



27 Old Gloucester street. London WC1N 3AX

Inventory Report

Apartment xxx, Port East, Hertsmere Rd, London E14

Inventory Inspection date: 01/04/16

Report print date: 02/04/2016

Inventory of the contents and conditions for Apartment E101 Port East, 18 Hertsmere Rd. E14 4AF

Inventory Inspection Date:	01/04/16
Inventory Report Reference:	VCA- 01AL
Inventory Preparation By:	VCA property inspection
Inventory Report Compiled On Behalf Of:	Landlord Ltd

Basis of reporting:

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

Moved Items

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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Tenant' / s Initials

Tenant / 's Initials

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AREA	PART	DESCRIPTION	CONDITION

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BEDROOM 1	Built in Furniture	Built in wardrobe.	Good 'In Use' condition. Also noted a small metal safe inside
 <p>Master bed 1</p>  <p>En suite passage 1</p>		 <p>Free standing wardrobe</p>	 <p>Single wardrobe</p>  <p>Built in wardrobe with metal safe 1</p>
	Free Standing Furniture and Accessories	Chair Wooden framed bed Double mattress Chest of drawers Bedside cabinet Free standing single wardrobe Free standing double wardrobe -.	Reasonable 'Far In Use' condition.
BATHROOM 1	Ceiling	Same description as in the hallway	Previous dried water ingress probably caused by leak from flat above noted on a section of ceiling
	Ceiling Fittings	One spot light not working	

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AREA	PART	DESCRIPTION	CONDITION
BATHROOM 1	Walls	Painted in magnolia emulsion Tiled.	Reasonable 'Far In Use' condition.
 En suite bath area	 Shower enclosure	 Hand basin	 WC
BATHROOM 1 FITTINGS	WC	White porcelain close coupled suite with chrome flush handle, white plastic seat and lid.	Good 'In Use' condition.
	Shower installation	White porcelain, with chrome taps and waste fittings -	Good 'In Use' condition.
	Wash Basin	Contemporary steel with glass surrounds, mixer tap, mirror and each side of mirror has light fittings	No damage noted
	Bath	Mixer tap block with hose and shower head.	All controls working

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PRELIMINARY ITEMS	Gas Meter Reading	Could not be located	NA
	Electricity Meter Reading	Could not be located	NA
	Water Meter Reading	Could not be located	NA

AREA	PART	DESCRIPTION	CONDITION
	P.A.T Test Label	Could not be determined	
 <p>Fuse board</p>		 <p>Fuse board 2</p>	
	Gas Safety Certification Seen	Could not be determined	We assume no gas appliances in the apartment

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ENTRANCE & HALLWAY PARTS	External Door and Frame	Dark oak veneer solid door Metal lever handle Letter box plate House number numerals 'Yale' style with cylinder lock and internal rim housing letter box flap.	No damage or defects noted.  Hallway entrance internal
INNER LOBBY	Ceiling	Natural wooded timber beams supporting panelled timbers	Dried water Ingress noted on the wooden ceiling adjacent to the smoke alarm
	Ceiling Lighting	Three spot lights	Two spots not working
	Walls	Painted in magnolia emulsion.	Good 'In Use' condition.

AREA	PART	DESCRIPTION	CONDITION
 Intercom	 Desk		 Framed Mirror  Ceiling 1
	Wall Furnishings and Fixings	Intercom phone near the entry door	Appear to be working but not tested

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	Free Standing Furniture and Accessories	Armchair.	Clean without stains
		Colonial pedestal desk with green patterned fitted mat which I presumed to be leather and a black table lamp	Good 'In Use' condition
		Extra large French vintage traditional framed mirror	Colour - gold and no scratches noted
	Other	unidentified item that look like a somewhat free standing rack	situated by the entry door leaning against wall by intercom entry phone
CLOAKROOM	Door Internal Side	Dark oak veneer solid door	Stainless steel door handle and latch
	Ceiling	smooth finished painted white with wooden beams forming as moulding around	Good 'In Use' condition

AREA	PART	DESCRIPTION	CONDITION
			
WC 1	Stained wall 1	Hand basin 1	Ceiling 1
	Ceiling Lighting	2 x spotlights	One spot light is out

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	Walls	Painted in magnolia emulsion.	section of wall adjacent to towel rail has scuffs that seem to be caused by cleaning
	Flooring	Wood strip and matching wooden skirting	No marks, damage or defects noted on the floor. Some section of skirting require sealing at the top edge
	Other	Extractor	Good 'In Use' Condition
		Free standing WC	Good 'In Use' condition
		Hand basin with mixer tap and mirror back splash	Good 'In Use' condition
LIVING ROOM 1	Ceiling	Natural wooden timber beams supporting timber panels	Good 'In use' Condition
	Ceiling Lighting	Four spots but one not working	Good 'In use' Condition

AREA	PART	DESCRIPTION	CONDITION

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<p>Settee 1</p> 	<p>Wall clock</p> 	<p>Free standing Items</p>	<p>Ceiling</p>
	<p>Walls</p>	<p>Left hand side of wall facing the window has original brick finish but the opposite wall is smooth finish painted in magnolia emulsion. The middle wall where the window is located has brick finish</p>	<p>Good 'In use Condition</p>
	<p>Windows</p>	<p>Clear glazed with metal frame and handle Double window installation.</p>	<p>No damage or defects noted - Openings operate with ease.</p>
	<p>Window Dressings</p>	<p>CURTAINS Wooden curtain pole with matching finials Unlined fabric curtains.</p>	<p>Good 'In Use' condition.</p>
	<p>Flooring</p>	<p>Wood strip.</p>	<p>Reasonable 'Far In Use' condition.</p>
	<p>Heating</p>	<p>Electric radiator, wall mounted x 2</p>	<p>Not tested</p>
	<p>Free Standing Furniture and Accessories</p>	<p>Sofa Settee Nest of occasional tables Coffee table Dining table Chest of drawers Faux suede.</p>	<p>Reasonable 'Far In Use' condition.</p>









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KITCHEN	Walls	Painted in magnolia emulsion.	Good 'In Use' condition.
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AREA	PART	DESCRIPTION	CONDITION
			
LH side of kitchen 1	Middle section 1	RH side of kitchen 1	Sink 1
KITCHEN	Flooring	Wood strip.	Reasonable 'In Use' condition - No marks, damage or defects noted.
	Other	Please we did not take record of utensils, pans and sauce pan	NA
			
Washer dryer 1	Base unit 1	Oven 1	Dining area 1
KITCHEN / DINING ROOM	Ceiling	Natural wooden timber beams supporting timber panels	Good 'In use' Condition
	Ceiling Lighting	Three spot light but only two works	Good 'In use' Condition

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	Free Standing Furniture and Accessories	Chair Dining table.	presumed pine
KITCHEN UNITS	Kitchen Installation Description	Contemporary style Modern.	Good 'In Use' condition.
	Worktop	Presume Granite.	No damage or defects noted - Clean.

AREA	PART	DESCRIPTION	CONDITION
	Sink	Mixer tap set One and a half bowl sink and drainer Steel.	Good 'In Use' condition - No damage or defects noted - Clean.
	Fridge/Freezer	Tall and integrated to match unit doors	Not tested
	Washer/Dryer	Integrated	NT (not tested)
	Dishwasher	Integrated	NT
	Microwave	Integrated	NT
	Cooker-Oven	Integrated.	Not tested
		Integrated - electric	NT
	Cooker-Hob	Integrated - electric	NT

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	Cooker Extractor Hood	Integrated - Steel back splash	NT
UTILITY ROOM	Door Internal Side	Matching outside including fittings Metal lever handle.	Matching other doors - Good 'In use' Condition
	Ceiling Lighting	lighting not working	
AREA	PART	DESCRIPTION	CONDITION
	Heating	Mega flow water cylinder with unidentified blue bag sitting on top	Presumed working
Megaflow cylinder 1			
	Other	1x Dyson vacuum + 1 unidentified vacuum	Not tested
Vacuum cleaners x 2 1			
BEDROOM 1	Ceiling	Same description as in the bathroom	
	Ceiling Lighting	All spots working	

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	Walls	Wall were window is located has brick finish	Good 'In use' condition
		Painted in magnolia emulsion.	Good 'In Use' condition.
	Window Dressings	- Wooden curtain pole with matching finials Unlined fabric curtains.	Good 'In Use' condition.
	Flooring	Herring bone pattern.	No marks, damage or defects noted.
	Heating	Electric radiator Wall mounted.	Not tested

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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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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.activeinventories.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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