

## INVENTORY CHECK IN REPORT

Flat 11, Billington House,  
Deeley Road.  
London  
SW8 4XF

Company: 161 Queens Drive, London N4 2AR  
Inspected by: Favour Inventory services  
Date of Inspection: 27/01/2022  
Prepared for: New Capital Properties Limited

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## INSPECTION INFORMATION

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Model

Furnished 2-bed/1-bathroom

As viewed by

Isaac Iziken On behalf of Favour Inventory services

## SCHEDULE OF CONDITION

Condition	
General Condition	Property is generally in good condition and decorated to good standard with all fittings and appliances tested for power and are all in working order, unless if stated otherwise at any section on this report.
General Cleanliness	Property is generally clean to professional standard for the commencement of the tenancy including all reachable window exteriors.
Flooring	Generally in good and clean condition, unless if stated otherwise at any section on this report.
Walls	Generally in good and clean condition, unless if stated otherwise at any section on this report.
Windows & Sills	Generally in good and clean condition, all window locks are tested and are in working order. The kitchen window pull-locks are shaking.
Curtains & Blinds	All blinds/curtains are new and are all in good condition.
Kitchen & Fittings	Generally in good and clean condition, unless if stated otherwise at any section on this report. The Hob has a large crack in the front area but still working.
Bathroom & Fittings	Generally in good and clean condition, unless if stated otherwise at any section on this report.
Lighting & Fixtures	All lights are tested and are in working order.
Smoke Alarm/CO Alarm	All Smoke and Carbon monoxide alarms are tested and are all in working order. Fire/Smoke alarm seen as follows: 2x in hallway 1x Kitchen, and 1x Co2 alarm 1x Stairs landing 1x Reception 1x each in all bedrooms
Hot water	In working order

## METERS

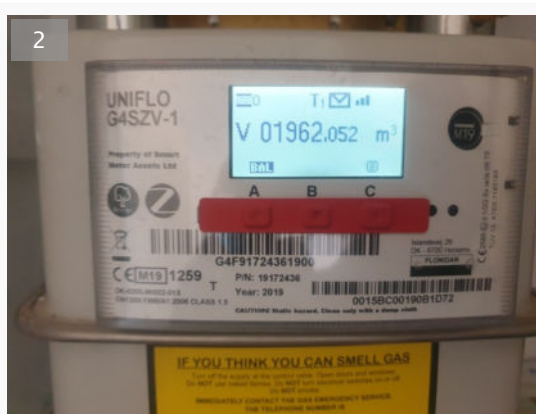
### Electric



27/01/2022 13:02 (GMT)

Serial #: 19M1061211  
 Reading One: 03706  
 Reading Two: 00000  
 Last Checked: 27 January, 2022  
 Location: Hallway meter cupboard

### Gas

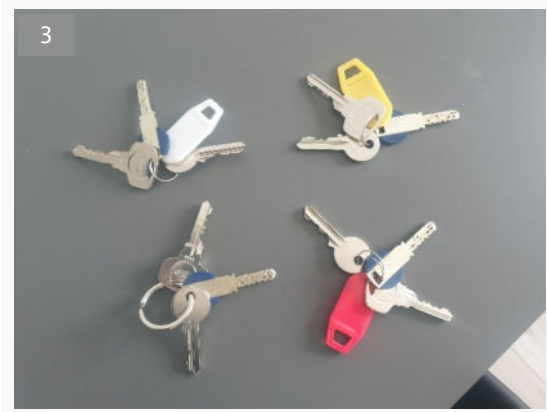


27/01/2022 12:17 (GMT)

Serial #: G4F91724361900  
 Reading One: 01962  
 Last Checked: 27 January, 2022  
 Location: Kitchen cabinet above the fridge.

## KEYS

### Keys



27/01/2022 12:04 (GMT)

4x Sets of keys were handed over to the tenant

Each Key set comprises;

1 x Gate key each [For downstairs communal gate]

1 x Front door key each [Communal front door]

1 x Flat door key each

Other keys in the flat:

1x Balcony door key

1x window key

## NOTES

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The summary of this report is a general overview of the property as found at the time of the inspection. The observations below are based on the materials made available to the clerk at the time of the inspection appointment, where the instructing principal has not made the correct paperwork available, Favour Inventory accepts no responsibility for any errors or omissions.

### NOTES FOR CHECK OUT:

Checkout report must be read in conjunction with the original check in and inventory done at the start of a tenancy. If a check out clerk make notes like "Tenant responsible" at any section in the report, it simply means that tenant is responsible to look after or ensure such area or item are in same condition as they met it. [Apart from wear tear usage].

### TENANT GUIDANCE NOTES: CHECK OUT INSPECTION

The Check Out or Check In report serves to highlight any differences between the original inventory and the condition of the property as found at the time of the Check Out or Check In. Items which are not referred to in the Check Out or Check In report were found to be in the same condition when compared to the original inventory at Check Out or Check In. It is expected that the property and its contents will be in a similar condition of cleanliness as noted in the original inventory. The tenant is responsible for the cost of any missing item or defects in the property apart from hairline fracture. If the standard of cleaning is not satisfactory, managing agents or Landlords will employ a contract cleaner - the cost of which will be deducted from the tenant's deposit. Where professional cleaners are used, receipts should be retained and produced if required.

All cleaning must be thorough and the property left tidy at the end of the tenancy.

All items should be returned to the same location as shown on the Inventory to avoid the additional cost of replacement. The Inventory Clerk will not search for items and they may be noted as missing.

The Tenant must be ready to vacate the property and hand over the keys at the check- out appointment. Should any keys be lost, you may be charged for the replacement of the locks. Any additional keys you may have had cut should also be handed over. If you are not ready to vacate the property at the check-out appointment, you may incur the cost of an abortive checkout.

## SPACES

### Front Entrance & Hallway



27/01/2022 12:06 (GMT)





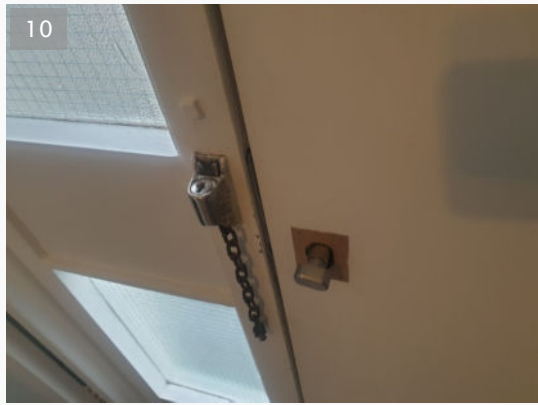
27/01/2022 12:06 (GMT)



27/01/2022 12:06 (GMT)





27/01/2022 12:07 (GMT)





Item	Description
Door Front	<p>White painted wooden door with 2x chrome ket holes, 1 chrome letterhole with cover plate, 1 spy hole, a mounted chrome number 11; on white painted wooden frame with textured glass transom to a side and to door top, all in good condition. 1 plastic doorbell on the frame- tested working.</p> <p>1 small mark on the side transom glass near the door keyhole.</p>
	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>27/01/2022 12:06 (GMT)</p> </div> <div style="text-align: center;">  <p>27/01/2022 12:07 (GMT)</p> </div> </div> <div style="text-align: center; margin-top: 20px;">  <p>27/01/2022 12:07 (GMT)</p> </div>




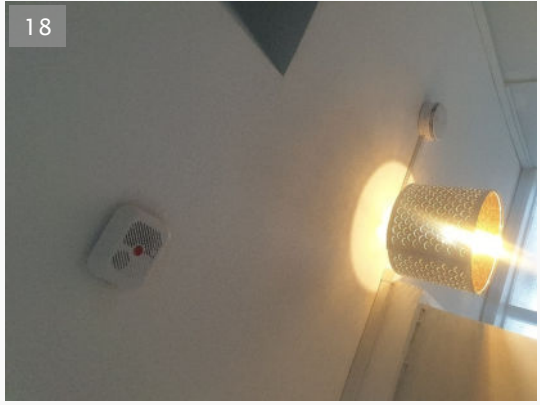


## FRONT ENTRANCE & HALLWAY (CONTINUED)

Item	Description
Door Interior side	<p>White painted interior side of door with matching frame, 1 jam-lock, a spy hole cover plate, 1 chrome letter hole cover plate, 1 door latch chain, 1 self-twist lock - base cover missing, 1 chrome door closer at the top. All on white painted wooden frame.</p> <p>Minor chips in door frame edge near the latch chain.</p>
Ceiling	White painted ceiling, all in good condition.
Walls	<p>Light grey painted wall. 1 wall-mounted white painted wooden shelf, in good condition.</p> <p>Minor scuff marks on the left-hand side wall near the intercom.</p> <p>Damp damage in wall base area on the right-hand side near the cloakroom.</p> <p>1 very small dent in wall on the right-hand side near the base area.</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>27/01/2022 12:08 (GMT)</p> </div> <div style="text-align: center;">  <p>27/01/2022 12:09 (GMT)</p> </div> </div>
Skirting	White painted skirting with brown scotia beading in the skirting base area, the beading is loose on the right-hand side.

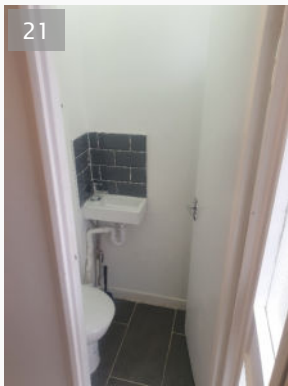
## FRONT ENTRANCE & HALLWAY (CONTINUED)

Item	Description
Flooring	<p>Grey colour polish finish fitted wooden floor, all in good and clean condition.</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>27/01/2022 12:08 (GMT)</p> </div> <div style="text-align: center;">  <p>27/01/2022 12:08 (GMT)</p> </div> </div> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>27/01/2022 12:08 (GMT)</p> </div> <div style="text-align: center;">  <p>27/01/2022 12:10 (GMT)</p> </div> </div>
Heating	1 wall-mounted radiator with complete valve caps.
Lights & Fixtures	<p>1 ceiling fitted light bulb with white light shade, light tested working.</p> <p>Wall-mounted white plastic light switch</p> <p>Wall-mounted electric socket</p> <p>Wall-mounted thermostat</p>
Smoke Alarm/ Co2 Alarm	<p>1 ceiling-mounted fire alarm system, alarm tested working.</p> <p>Further 1 wall-mounted Smoke alarm, tested working</p>

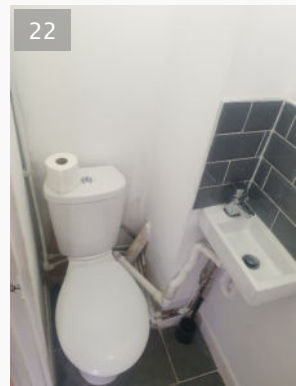
## FRONT ENTRANCE & HALLWAY (CONTINUED)

Item	Description
Miscellaneous	<p>White painted wall-mounted meter cupboard with a front pull, the interior has the electric smart meter</p> <p>1 wall-mounted white plastic door entry telephone intercom, tested working.</p> <p>1 wall-mounted fuse box</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>17</p> <p>27/01/2022 12:09 (GMT)</p> </div> <div style="text-align: center;">  <p>18</p> <p>27/01/2022 12:09 (GMT)</p> </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 20px;"> <div style="text-align: center;">  <p>19</p> <p>27/01/2022 12:10 (GMT)</p> </div> <div style="text-align: center;">  <p>20</p> <p>27/01/2022 12:10 (GMT)</p> </div> </div>

## Cloakroom



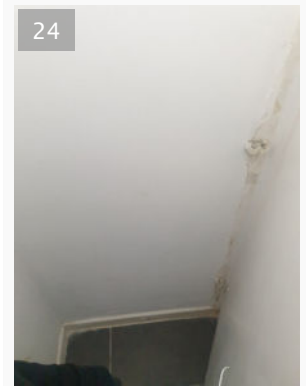
27/01/2022 12:11 (GMT)





27/01/2022 12:11 (GMT)



27/01/2022 12:11 (GMT)



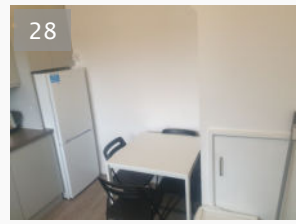
27/01/2022 12:12 (GMT)

Item	Description
Door Front	White painted wooden door with a chrome handle on each side, on a white painted wooden frame, in good condition.
Door Interior side	Front matching interior side, in good condition. 1 door bolt.
Ceiling	White painted ceiling, all in good condition.
Walls	Part white painted and part fitted ceramic wall tiles to splashback area. Hairline crack and paint patches in wall corner behind the door.
Skirting	White painted skirting , light chips on skirting behind the toilet area.
Flooring	Grey colour ceramic floor tiles in good and clean condition.
Windows	1 frosted glass upvc window with a pull lock, pull lock tested working.
Basin	1x ceramic basin with chrome mixer tap and pop up waste hole plug. In good condition.
WC	White ceramic wc with white plastic seat and lid. In good condition
Lights & Fixtures	1 ceiling-fitted light bulb in a white glass shade, light tested working.
Miscellaneous	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>27/01/2022 12:12 (GMT)</p> </div> <div style="text-align: center;">  <p>27/01/2022 12:12 (GMT)</p> </div> </div>

## Kitchen



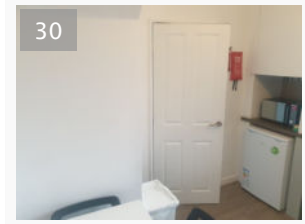
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27/01/2022 12:13 (GMT)



27/01/2022 12:13 (GMT)

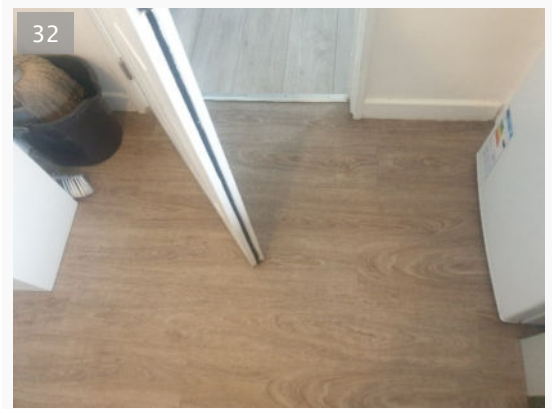


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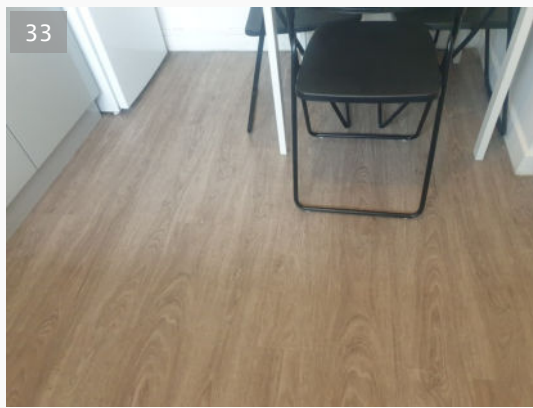
Item	Description
Door Front	White painted 4-panel wooden door with a chrome handle on each side with fire strip in door edges, on a white painted wooden frame, all in good condition.
Door interior side	Front matching interior side of door with matching frame, all in good condition
Ceiling	White painted ceiling, all in good condition.
Walls	Part white painted wall and part grey colour fitted ceramic wall tiles, all in good condition. 2x nails in wall. Minor touch-up paint over patched around the wall socket on the left-hand side. Minor paint chips in wall behind the extractor hood.
Flooring	Brown colour math finish fitted wooden floor, all in good and clean condition.



27/01/2022 12:14 (GMT)







27/01/2022 12:14 (GMT)




27/01/2022 12:14 (GMT)






## KITCHEN (CONTINUED)

Item	Description
Windows & Sills	<p>Glazed double door upvc window with 2x openings each and pull locks, on white painted frame with a white painted window base sill board, pull locks are tested working. 1 pull-lock is shaking.</p> <p>4x nails in window frame</p> <p>Several nails holes in window frame.</p>
Kitchen Cabinets/ Units	<p>Wall-mounted grey colour laminate kitchen cabinets with interior shelves with matching laminate base unit cupboards, all generally in good condition.</p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="331 651 874 1061">  <p>27/01/2022 12:16 (GMT)</p> </div> <div data-bbox="922 651 1474 1061">  <p>27/01/2022 12:17 (GMT)</p> </div> </div> <div style="display: flex; justify-content: space-around;"> <div data-bbox="331 1115 874 1525">  <p>27/01/2022 12:18 (GMT)</p> </div> <div data-bbox="922 1115 1474 1525">  <p>27/01/2022 12:18 (GMT)</p> </div> </div>
Kick Boards	<p>Grey colour kickboard, all in good condition.</p>

## KITCHEN (CONTINUED)



Item	Description
Worktops	<p data-bbox="308 409 868 436">Brown wood effect worktop, all in good condition.</p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="331 459 874 869">  <p data-bbox="331 472 395 510">38</p> <p data-bbox="331 884 608 913">27/01/2022 12:18 (GMT)</p> </div> <div data-bbox="922 459 1474 869">  <p data-bbox="922 472 986 510">39</p> <p data-bbox="922 884 1198 913">27/01/2022 12:18 (GMT)</p> </div> </div> <div style="display: flex; justify-content: space-around;"> <div data-bbox="331 920 874 1330">  <p data-bbox="331 934 395 972">40</p> <p data-bbox="331 1346 608 1375">27/01/2022 12:19 (GMT)</p> </div> <div data-bbox="922 920 1474 1330">  <p data-bbox="922 934 986 972">41</p> <p data-bbox="922 1346 1198 1375">27/01/2022 12:19 (GMT)</p> </div> </div>
Sink & Taps	<p data-bbox="308 1373 1118 1400">Integrated stainless steel sink with chrome mixer tap, in good condition.</p>

## KITCHEN (CONTINUED)







Item	Description
Oven/Hob	<p>Integrated beko ceramic hob with 4x hot rings and control knobs to surface, tested for power working. The hob has a large crack in the front area but still working.</p> <p>Integrated beko oven with complete interior trays, in good condition and tested for power working</p> <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;">  <p>42</p> <p>27/01/2022 12:19 (GMT)</p> </div> <div style="width: 50%;">  <p>43</p> <p>27/01/2022 12:19 (GMT)</p> </div> <div style="width: 50%;">  <p>44</p> <p>27/01/2022 12:19 (GMT)</p> </div> <div style="width: 50%;">  <p>45</p> <p>27/01/2022 12:20 (GMT)</p> </div> <div style="width: 50%;">  <p>46</p> <p>27/01/2022 12:20 (GMT)</p> </div> </div>




## KITCHEN (CONTINUED)

Item	Description
<p>Extractor Hood</p>	<p>The Extractor hood is in good condition and tested working</p> <div data-bbox="331 461 871 869">  <p>47</p> </div> <p data-bbox="319 882 606 907">27/01/2022 12:20 (GMT)</p>
<p>Microwave</p>	<p>1x Rosell Hobbs microwave with 1 interior glass plate, in good condition and tested for power working order</p>
<p>Washing Machine</p>	<p>1 beko washing machine, in good condition.</p> <div data-bbox="331 1043 871 1442">  <p>48</p> </div> <div data-bbox="927 1043 1466 1442">  <p>49</p> </div> <div data-bbox="331 1496 871 1895">  <p>50</p> </div> <p data-bbox="319 1460 606 1485">27/01/2022 12:21 (GMT)</p> <p data-bbox="914 1460 1201 1485">27/01/2022 12:21 (GMT)</p> <p data-bbox="319 1917 606 1942">27/01/2022 12:21 (GMT)</p>





## KITCHEN (CONTINUED)

Item	Description
Fridge/ Freezer	<p>1x fridge freezer with complete interior trays (2 fridge door trays- 1 is crack in the base edge., 3-fridge trays, 3-freezer trays,1 egg tray) all generally in good condition and tested for power working.</p> <p>Further 1x under-cupboard fridge freezer with complete interior trays, all in good condition and tested working.</p>
	
27/01/2022 12:21 (GMT)	27/01/2022 12:21 (GMT)
	
27/01/2022 12:22 (GMT)	27/01/2022 12:22 (GMT)
	
27/01/2022 12:23 (GMT)	27/01/2022 12:23 (GMT)

## KITCHEN (CONTINUED)

Item	Description
Furniture	<p>1 x white laminate table with metal frame, in good condition.</p> <p>4 x foldable black plastic chairs with metal frame, all in good condition.</p> <div data-bbox="331 510 871 913" data-label="Image">  </div> <p><i>27/01/2022 12:23 (GMT)</i></p>
Lights & Fixtures	1 x ceiling-fitted light bulb, light tested in working order
Built-in Storage	White paint built-in cupboard door with a chrome pull to front, in good condition. The cupboard interior has 1 wall-mounted shelf, brown fitted floor, all in good condition.
Smoke Alarm/ Co2 Alarm	<p>1 ceiling-mounted Smoke alarm, tested working.</p> <p>1 wall-mounted Carbon monoxide alarm, tested working.</p>

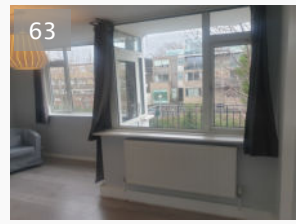
## KITCHEN (CONTINUED)

Item	Description
Miscellaneous	1 wall-mounted eco-compact boiler. 1 fire blanket 1 fire extinguisher 1x Naumatic Hoover 1 Russell Hobbs double phase bread toaster 1 Russell Hobbs electric kettle 1 white plastic dustbin 1 long handle brush 1 mop and bucket 1 hammer and chisel
	
27/01/2022 12:14 (GMT)	27/01/2022 12:24 (GMT)
	
27/01/2022 12:25 (GMT)	27/01/2022 12:26 (GMT)

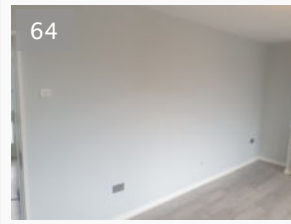
## Reception



27/01/2022 12:27 (GMT)



27/01/2022 12:28 (GMT)

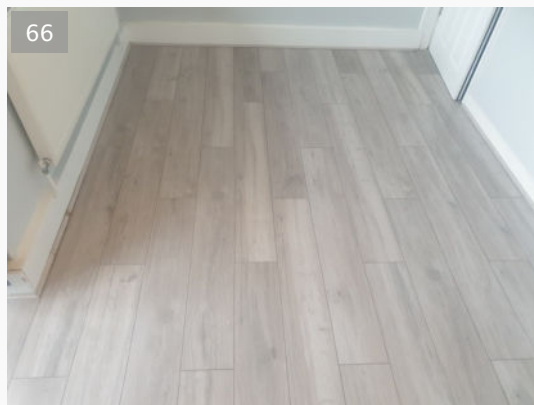


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27/01/2022 12:28 (GMT)

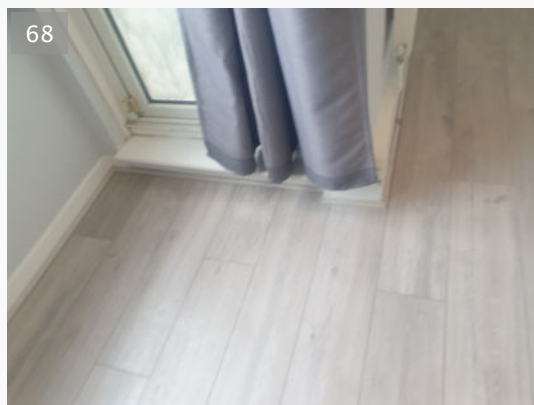
Item	Description
Door Front	White painted 4-panel wooden door with a chrome handle on each side and keyhole. with fire strip in door edges, on a white painted wooden frame, all in good condition.
Door Interior side	Front matching interior side of door with matching frame and a self-twist lock on handle, all in good condition
Ceiling	White painted ceiling, all in good condition.
Walls	Light grey colour painted wall, in good condition.
Skirting	White painted skirting with brown scotia beading in the skirting base area, in good condition.
Flooring	Grey colour polish finish fitted wooden floor, all in good and clean condition.



27/01/2022 12:28 (GMT)




27/01/2022 12:28 (GMT)



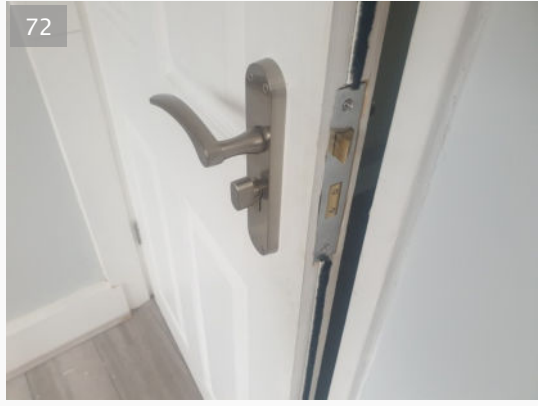



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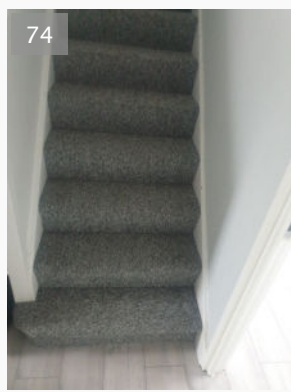
## RECEPTION (CONTINUED)

Item	Description
Windows & Sills	<p>Glazed panelled upvc windows with 2x openings each and 2x pull locks, on white painted frame with a white painted window base sill board, all in good condition and pull locks tested working.</p> <p>nails holes in window frame. 1 window key on.</p> <p>Further 1x balcony door with a pull handle on each side, in good condition. 1 door key on.</p>
Curtains/ Blinds	Total 5x new brown colour fabric curtains on curtain rails, all in good condition. (the rails are removable)
Fireplace	<p>The fireplace is sealed off with a pink board.</p> <div data-bbox="323 689 874 1104" data-label="Image">  </div> <p><i>27/01/2022 12:28 (GMT)</i></p>
Heating	Wall-mounted radiator with complete valve caps.
Furniture	1 x blue colour fabric armchair with 1 cushion and 1 small cushion, all in good condition.
Lights & Fixtures	<p>1 ceiling fitted light bulb with white light shade, light tested working.</p> <p>Wall-mounted white plastic light switch</p> <p>Wall-mounted electric sockets</p> <p>Wall-mounted telephone/tv cable sockets</p> <p>Wall-mounted thermostat</p>
Smoke Alarm/ Co2 Alarm	1 ceiling-mounted smoke alarm system, alarm tested working.

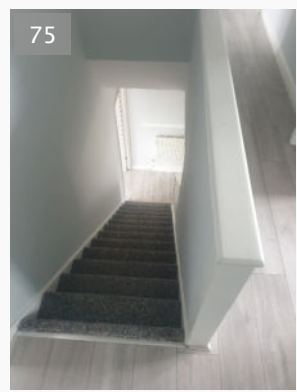
## RECEPTION (CONTINUED)

Item	Description
Miscellaneous	<p>1x Internet modem</p> <p>1x Wifi extender</p> <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;">  <p>70</p> <p>27/01/2022 12:29 (GMT)</p> </div> <div style="width: 50%;">  <p>71</p> <p>27/01/2022 12:29 (GMT)</p> </div> <div style="width: 50%;">  <p>72</p> <p>27/01/2022 12:30 (GMT)</p> </div> <div style="width: 50%;">  <p>73</p> <p>27/01/2022 12:31 (GMT)</p> </div> </div>

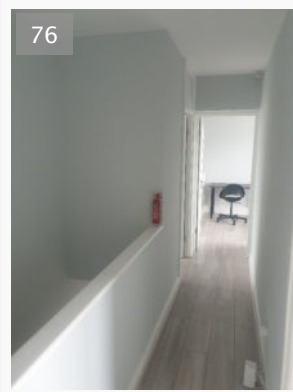
## Stairs & Landing



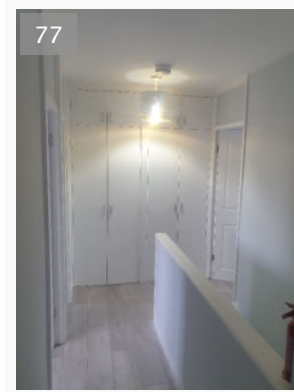
27/01/2022 12:34 (GMT)



27/01/2022 12:36 (GMT)



27/01/2022 12:36 (GMT)







27/01/2022 12:44 (GMT)

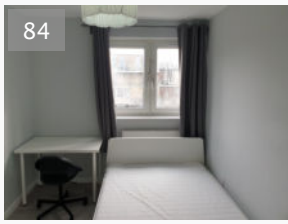
Item	Description
Ceiling	White painted ceiling, all in good condition.
Walls	Light grey colour painted wall, in good condition. Minor scratches around the light switch near the bathroom on the landing.
Skirting	White painted skirting, in good condition.
Flooring	Grey colour fitted carpet, all in good and clean condition. The steps carpet edge is lifting on the landing threshold.
Storage Cupboards	<p>White painted 2x double door cupboards with a chrome pull do each door front, with matching smaller cupboard doors at the top. 1 interior shelf with paint stain. White painted interior wall. Generally in good condition.</p> <p>1 of the doors interior clips is loose.</p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="331 1256 871 1659"> <p>27/01/2022 12:37 (GMT)</p> </div> <div data-bbox="922 1256 1461 1659"> <p>27/01/2022 12:38 (GMT)</p> </div> </div>
Lights & Fixtures	<p>1 ceiling fitted light bulb with white light shade, light tested working.</p> <p>Wall-mounted white plastic light switch</p>
Smoke Alarm/ Co2 Alarm	1 ceiling-mounted fire alarm system, alarm tested working.



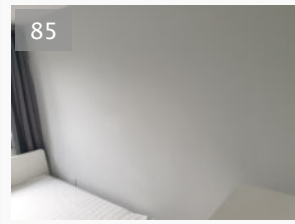
## STAIRS & LANDING (CONTINUED)

Item	Description
Miscellaneous	1 x Fire extinguisher 1 x Wifi extender
	 <p>27/01/2022 12:36 (GMT)</p>
	 <p>27/01/2022 12:37 (GMT)</p>
	 <p>27/01/2022 12:37 (GMT)</p>
	 <p>27/01/2022 12:45 (GMT)</p>

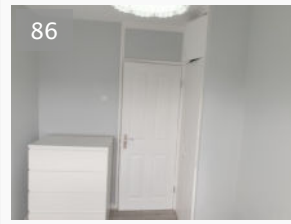
**Bedroom One - [1st on the right]**



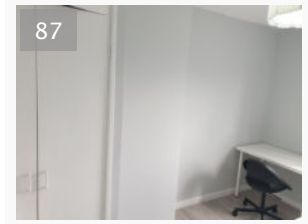
27/01/2022 12:45 (GMT)



27/01/2022 12:45 (GMT)






27/01/2022 12:46 (GMT)



27/01/2022 12:46 (GMT)

Item	Description
Door Front	White painted 4-panel wooden door with a chrome handle on each side and keyhole. with fire strip in door edges, on a white painted wooden frame, all in good condition.
Door Interior side	Front matching interior side of door with matching frame and a self-twist lock on handle, all in good condition. 1 doorstop fitted to cupboard door.
Ceiling	White painted ceiling, all in good condition.
Walls	Light grey colour painted wall, in good condition.
Skirting	White painted skirting with brown scotia beading in the skirting base area, in good condition.
Flooring	Grey colour polish finish fitted wooden floor, all in good and clean condition.
	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>27/01/2022 12:46 (GMT)</p> </div> <div style="text-align: center;"> <p>27/01/2022 12:46 (GMT)</p> </div> </div>
Windows & Sills	Glazed double door upvc window with 2x openings each and pull locks, on white painted frame with a white painted window base sill board, pull locks are tested working. Several nails holes in window frame.
Curtains/Blinds	2x new grey colour fabric curtains on a curtain rail, all in good condition. (the rail is removable)

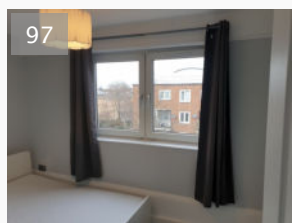
## BEDROOM ONE - [1ST ON THE RIGHT] (CONTINUED)

Item	Description
Wardrobe & Units	<p>White painted double door built-in cupboard with a chrome pull to each door front, with matching smaller cupboard doors at the top. 1 interior shelf and a coat rail. White painted interior wall with brown wooden floor - the floor edge threshold is loosed.</p> <p>The top smaller cupboard doors pull are loosed.</p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="331 562 871 1272">  <p>90</p> <p>27/01/2022 12:47 (GMT)</p> </div> <div data-bbox="922 562 1474 1272">  <p>91</p> <p>27/01/2022 12:47 (GMT)</p> </div> </div> <div data-bbox="331 1330 871 1733">  <p>92</p> <p>27/01/2022 12:47 (GMT)</p> </div>
Heating	Wall-mounted radiator with complete valve caps.

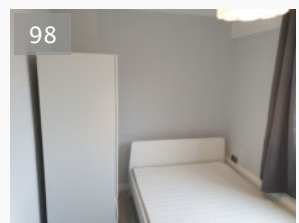
## BEDROOM ONE - [1ST ON THE RIGHT] (CONTINUED)

Item	Description
Furniture	<p>1x white painted double size wooden bed with matching headboard, all in good condition.</p> <p>1x double-size mattress, in good condition.</p> <p>1 mattress protector.</p> <p>1x white laminate table with metal frame, in good condition.</p> <p>1x black plastic rotating chair with metal frame, all in good condition.</p> <p>1x white painted chest drawer with 4 front drawers, all in good condition.</p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="331 689 871 1093"> <p>27/01/2022 12:48 (GMT)</p> </div> <div data-bbox="927 689 1468 1093"> <p>27/01/2022 12:48 (GMT)</p> </div> </div> <div style="display: flex; justify-content: space-around;"> <div data-bbox="331 1149 871 1552"> <p>27/01/2022 12:49 (GMT)</p> </div> <div data-bbox="927 1149 1468 1552"> <p>27/01/2022 12:49 (GMT)</p> </div> </div>
Lights & Fixtures	<p>1 ceiling fitted light bulb with white light shade, light tested working.</p> <p>Wall-mounted white plastic light switch</p> <p>Wall-mounted electric sockets</p>
Smoke Alarm/ Co2 Alarm	<p>1 ceiling-mounted smoke alarm system, alarm tested working.</p>
Miscellaneous	

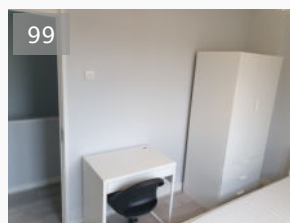
## Bedroom Two



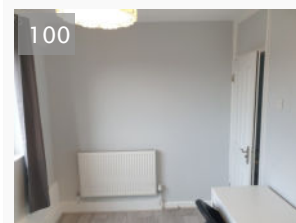
27/01/2022 12:50 (GMT)




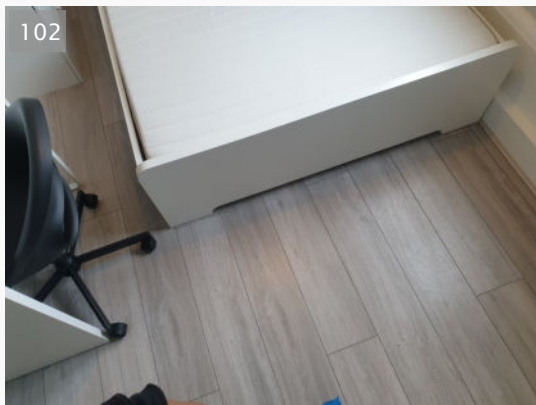
27/01/2022 12:50 (GMT)







27/01/2022 12:51 (GMT)



27/01/2022 12:51 (GMT)

Item	Description
Door Front	White painted 4-panel wooden door with a chrome handle on each side and keyhole. with fire strip in door edges, on a white painted wooden frame, all in good condition.
Door Interior side	Front matching interior side of door with matching frame and a self-twist lock on handle, all in good condition. 1 doorstop mounted to skirting.
Ceiling	White painted ceiling, all in good condition.
Walls	Light grey colour painted wall, in good condition.
Skirting	White painted skirting with brown scotia beading in the skirting base area, in good condition.
Flooring	Grey colour polish finish fitted wooden floor, all in good and clean condition.
	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>27/01/2022 12:51 (GMT)</p> </div> <div style="text-align: center;">  <p>27/01/2022 12:51 (GMT)</p> </div> </div>
Windows & Sills	Glazed double door upvc window with 2x openings each and pull locks, on white painted frame with a white painted window base sill board, pull locks are tested working. Nails holes in window frame. 1 very minor chip on the base sill board.
Curtains/Blinds	2x new grey colour fabric curtains on a curtain rail, all in good condition. (the rail is removable)

## BEDROOM TWO (CONTINUED)

Item	Description
Wardrobe & Units	<p>1 White painted double door wardrobe with white pulls to front and 3x base drawers with pulls, wardrobe interior has 1x shelf , 1x coat rail, all in good condition.</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>103</p> <p>27/01/2022 12:52 (GMT)</p> </div> <div style="text-align: center;">  <p>104</p> <p>27/01/2022 12:52 (GMT)</p> </div> </div>
Heating	<p>Wall-mounted radiator with complete valve caps, in good condition.</p>
Furniture	<p>1x white painted double size wooden bed with matching headboard, all in good condition.</p> <p>1x double-size mattress, in good condition.</p> <p>1x white laminate computer desk with a drawer, all in good condition.</p> <p>1x black plastic rotating chair with metal frame, all in good condition.</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>105</p> <p>27/01/2022 12:53 (GMT)</p> </div> <div style="text-align: center;">  <p>106</p> <p>27/01/2022 12:53 (GMT)</p> </div> </div>
Lights & Fixtures	<p>1 ceiling fitted light bulb with white light shade, light tested working.</p> <p>Wall-mounted white plastic light switch</p> <p>Wall-mounted electric sockets</p>
Smoke Alarm/ Co2 Alarm	<p>1 ceiling-mounted smoke alarm system, alarm tested working.</p>
Miscellaneous	

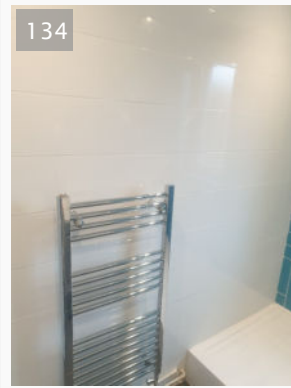
## Bathroom



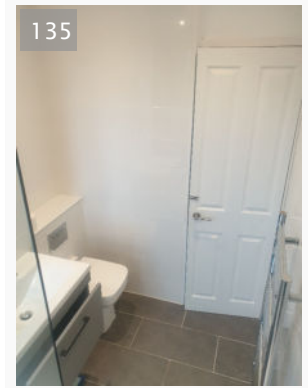
27/01/2022 12:39 (GMT)



27/01/2022 12:39 (GMT)



27/01/2022 12:39 (GMT)



27/01/2022 12:39 (GMT)





Item	Description
Door Front	White painted 4-panel wooden door with a chrome handle on each side, on a white painted wooden frame, in good condition. small dents in door edge near the handle
Door Interior side	Front matching interior side of door with matching frame, all in good condition. 1 door bolt.
Ceiling	White painted ceiling, all in good condition. hairline crack/gap in the corner

27/01/2022 12:40 (GMT)

27/01/2022 12:40 (GMT)




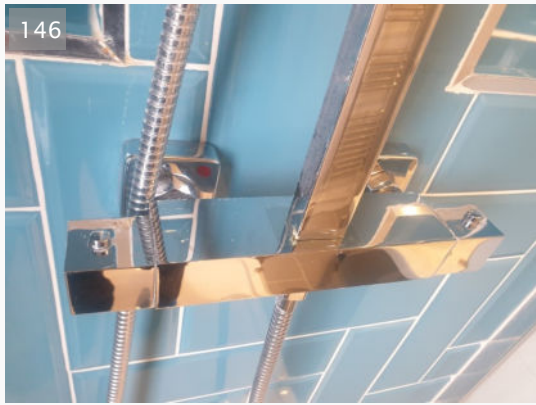
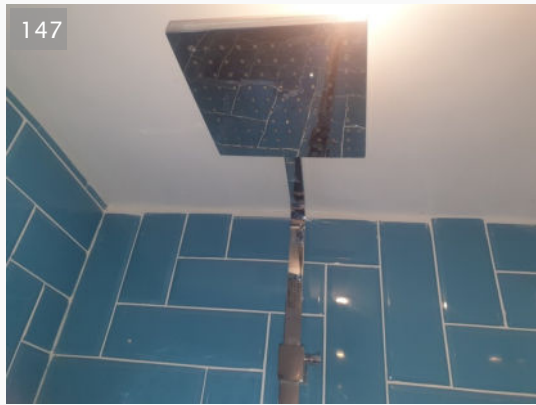
27/01/2022 12:40 (GMT)

## BATHROOM (CONTINUED)

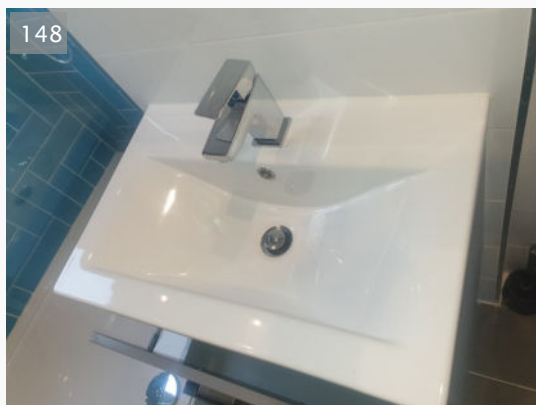

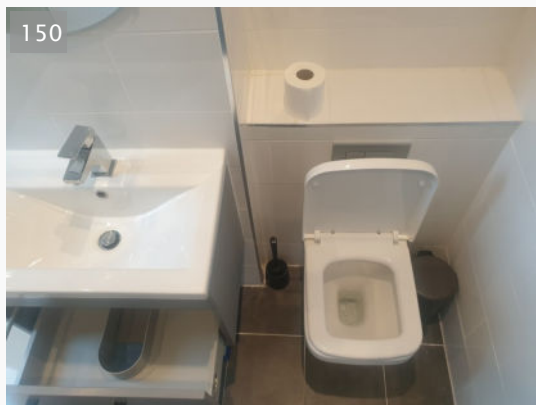
Item	Description
Walls	Part white painted ceramic wall tiles and part blue colour ceramic wall tiles, all in good and clean condition.
Flooring	<p>Grey colour fitted ceramic floor tiles, all in good and clean condition.</p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="331 539 871 943">  <p>139</p> <p>27/01/2022 12:39 (GMT)</p> </div> <div data-bbox="927 539 1469 943">  <p>140</p> <p>27/01/2022 12:39 (GMT)</p> </div> </div>
Windows & Sills	<p>1 frosted glass upvc window with a pull lock, tested working. Nails holes in window frame. Discolouration on the frame edge silicon</p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="331 1070 871 1473">  <p>141</p> <p>27/01/2022 12:41 (GMT)</p> </div> <div data-bbox="927 1070 1469 1473">  <p>142</p> <p>27/01/2022 12:41 (GMT)</p> </div> </div>





## BATHROOM (CONTINUED)

Item	Description
Bath/Shower	<p>White shower tray with chrome waste hole plug and wall-mounted chrome mixer tap with hung power shower and hose control, 1 wall-mounted shower, and integrated shower screen, all in good condition.</p> <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;">  <p>27/01/2022 12:40 (GMT)</p> </div> <div style="width: 50%;">  <p>27/01/2022 12:40 (GMT)</p> </div> <div style="width: 50%;">  <p>27/01/2022 12:40 (GMT)</p> </div> <div style="width: 50%;">  <p>27/01/2022 12:40 (GMT)</p> </div> <div style="width: 50%;">  <p>27/01/2022 12:41 (GMT)</p> </div> </div>

## BATHROOM (CONTINUED)

Item	Description
Basin	<p>1 x ceramic basin with chrome mixer tap and pop up waste hole plug. In good condition.</p> <p>1 under-sink drawer with a pull to front, in good condition.</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>148</p> <p>27/01/2022 12:42 (GMT)</p> </div> <div style="text-align: center;">  <p>149</p> <p>27/01/2022 12:42 (GMT)</p> </div> </div> <div style="text-align: center; margin-top: 10px;">  <p>150</p> <p>27/01/2022 12:42 (GMT)</p> </div>
WC	White ceramic wc with white plastic seat and lid. In good condition.
Extractor Fan	1 wall-mounted extractor fan, tested and working.
Heating	Wall-mounted stainless steel rail heater.
Lights & Fixtures	4x ceiling-fitted spotlights, all lights tested in working order.

## BATHROOM (CONTINUED)

Item	Description
Miscellaneous	<p>1 wall-mounted round shape mirror, in good condition.</p> <p>1 pedal dustbin</p> <p>1 toilet brush and holder</p> <p>1 bathroom weight scale</p> <div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;">  <p>151</p> <p>27/01/2022 12:42 (GMT)</p> </div> <div style="text-align: center;">  <p>152</p> <p>27/01/2022 12:43 (GMT)</p> </div> </div>

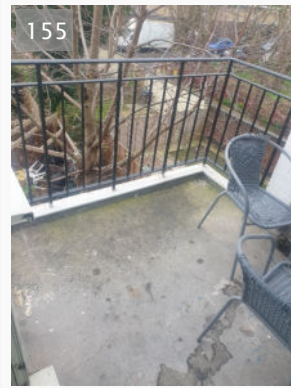
## Balcony



27/01/2022 12:31 (GMT)



27/01/2022 12:31 (GMT)



27/01/2022 12:31 (GMT)



27/01/2022 12:32 (GMT)

Item	Description
Miscellaneous	1 x round glass top outdoor table with metal frame, in good condition. 2x outdoor chairs with metal frame, all in good condition.

## PHOTO INDEX

### METERS



27/01/2022 13:02 (GMT)



27/01/2022 12:17 (GMT)

### KEYS



27/01/2022 12:04 (GMT)

## FRONT ENTRANCE & HALLWAY



27/01/2022 12:06 (GMT)



27/01/2022 12:06 (GMT)

## FRONT ENTRANCE & HALLWAY (CONTINUED)



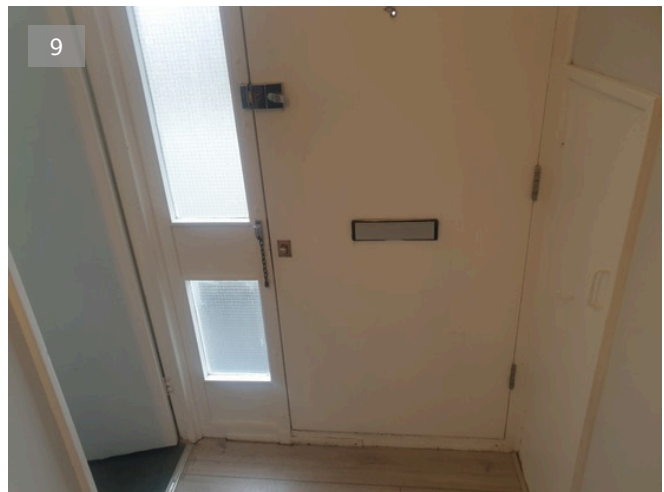
27/01/2022 12:06 (GMT)



27/01/2022 12:07 (GMT)



27/01/2022 12:06 (GMT)



27/01/2022 12:07 (GMT)

## FRONT ENTRANCE & HALLWAY (CONTINUED)



27/01/2022 12:07 (GMT)



27/01/2022 12:08 (GMT)



27/01/2022 12:09 (GMT)



27/01/2022 12:08 (GMT)



## FRONT ENTRANCE & HALLWAY (CONTINUED)



27/01/2022 12:08 (GMT)



27/01/2022 12:08 (GMT)



27/01/2022 12:10 (GMT)



27/01/2022 12:09 (GMT)

## FRONT ENTRANCE & HALLWAY (CONTINUED)



27/01/2022 12:09 (GMT)



27/01/2022 12:10 (GMT)



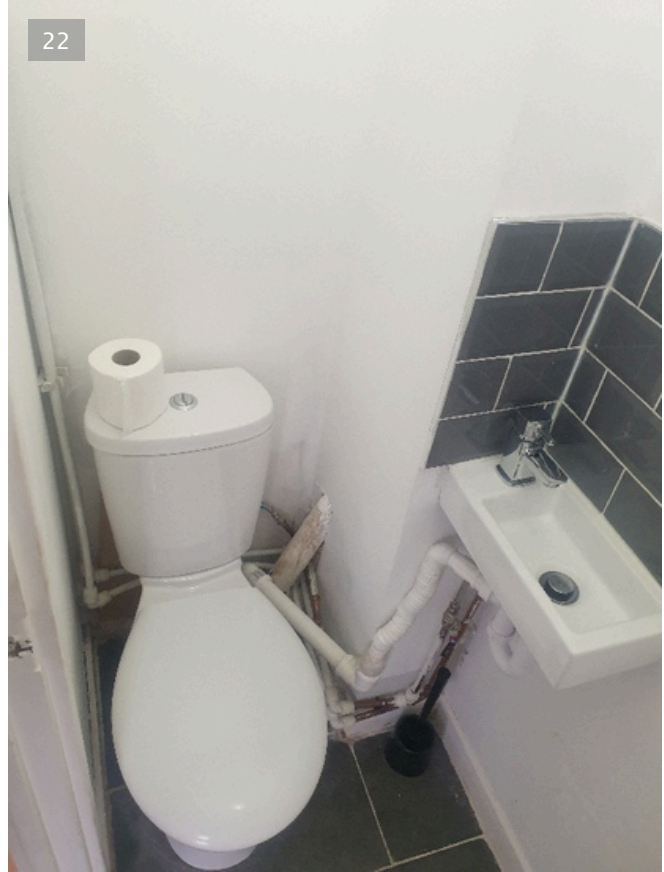
27/01/2022 12:10 (GMT)

## CLOAKROOM



21

27/01/2022 12:11 (GMT)



22

27/01/2022 12:11 (GMT)

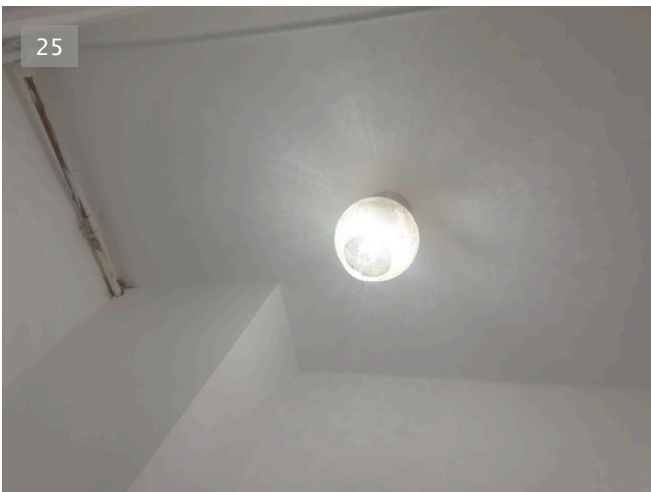
## CLOAKROOM (CONTINUED)



27/01/2022 12:11 (GMT)



27/01/2022 12:12 (GMT)



27/01/2022 12:12 (GMT)



27/01/2022 12:12 (GMT)

# KITCHEN



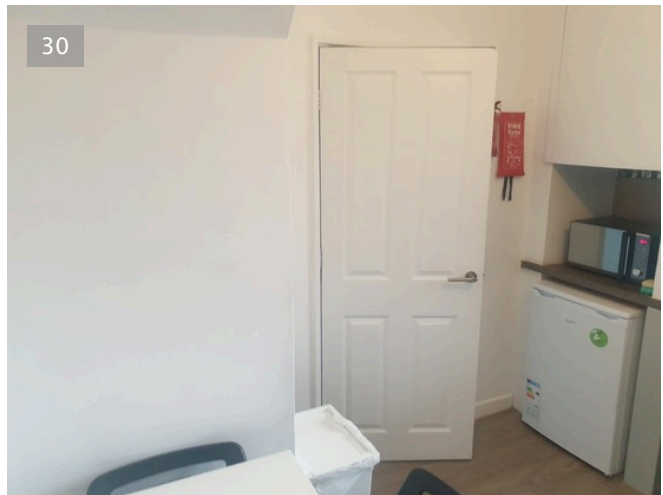
27/01/2022 12:13 (GMT)



27/01/2022 12:13 (GMT)



27/01/2022 12:13 (GMT)



27/01/2022 12:13 (GMT)

## KITCHEN (CONTINUED)



27/01/2022 12:14 (GMT)



27/01/2022 12:14 (GMT)



27/01/2022 12:14 (GMT)



27/01/2022 12:16 (GMT)

## KITCHEN (CONTINUED)



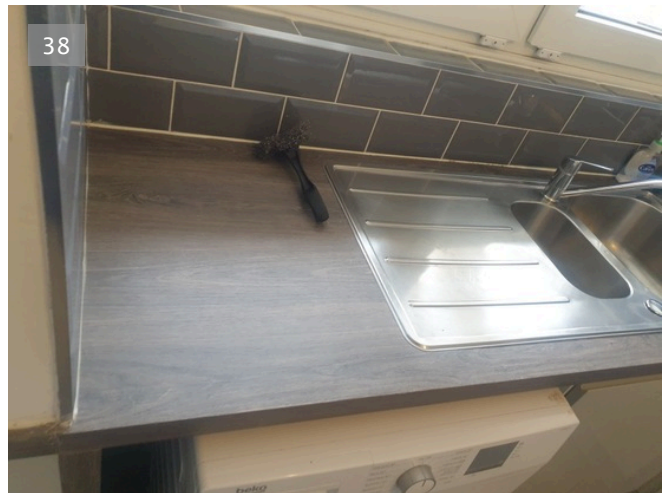
27/01/2022 12:17 (GMT)



27/01/2022 12:18 (GMT)



27/01/2022 12:18 (GMT)



27/01/2022 12:18 (GMT)

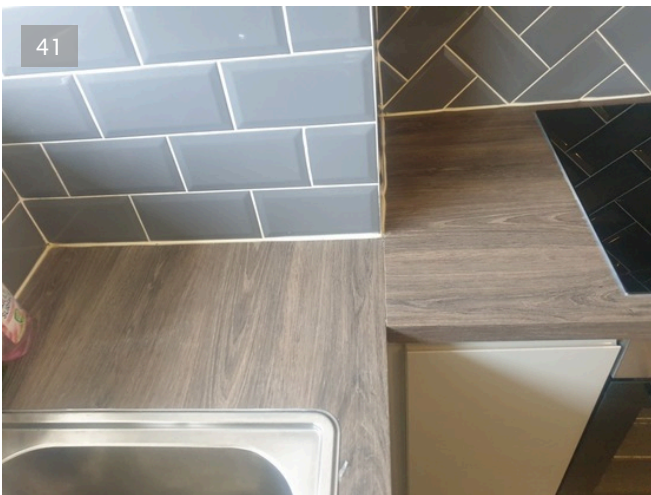
## KITCHEN (CONTINUED)



27/01/2022 12:18 (GMT)



27/01/2022 12:19 (GMT)



27/01/2022 12:19 (GMT)



27/01/2022 12:19 (GMT)



## KITCHEN (CONTINUED)



27/01/2022 12:19 (GMT)



27/01/2022 12:19 (GMT)



27/01/2022 12:20 (GMT)



27/01/2022 12:20 (GMT)

## KITCHEN (CONTINUED)



27/01/2022 12:20 (GMT)



27/01/2022 12:21 (GMT)



27/01/2022 12:21 (GMT)



27/01/2022 12:21 (GMT)

## KITCHEN (CONTINUED)



27/01/2022 12:21 (GMT)



27/01/2022 12:21 (GMT)



27/01/2022 12:22 (GMT)



27/01/2022 12:22 (GMT)

## KITCHEN (CONTINUED)



27/01/2022 12:23 (GMT)



27/01/2022 12:23 (GMT)



27/01/2022 12:23 (GMT)



27/01/2022 12:14 (GMT)

## KITCHEN (CONTINUED)



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27/01/2022 12:24 (GMT)



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27/01/2022 12:25 (GMT)



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27/01/2022 12:26 (GMT)

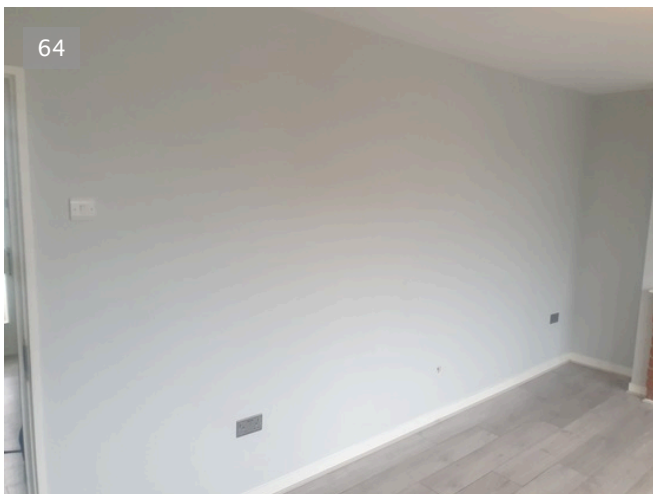
## RECEPTION



27/01/2022 12:27 (GMT)



27/01/2022 12:28 (GMT)



27/01/2022 12:28 (GMT)



27/01/2022 12:28 (GMT)

## RECEPTION (CONTINUED)



27/01/2022 12:28 (GMT)



27/01/2022 12:28 (GMT)



27/01/2022 12:28 (GMT)



27/01/2022 12:28 (GMT)

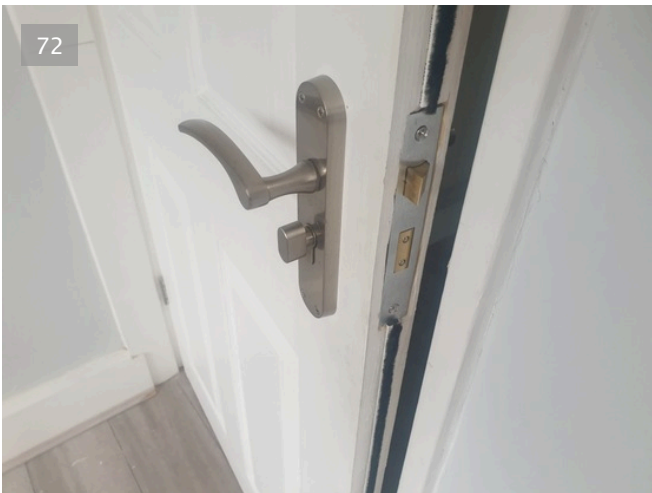
## RECEPTION (CONTINUED)



27/01/2022 12:29 (GMT)



27/01/2022 12:29 (GMT)



27/01/2022 12:30 (GMT)



27/01/2022 12:31 (GMT)



## STAIRS & LANDING



27/01/2022 12:34 (GMT)



27/01/2022 12:36 (GMT)

## STAIRS & LANDING (CONTINUED)



27/01/2022 12:36 (GMT)



27/01/2022 12:44 (GMT)



27/01/2022 12:37 (GMT)



27/01/2022 12:38 (GMT)

## STAIRS & LANDING (CONTINUED)



27/01/2022 12:36 (GMT)



27/01/2022 12:37 (GMT)



27/01/2022 12:37 (GMT)



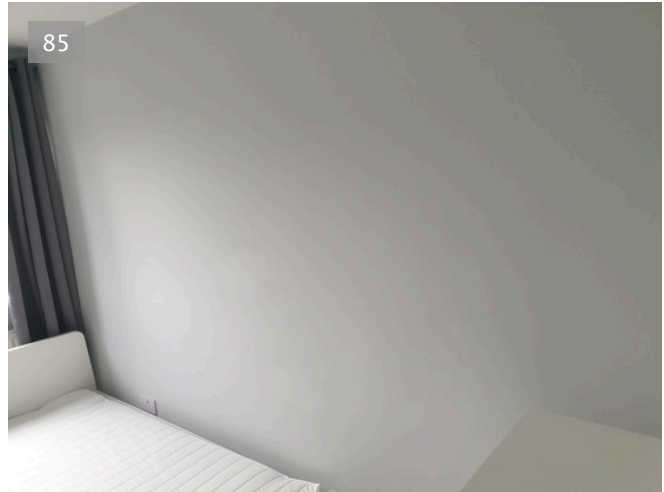
27/01/2022 12:45 (GMT)

## BEDROOM ONE - [1ST ON THE RIGHT]



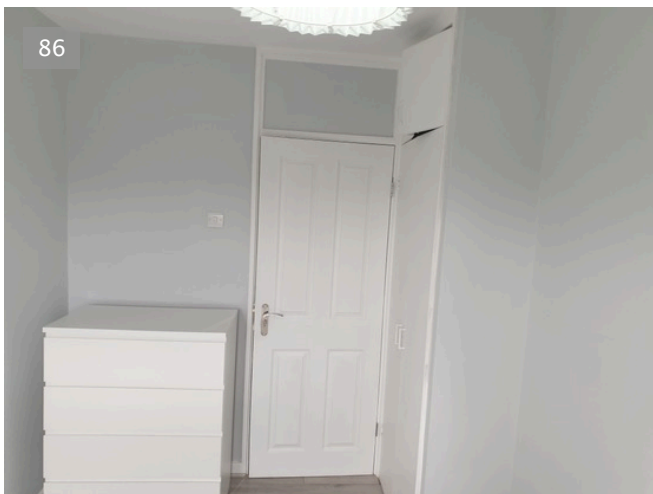
84

27/01/2022 12:45 (GMT)



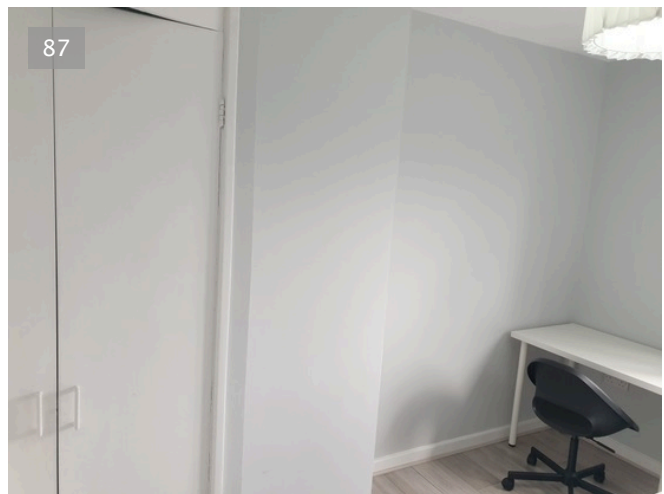
85

27/01/2022 12:45 (GMT)



86

27/01/2022 12:46 (GMT)



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27/01/2022 12:46 (GMT)

## BEDROOM ONE - [1ST ON THE RIGHT] (CONTINUED)



27/01/2022 12:46 (GMT)



27/01/2022 12:46 (GMT)



27/01/2022 12:47 (GMT)



27/01/2022 12:47 (GMT)

## BEDROOM ONE - [1ST ON THE RIGHT] (CONTINUED)



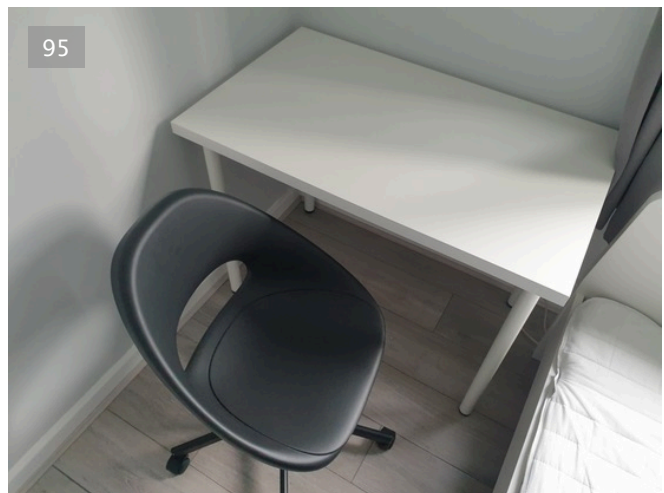
27/01/2022 12:47 (GMT)



27/01/2022 12:48 (GMT)



27/01/2022 12:48 (GMT)



27/01/2022 12:49 (GMT)

## BEDROOM ONE - [1ST ON THE RIGHT] (CONTINUED)



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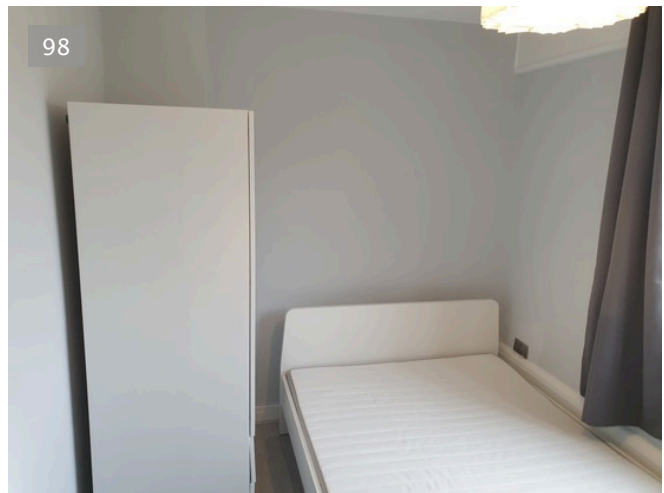
27/01/2022 12:49 (GMT)

## BEDROOM TWO



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27/01/2022 12:50 (GMT)



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27/01/2022 12:50 (GMT)

## BEDROOM TWO (CONTINUED)



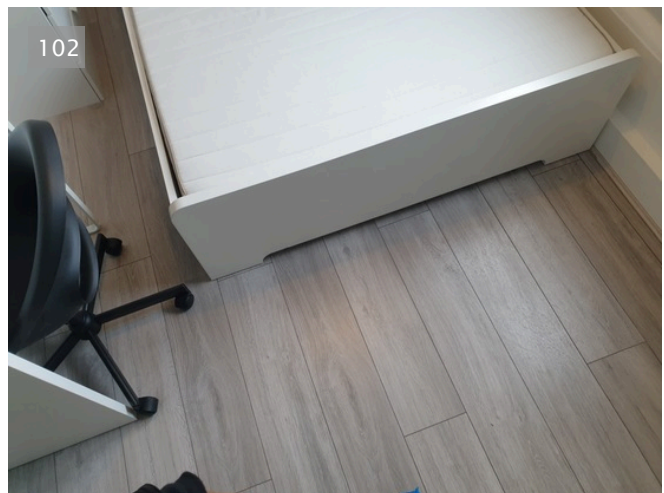
27/01/2022 12:51 (GMT)



27/01/2022 12:51 (GMT)



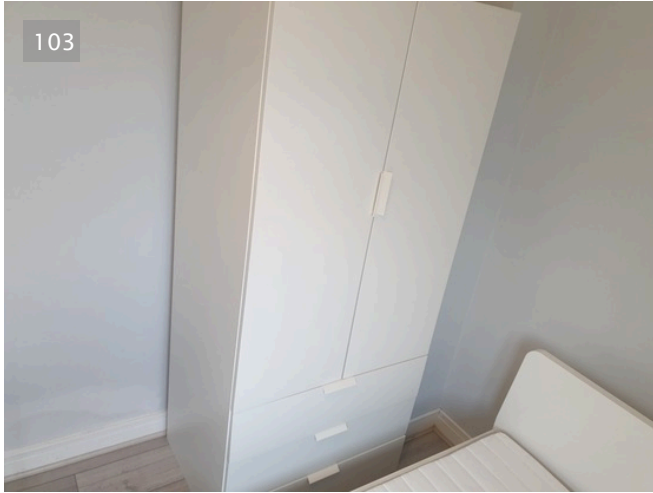
27/01/2022 12:51 (GMT)



27/01/2022 12:51 (GMT)



## BEDROOM TWO (CONTINUED)



27/01/2022 12:52 (GMT)



27/01/2022 12:52 (GMT)



27/01/2022 12:53 (GMT)



27/01/2022 12:53 (GMT)

## BATHROOM



132

27/01/2022 12:39 (GMT)



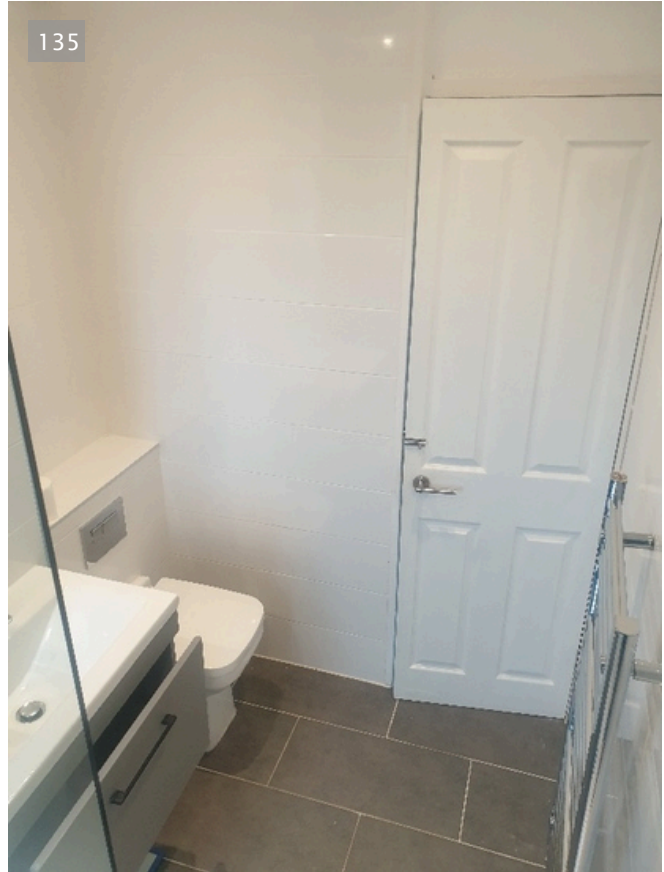
133

27/01/2022 12:39 (GMT)

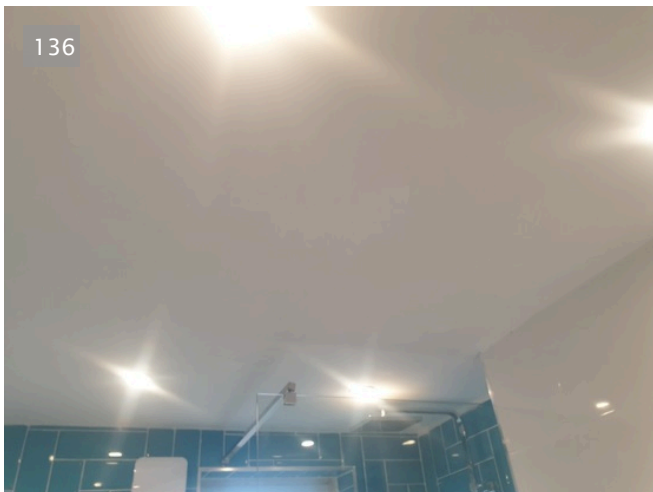
## BATHROOM (CONTINUED)



27/01/2022 12:39 (GMT)



27/01/2022 12:39 (GMT)



27/01/2022 12:40 (GMT)



27/01/2022 12:40 (GMT)

## BATHROOM (CONTINUED)



138

27/01/2022 12:40 (GMT)



139

27/01/2022 12:39 (GMT)



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27/01/2022 12:39 (GMT)



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27/01/2022 12:41 (GMT)

## BATHROOM (CONTINUED)



27/01/2022 12:41 (GMT)



27/01/2022 12:40 (GMT)



27/01/2022 12:40 (GMT)



27/01/2022 12:40 (GMT)

## BATHROOM (CONTINUED)



27/01/2022 12:40 (GMT)



27/01/2022 12:41 (GMT)



27/01/2022 12:42 (GMT)



27/01/2022 12:42 (GMT)

## BATHROOM (CONTINUED)



27/01/2022 12:42 (GMT)



27/01/2022 12:42 (GMT)



27/01/2022 12:43 (GMT)

## BALCONY



27/01/2022 12:31 (GMT)



27/01/2022 12:31 (GMT)



## BALCONY (CONTINUED)



27/01/2022 12:31 (GMT)



27/01/2022 12:32 (GMT)

## DECLARATION

This document has been prepared by Favour Inventory as an informative guide for landlords and tenants on the compilation of any inventory prepared by Favour Inventory service; to explain the objectives and methods in its execution.

### DISCLAIMER

This inventory is prepared solely for identification purposes of each item of the property and its contents at the time of the inspection, and is compiled as a fair and accurate record of the property's internal condition and its contents and should not be used as an accurate description of each and every piece of furniture and equipment, or as a structural survey report.

Therefore, it must be noted that the Inventory Clerk preparing this inventory is not an expert on fabrics, woods, materials, antiques, etc; nor is a qualified surveyor or valuer, they are not required to state whether an item is antique, made of precious metals, of unique origin, or whether it is new despite the appearance obviously so.

This inventory has been prepared on the accepted principle that in the absence of comments an item is free from obvious damage or soiling. Electrical sockets and switches are in white plastic unless stated otherwise.

Please be advised that items left in lofts, cellars or in locked rooms, garages and sheds that have not been noted in the inventory are the sole responsibility of the landlord.

### SAFETY DISCLAIMER

The listing of an item does not in any way certify its functionality or compliance with health and safety regulations, if labels showing compliance with any such regulation are evident, they will be noted. Therefore this report is no guarantee of, or safety of any such equipment or contents, but merely a record that such items exist in the property as at the date of the inventory and the superficial condition of the items. None of the electrical or gas appliances have been checked as to working order.

Favour inventory clerk will not undertake to move heavy objects or search the inaccessible areas, therefore some observations may be restricted where such items restrict full view.

### FURNITURE & FURNISHINGS (FIRE) (SAFETY) REGULATIONS 1988 as amended 1993

Relevant furniture and furnishings, which have the appropriate label complying with the above regulations, will be indicated on the inventory as [fire resistant].

FIREGUARDS - Where there are any loose fireguards, not part of a heater gas or electric fire this will be indicated on the inventory.

SMOKE DETECTORS - It is the tenants responsibility to inspect any smoke detector fitted in the property at regular intervals to ensure they are in full working order as per the manufacturer's instructions.

### DISCREPANCIES

Any disagreement should be notified to Favour inventory service for review within 7 days of receiving the report; it will be accepted that all parties are in agreement as to the content and accuracy of the report. Check Out reports require immediate notification.

Where inventories are completed with tenants in site and it is deemed difficult for clerks to differentiate between that belonging to the landlord or tenant, then the report may contain inaccuracies for which the clerk cannot be held responsible.

THIS REPORT IS STORED ON COMPUTER AND CAN BE REQUESTED PRIOR TO FUTURE CHECK INS TO PROVIDE AN ACCURATE INVENTORY AT THE BEGINNING OF EACH NEW TENANCY. THIS REPORT REMAINS THE PROPERTY OF FAVOUR INVENTORY SERVICE AND CANNOT BE USED OR DUPLICATED WITHOUT THEIR WRITTEN PERMISSION.

Signature:

Title  
Signature  
Print Name  
Date

Signature:

Title  
Signature  
Print Name  
Date

Signature:

Title  
Signature  
Print Name  
Date