acknowledge accept and agree that unless I make any such written amendments or comments and return this document to the landlord or their agent within seven days of the date of my receipt of this document this inventory document will be the definitive basis of comparison of the contents and condition of the property at the time of the end of tenancy howsoever occasioned.

I further accept acknowledge and agree that this check in declaration applies to tenant in the singular or tenants in the plural as applicable to the tenancy agreement this inventory relates to.

Sign & Print all Names *

Tenant / s

Landlord / Landlords' Agent.

Check In Date:

Keys List at Check In:

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DISCLAIMER

This inventory has been prepared to provide a written recording of the contents of the property as well as the condition of the contents and the decorative condition of the areas and spaces to the extent of the instructing principals' instructions. The accuracy of this report is subject to the agreement of the tenant and landlord or their respective agents. This report has been compiled by a person who is not a qualified buildings surveyor or health and safety expert or qualified to offer legal advice of a landlord or tenants obligations. Neither is the person compiling this report an expert on any materials that may be found and described in the property including but not limited to woods, fabrics and antiques. This inventory is not to be used as a definitive and accurate description of each and every piece of equipment and furniture in the property or as any type of report such as a property survey or structural survey. Any property in lofts garages and cellars that are not included in this inventory are the sole responsibility of the landlord. This inventory is not a statement that any item or materials described complies with any regulations. All statements as to safety labels must be checked for validity by the recipient / s of this inventory. Our services are subject to the terms and conditions published on our website at www.vcapropertyinspection.co.uk

BASIS OF REPORTING

This report has been prepared on the basis as set out earlier in this report.

REPORT COPYRIGHT

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