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## 49 Queens Gate Mews, London SW7 5QN

Inventory Inspection date: 23/08/2016

Report print date: 24/08/2016



The property is a two unfurnished two bed with one reception one ensuite bathroom and a separate bathroom spread across three floors. Also included in the inventory are garage and roof terrace. Please note that during my inspection there were builders on site preparing to carry out some works in the property and this may compromise the findings in this report

<b>Inventory of the contents and conditions for</b>	
<b>49 Queens Gate Mews, London SW7 5QN</b>	
Inventory Inspection Date:	23/08/2016
Inventory Report Reference:	MS -230816-1
Inventory Preparation By:	VCA Property Inspection
Inventory Report Compiled On Behalf Of:	Agent - Milton Stone
<b>Basis of reporting:</b>	
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	
<b>Moved Items</b>	
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.	
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	

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<b>PRELIMINARY ITEMS</b>	<b>Keys noted at inspection</b>	Standard Mortice lock key Latch lock key Window lock key Unidentified type key.	 <p><b>4 sets of keys</b></p>
	<b>Gas Meter Reading</b>	 <p>Located high level in the garage</p>	Reading taken 4725
	<b>Electricity Meter Reading</b>	Located at the garage high level*	Reading taken 07052
	<b>Water Meter Reading</b>	 <p><b>Water Meter - located in front of house</b></p>	Reading taken  104
	<b>Mains Water Stopcock Location</b>	Located at the garage	As noted
	<b>Smoke Detector Test Result and Location</b>	Also Carbon Monoxide tested and worked. Smoke detector does not emit sound when test button is pressed.	
	<b>Gas Safety Certification Seen</b>	Noted	 <p><b>Gas safety certificate</b></p>
	<b>Appliance Manuals</b>	Located in the garage	









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<b>PROPERTY GENERALITY</b>	<b>Ceiling</b>	Smooth finish painted in white emulsion.	Showing 'In Use' defects commensurate with apparent age of decorations.
	<b>Walls</b>	Painted in white emulsion Picture rail.	Reasonable 'In Use' condition - Showing 'In Use' marks, scuffs and defects commensurate with long term normal use of decorations.
	<b>Paintwork</b>	Painted white.	Reasonable 'In Use' condition.
	<b>Flooring</b>	Wood strip, Linoleum flooring Aluminium threshold strip.	Good 'In Use' condition - Minor marks and stains.
	<b>Doors to Internal Areas</b>	Flush panel 6 panel door Painted in White gloss Metal lever handle Matt steel finish.	Reasonable 'In Use' condition.
	<b>Windows</b>	White painted timber framed Clear glazed Polished steel handles Key to lock.	Reasonable 'In Use' condition - Openings operate with ease.
	<b>Window Cleanliness</b>	External glazing in need of cleaning.	Condition as Description.
	<b>Window Dressings</b>	Fabric roller blind Metal curtain pole with matching finials Wooden curtain pole with matching finials Lined curtains.	Good 'In Use' condition - Shows small marks.
	<b>Heating</b>	White central heating radiator with control and thermostatic valve throughout.	Matching throughout property - Valve and thermostat knobs present. Couple of caps noted missing.
	<b>Ceiling Lighting</b>	White plastic ceiling rose, cable and light bulb with shades throughout.	No damage or defects noted - Reasonable condition.
	<b>Electrical</b>	White plastic.	Reasonable 'Far In Use' condition - Visually - No damage or defects noted -

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			Dusty to edges - Over painted.
	<b>Cleanliness</b>	Reasonable throughout unless later noted Found in a reasonable condition of cleanliness throughout.	Condition is as Description.
<b>ENTRANCE &amp; HALLWAY</b>	<b>Door Internal Side</b>	Timber door with 6 panel and Top wooden pane of glass. Yale lock pull latch. Doorbell noted / tested and works Varnished.	Reasonable 'In Use' condition. - Glass broken to LHS Letter box flap missing
			
	<b>Ceiling</b>	Smooth finish painted in white emulsion.	Matching as throughout property.
	<b>Walls</b>	Painted in white emulsion.	Reasonable 'In Use' condition - Minor expansion of joints showing - Minor marks and stains showing.
			
	<b>Electrical</b>	Double wall lights and single rose on a shade light. Radiator and wooden white painted shelf above it	Good 'In use' condition visually but double wall lights not working



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		noted to the RHS of hallway under the stairs not tested	
	<b>Flooring</b>	Laminate wood strip.	Reasonable 'In Use' condition.
	<b>Cleanliness</b>	Found in a reasonable condition of cleanliness throughout.	Condition is as Description.
<b>LIVING ROOM 1</b>	<b>Doors To Internal Areas</b>	Flush panel Painted in White gloss.	Good 'In Use' condition - Door fittings tarnished.
	<b>Cupboard</b>	Painted white Timber shelf with hanging rail below Built in cupboard.	Cracks and marks noted to outside of both doors, scuffs and stain marks noted to inside cupboards
			
	<b>Windows</b>	White painted timber framed Clear glazed Polished steel handles. Incorporating lock.	Good 'In Use' condition. Small chip to middle frame noted to frame
	<b>Window Dressings</b>	CURTAINS Wooden curtain pole with matching finials Wood curtain rings Lined curtains Tie back panels.	Good 'In Use' condition - Shows small marks.

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	<b>Flooring</b>	Laminate wood strip.	Minor marks and stains.
	<b>Heating</b>	White central heating radiator with control and thermostatic valve.	Good 'In use' condition visually - LHS cap missing. Untested.
	<b>Built in Furniture</b>	Shelves unit with brick finishing to the top	Minor scratches and marks noted
	<b>Cleanliness</b>	Found in a reasonable condition of cleanliness throughout.	Condition is as Description.
<b>KITCHEN</b>	<b>Wall Furnishings and Fixings</b>	Damage noted to Right Hand Side at the top end of oven casing. Edging strip to the RHS unit door next to oven is damaged and painted over	Damage noted to RHS top end of oven casing and edging strip to RHS base unit next to oven is damaged

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	<p><b>Flooring</b></p>	<p>Laminate wood strip. LHS on entry to kitchen</p>	<p>Damage to floor painted over</p>
<p><b>KITCHEN / DINING ROOM</b></p>		<p>Laminate wood strip.</p>	<p>Good 'In Use' condition - Minor expansion of joints - Minor marks and stains.</p>
	<p><b>Heating</b></p>	<p>White central heating radiator with control valves Wall mounted.</p>	<p>Good 'In use' condition visually.</p>








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	<b>Cleanliness</b>	Kitchen found in a reasonable condition of cleanliness throughout.	Condition is as Description.
<b>KITCHEN UNITS</b>	<b>Worktop</b>	Granite.	Good 'In Use' condition.
	<b>Sink</b>	Mixer tap set and incinerator Single bowl sink and drainer Steel.	Reasonable 'In Use' condition - No damage or defects noted - Stained to bowl - Showing light normal 'In use' scratches - In need of cleaning.
	<b>Fridge/Freezer</b>	White cased 'Bosch'.	Reasonable 'In Use' condition - All internal components appear to be complete - Cracks showing to casing handles.
	 		
	<b>Dishwasher</b>	White cased 'Bosch'.	Good 'In Use' condition.
	<b>Cooker-Oven</b>	Capel	Reasonable 'In Use' condition - Greasy - Untested.
			

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	<b>Cooker Extractor Hood</b>	Incorporating light/s and fan.	Good 'In Use' condition - Extractor light and fan working. Require further cleaning
<b>UTILITY ROOM UNITS</b>	<b>Washing Machine</b>	-Located in the ensuite bathroom	Not tested
	<b>Tumble Dryer</b>	-Located in the ensuite bathroom	Not tested
			
<b>STAIRS &amp; LANDING 1 PARTS</b>	<b>Stairs and Landing Description</b>	Wooden spiral staircase on a metal supports	Damage scratch noted to timber panel wall to LHS of first flight. Wooden steps has scratches all over

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<b>STAIRS &amp; LANDING 2 PARTS</b>	<b>Stairs and Landing Description</b>	Wooden spiral staircase on a metal support	Scratches noted to wooden scratches
			
<b>STAIRS &amp; LANDING 3 PARTS</b>	<b>Stairs and Landing Description</b>	Wooden spiral staircase on a metal support	Scratches noted to wooden scratches

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<b>BEDROOM 1</b>	<b>Door Internal Side</b>	Flush panel Painted in white gloss Metal lever handle.	Good 'In Use' condition - Door fittings tarnished.
			
	<b>Ceiling</b>	Smooth finish painted in white emulsion.	Matching as throughout property. Crack noted to the middle of ceiling near pendant rose light
	<b>Electrical</b>	Single light switch Central Heating thermostat.	Good 'In use' condition visually.
	<b>Paintwork</b>	Painted white.	Reasonable 'In Use' condition - Light 'In Use' defects showing.
	<b>Windows</b>	White painted timber framed. Security grill with lock noted Clear glazed.	Good 'In Use' condition.
	<b>Window Dressings</b>	CURTAINS Metal curtain pole with matching finials Lined curtains.	Good 'In Use' condition. Three sets of crew holes noted behind the curtain pole
	<b>Flooring</b>	Laminate wood strip.	Reasonable 'In Use' condition - Minor marks and stains.

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	<b>Heating</b>	White central heating radiator with control and thermostatic valve Matching as throughout the property.	Good 'In use' condition visually.
	<b>Cleanliness</b>	Found in generally neat and tidy clean condition.	Condition is as Description.
<b>BEDROOM 2</b>	<b>Doors To Internal Areas</b>	6 panel door White gloss Metal lever handle on back plate.	Good 'In Use' condition - Door fittings tarnished.
			
	<b>Ceiling</b>	Painted in smooth white emulsion	Several cracks noted to ceiling immediately from the entrance door to the room
	<b>Electrical</b>	As fitted	Visually in good condition
	<b>Paintwork</b>	Painted off white smooth emulsion	Marks and scuffs noted

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	<b>Windows</b>	White painted timber framed Clear glazed Polished steel handles. Incorporating lock Key to lock.	minor scratches noted to glass
	<b>Window Dressings</b>	BLINDS Fabric roller blind CURTAINS Plastic curtain track.	Blind in mustard colour with a white paint stains to lower end. Curtain has stains to lower paths to LHS and RHS of drop as well as the middle LHS of curtain
	<b>Flooring</b>	Wood strip.	Good 'In Use' condition - Minor marks and stains.
	<b>Heating</b>	White central heating radiator with control and thermostatic valve.	Good 'In use' condition visually - RHS Control knob missing.
	<b>Built in Furniture</b>	Double white painted wooden wardrobe with 4 door knobs, storage shelves all painted in white	Reasonably in use condition, Scratches and scuffs noted at the internal walls
		Fitted shelves painted white with top brick décor to the wall adjacent to staircase	Good in use condition except minor cracks and chips noted to the shelves
	<b>Cleanliness</b>	Found in generally neat and tidy clean condition.	Condition is as Description.

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<b>EN SUITE 1</b>	<b>Door Internal Side</b>	6 panel door with polished steel door knob Painted in white gloss.	Good 'In Use' condition - Dark mark / line noted to the bedroom side.
			
	<b>Ceiling</b>	Smooth finish painted in white emulsion.	Good 'In Use' condition - Appears to be newly decorated - Old defects showing through from beneath decorative finish - Light Working.
	<b>Ceiling Lighting</b>	Recessed circular white down lights.	All working
	<b>Electrical</b>	Pull switch and chord with end rounded ceramic designed light pull	Good In Use condition
			
	<b>Windows</b>	White painted timber framed Clear glazed Polished steel handles. Incorporating lock.	Good 'In Use' condition.
	<b>Flooring</b>	Linoleum flooring	Good In Use condition except minor scratches noted in front of wardrobe

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	<b>Heating</b>	White central heating radiator with control and thermostatic valve.	Good 'In use' condition visually.
		Fitted wardrobes with mirror doors	Good 'In Use' condition - No marks, damage or defects noted.
<b>Built in Furniture</b>			
			
	<b>Other</b>	Air vent	Does not seem to be working
		Toilet roll holder and towel ring holder in chrome. Wooden white cabinet with two doors and handles. Interior not painted	Toilet roll holder tarnished and paint mark black plastic.
	<b>Cleanliness</b>	Found in generally neat and tidy clean condition.	Condition is as Description.
<b>EN SUITE 1 FITTINGS</b>	<b>WC</b>	White porcelain close coupled suite with chrome flush handle, white plastic seat and lid.	Good 'In Use' condition.
	<b>Shower installation</b>	White porcelain, with chrome taps and waste fittings.	Good 'In Use' condition.
	<b>Shower Cubicle</b>	Steel framed glazed enclosure White porcelain shower tray. White plastic shower tray.	Good 'In Use' condition - Need further cleaning to glaze. Wipe able marks showing - Glass smeared.
	<b>Wash Basin</b>	White porcelain pedestal basin with chrome taps.	Good 'In Use' condition. - rust appear to chrome drain fittings


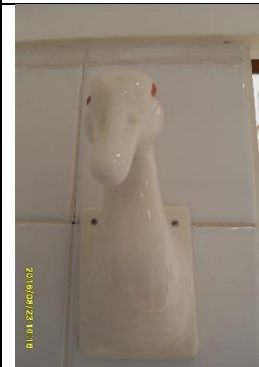


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	<b>Bath</b>	White plastic bath with chrome hot and cold taps. Drain plastic plug and chain.	Good 'In Use' condition - No damage or defects noted.
<b>BATHROOM 1</b> 	<b>Door Internal Side</b> 	Flush panel Sliding door. Painted in white gloss Slotted lock knob.	Reasonable 'In Use' condition, except scratches to the LHS as a result of sliding door track
			
	<b>Ceiling</b>	Smooth finish painted in white emulsion.	Good 'In Use' condition.

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	<b>Ceiling Lighting</b>	Recessed circular white down lights.	All working. Pull switch end bit pull missing
	<b>Walls</b>	Painted in white emulsion.	Reasonable 'In Use' condition.
	<b>Wall Furnishings and Fixings</b>	Mirror. Three glass shelves fixed on chrome brackets. Ceramic carved swan head coat hook in white	No defects noted
	<b>Electrical</b>	As fitted including shaver socket and shaver box light with pull	No defects noted
	<b>Paintwork</b>	Painted in white gloss.	N - Reasonable 'In Use' condition.
	<b>Flooring</b>	Wood strip.	Good 'In Use' condition.
	<b>Heating</b>	No seen	As described
	<b>Cleanliness</b>	Found in a clean condition throughout.	Condition is as Description.
<b>BATHROOM 1 FITTINGS</b>	<b>WC</b>	White porcelain close coupled suite with chrome flush handle, white plastic seat and lid.	Good 'In Use' condition.







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	<p><b>Wash Basin</b></p> 	<p>White porcelain pedestal basin with chrome taps.</p>	<p>Multiple light scratches showing - Rust appearing. Stained.</p>
	<p><b>Bath – Cracked tiles</b></p> 	<p>Porcelain and clear shower screen          Chrome grab handles          Mixer tap block with hose and shower head          Mixer tap block.</p>	<p>Good 'In Use' condition. White cap fitting to cold water tap missing. Shower screen require cleaning          Cracked tiles noted</p>
<p><b>OUTSIDE SPACES</b></p>	<p><b>Garage/Carport/s</b></p>	<p>Integral garage. Boiler, Water tank and cistern for Ground floor bathroom, stop cock and etc. are housed there - please evidence in photos</p>	<p>Reasonable 'In Use' condition - Neat and tidy - Door operates with ease.</p>
			
			
	<p><b>Special Features</b></p>	<p>Timber stairs from bedroom two is used for accessing roof terrace</p>	<p>Stairs generally in good condition but carpet runners to steps are stained in unidentified residue</p>

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	<b>Outside Spaces Other</b>	Roof terrace, laid with wooden deck	Generally in good condition but deck flooring require maintenance
	<b>General Condition of Outside Spaces and Maintenance Standard</b>	Noted to be in a good seasonally well maintained condition.	Good.
			

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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.**

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**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](http://www.vcapropertyinspection.co.uk).

**BASIS OF REPORTING**

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

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