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Inventory and Check-in Report



Report Date: 01/08/2015

Property Address: 5 Elstree Way
Borehamwood
WD6 1SF

Tenant name: Ms Tenant

Produced By: Smarter Clerk
on behalf of The Clever
Agency

For interactive online report with high quality images, please visit

<http://viewreport.net/K%2bmtOtv8ku4%3d>

Table of Contents

This Schedule of Condition Report.....	3
Landlord and tenant responsibilities.....	4
Overview.....	5
Photographic Schedule of Conditions.....	6
Appliances.....	6
Issues.....	7
Keys.....	8
Meter Readings.....	8
Hallway.....	8
Kitchen.....	11
Reception room.....	15
Bedroom.....	20
Bathroom.....	25
Declaration.....	29

This Schedule of Condition Report

This Inventory and Schedule of Condition Report provides a fair and objective record of the general condition of the contents and fixtures and fittings of the Property as well as its general condition.

When is it used?

It is usually used at the start and end of the tenancy term to enable the inventory clerk to determine whether there is any damage or missing items which would have to be paid for by the tenant.

Why is it used?

The report reduces disputes at the end of the tenancy term and enables the tenant deposit to be returned to the tenant in a timely manner.

What is included in the Report?

The Report identifies all of the Contents at the Property, creating an Inventory. Each item is photographed and labelled. Contents are defined as any removable item or items which are not generally considered part of the Property. Another way of looking at it is those items which would normally be removed by the owner if he or she moved and wished to take his or her furniture. Examples are crockery, kitchen utensils, furniture, linen, lamps and appliances.

This Report also highlights the condition of the fixtures and fittings not included in Contents (doors, walls, floors etc).

All items are considered to be in Good Condition unless stated otherwise.

Fixtures and fittings (doors, walls, floors etc) in Good Condition are not separately labelled and identified but will be seen in general photographs of each room.

What if the tenant or landlord disputes the Report at the start of the tenancy term?

Both Landlord and Tenant have seven days from the later of the start of the tenancy and the production of this report to challenge its contents, failing which, it will be assumed that this Report has been accepted. Both parties will be encouraged to sign the report confirming their acceptance.

What happens at the end of the tenancy term?

Appointed Inventory Clerk will prepare a Check-Out Report which compares the Inventory and Schedule of Condition of the Property and the Contents against that at the beginning of the term.

What does a Tenant have to pay for?

The terms of the tenancy agreement normally determine what costs are for the account of the Tenant. As a general rule in respect of this Inventory and Schedule of Condition, the Tenant must pay the replacement cost of any missing items, for any damage beyond normal wear and tear, costs incurred in returning the Property and its Contents in the same state of cleanliness as they were at the start of the tenancy term, any costs incurred in removing the Tenant's personal possessions or other rubbish and any costs incurred in returning each item to the place that it was at the start of the term.

What does this report not tell you?

Each inspection is non-invasive. This means that the inventory clerk does not take up carpets floorcoverings or floorboards, move large items of furniture, remove secured panels or undo electrical fittings.

Common parts in relation to flats, exterior structural elements of the main building and the structure of any outbuildings will not be inspected. Roof spaces and cellars are not inspected. Areas which are locked or where full access is not possible, for example, attic or excessively full cupboards or outbuildings are not inspected.

Disputes

Any disputes will be dealt with in accordance with the tenancy agreement.

Disclaimer

This inventory report provides a fair, unbiased and accurate record of the contents and internal condition of the property. It is the responsibility of the landlord and tenant to agree between themselves (via the letting agent where required) on the accuracy of this report if disputed.

This inventory report has been prepared on the accepted principle that in the absence of comments, an item is free from obvious damage or soiling

No attempt has been made to identify any item by its original manufacturer or the period in which it was produced. The inventory clerk preparing the report is neither a qualified surveyor nor an expert on fabrics, woods, materials or antiques.

This report is not a guarantee of, or report on, the adequacy of, or safety of any furniture, equipment or contents. It is a documented record that such items exist within the property, at the date of the inventory and the superficial condition of the same.

The inventory clerk is not a qualified electrician or plumber or an expert in fire regulation. The inventory clerk is not required to report on anything which might contravene housing or safety regulations. Smoke alarms and heat detectors in the property have not been tested and it is the tenant's responsibility to inspect these regularly to ensure they are in full working order as per the manufacturer's instructions



Landlord and tenant responsibilities

The general tenant and landlord responsibilities are summarised as follows (your agreement may specify certain responsibilities differently):

Internal decoration

The tenant is responsible for keeping the interior of the dwelling in reasonable decorative order.

External works

The landlord:

- repairs to garden paths, walls, fences and gates where installed by the landlord
- the replacement of wheely bins every seven years where replacement is deemed necessary
- replacement of rotary clothes driers
- maintenance of communal amenity areas, unless these are the responsibility of the local council
- outside repair work involving structural repairs to walls, outside doors, windows (but not replacement of glass), roofs, chimneys, valleys, gutters, downpipes and house drains (excluding cleaning of gullies) - external paintwork

The tenant:

- care and upkeep of gardens and hedges
- cleaning of gully traps

Electrical repairs

The landlord:

- electrical wiring
- repair to electrical appliances, fires and heaters where fitted by the landlord
- door entry systems to communal blocks
- ceiling roses, lamp holders and flexes
- socket outlets and switches

The tenant:

- repair to electrical appliances, fires and heaters not installed by the landlord
- door bells and plug tops on appliances
- re-setting of trips and replacement of fuses, except main service fuses which are the responsibility of the grid supplier

Cooking and heating appliances

The landlord is responsible for landlord installed appliances:

- repairs to defective solid fuel cookers and stoves
- solid fuel room heaters
- fire hearth and surrounds

Plumbing

The landlord:

- clearing blocked sewers, drains and external waste pipes other than gullies and waste pipes blocked through tenant misuse
- boilers and hot water cylinders
- pipe work, radiators, fittings and valves

The tenant:

- stoppers and chains for baths, sinks and basins
- replacement of wash basins, wc bowls and wc seats (except where damaged or discoloured through fair wear and tear or by faulty installation)
- replacement of baths, sinks and drainers (except where damaged or discoloured through fair wear and tear or by faulty installation)

Doors and windows

The landlord:

- window frames, sashes and window furniture
- repair of defective internal and external doors, saddles and door frames
- hinges, locks, handles, trapper bars and letter boxes on external doors

The tenant:

- hinges, locks and handles to internal doors
- kitchen and bedroom unit doors, door hinges, handles and catches on drawers
- draught proofing of doors and windows
- replacement of broken glass

Structural and other repairs

The landlord:

- walls, staircases and all structural timbers, roof, chimney and rainwater goods
- wall and floor tiling
- architraves, skirting boards, timber sills and other internal decorative woodwork
- airbricks and ventilators
- roofspace insulation (where the tenant has not been receiving grant aid)
- timber rot

The tenant:

- sweeping chimneys and the cost of any work required because of the failure to sweep chimneys
- internal plaster cracks on walls and ceilings

Fire safety standards

Landlord must:

- follow safety regulations
- provide a fire alarm on each storey and a carbon monoxide alarm in rooms with a usable fireplace or woodburner
- check tenants have access to escape routes at all times
- make sure the furniture and furnishings they supply are fire safe
- provide fire alarms and extinguishers (if the property is a large HMO)

Tenants must:

- make sure fire alarms, smoke detectors and carbon monoxide alarms are kept in working order and must not take out batteries or cover these

Gas installation safety

Landlord has duties under the Gas Safety (Installation and Use) Regulations 1998 to arrange maintenance by a Gas Safe registered engineer for all pipe work, appliances and flues, which they own and have provided for your use.

Landlord must also arrange for an annual gas safety check to be carried out every 12 months by a Gas Safe registered engineer. They must keep a record of the safety check for 2 years and issue a copy to each existing tenant within 28 days of the check being completed and issue a copy to any new tenants before they move in.

Electrical installation safety

Landlords are required by law to ensure:

- That the electrical installation in a rented property is safe when tenants move in and maintained in a safe condition throughout its duration.
- That a House in Multiple Occupation (HMO) has a periodic inspection carried out on the property every five years.
- That any appliance provided is safe and has at least the CE marking (manufacturer's mark that it meets all the requirements of European law).

To meet these requirements a landlord will need to regularly carry out basic safety checks to ensure that the electrical installation and appliances are safe and working.

Energy performance certificates

Landlord will need to get an Energy Performance Certificate (EPC). It rates the energy efficiency of a property and is based on the building's energy performance - for example, how much heat is lost through the roof. An EPC also takes account of the property's heating and lighting. EPCs do not cover domestic appliance performance, like washing machines. An EPC is valid for ten years - even if new tenants move into the property during that time. Landlord should give a copy of the property's current EPC to each new tenant.

Smoke alarms and monoxide

From the 1 October 2015 landlords must ensure that a smoke alarm is fitted on every floor of their property where there is a room used wholly or partly as living accommodation. They will also have to put a carbon monoxide alarm in any room where a solid fuel is burnt, such as wood, coal or biomass and includes open fires. It does not include gas, oil or LPG. Landlords or agents will then have to ensure that the alarms work at the start of each new tenancy. For example by pressing the test button until the alarm sounds.



Overview

Cleanliness

The following is an indication of the level of cleanliness attributed to the overall property in the view of the inventory clerk, for individual room and / or item conditions, please refer to the following pages.

Property:	Good	Garden:	N/A
Doors:	Good	Skirting:	Domestic
Woodwork:	Good	Paintwork:	Some damaged
Windows:	Some need cleaning	Flooring:	Good
Carpets:	Good	Tiles:	Some need replacing
Linen:	Good	Curtains and Blinds:	Needs Dry Cleaning
Mattresses:	Good	Hob:	Good
Oven:	Needs Light Clean	Kitchen:	Good
Bathroom:	Good	Fireplaces:	N/A

Suggested room actions

The following is an indication of the actions that may be required in the view of the inventory clerk to remedy a condition of each room, for individual room detail and / or item conditions, please refer to the following pages.

Keys:	N/A	Meter Readings :	N/A
Hallway:	Painting needed	Kitchen:	Repairs needed
Reception room:	Requires light clean	Bedroom:	Repairs needed
Bathroom:	No action required		

Additional Comments:

Property is in excellent and clean order.



Photographic Schedule of Conditions

Appliances:

These appliances have been identified at the property

Appliances (Kitchen)



Black ceramic hob.
Clean. Good condition.

Taken: 14/04/2013 05:16:51 GMT+01:00

Uploaded: 14/04/2013 17:29:04 GMT

Tags:Appliance



Hotpoint. WF541

Taken: 10/11/2013 12:10:08 GMT

Uploaded: 10/11/2013 13:15:03 GMT

Tags:Appliance



Ariston dishwasher. Clean.

Taken: 10/11/2013 12:10:57 GMT

Uploaded: 10/11/2013 13:15:24 GMT

Tags:Appliance



Outside of oven.

Taken: 10/11/2013 12:12:02 GMT

Uploaded: 10/11/2013 13:16:12 GMT

Tags:Appliance



Inside fridge. Two salad drawers. Four shelves. Six shelves to door.
Light not working.

Taken: 10/11/2013 12:13:02 GMT

Uploaded: 10/11/2013 13:16:58 GMT

Tags:Appliance



Toaster.

Taken: 10/11/2013 12:15:38 GMT

Uploaded: 10/11/2013 13:18:01 GMT

Tags:Appliance



Microwave

Taken: 10/11/2013 12:15:58 GMT

Uploaded: 10/11/2013 13:18:19 GMT

Tags:Appliance

Furnishings (Reception room)



1 x Plasma flat screen Sony TV.
Wall mounted.
2 x wooden floating shelves.
1 x SKY box.
Various candle holders with candles.

Taken: 14/04/2013 05:10:05 GMT+01:00

Uploaded: 14/04/2013 17:29:33 GMT

Tags:Appliance



Panasonic Mash stereo.

Taken: 10/11/2013 12:37:12 GMT

Uploaded: 10/11/2013 13:22:19 GMT

Tags:Appliance

Issues:

General (Kitchen)



Chrome sink, double drainer,
chrome mixer taps.
Needs light clean.

Taken: 14/04/2013 05:17:54 GMT+01:00

Uploaded: 14/04/2013 17:28:57 GMT

Tags:Issues needing attention

Lighting (Bedroom)



Four halogen spot lights.
One not working.

Taken: 10/11/2013 12:48:07 GMT

Uploaded: 10/11/2013 13:24:23 GMT

Tags:Issues needing attention

General (Bathroom)



Loose tile to corner of bath.

Taken: 14/04/2013 05:23:45 GMT+01:00

Uploaded: 14/04/2013 17:29:58 GMT

Tags: Issues needing attention

Lighting (Bathroom)



Four halogen spot lights.
One not working.

Taken: 10/11/2013 13:02:12 GMT

Uploaded: 10/11/2013 13:26:34 GMT

Tags: Issues needing attention

Keys:

General (Keys)



Set of keys handed to tenant.

Uploaded: 03/08/2015 01:05:28 GMT

Meter Readings :

General (Meter Readings)



Electrics 78050

Taken: 10/11/2013 12:09:12 GMT

Uploaded: 10/11/2013 13:08:41 GMT



Gas 16151.939

Taken: 10/11/2013 12:09:52 GMT

Uploaded: 10/11/2013 13:08:51 GMT

Hallway:

Painted cream walls.

Painted white ceiling.

Doors painted white wood with brass handles, front door includes brass safety chain and spy hole, door frames wooden painted white.

1 x single radiator white.

3 x ceiling halogen spot light.

All in good condition.



General (Hallway)



Additional image

Taken: 14/04/2013 05:19:37 GMT+01:00

Uploaded: 14/04/2013 17:28:50 GMT

Doors (Hallway)

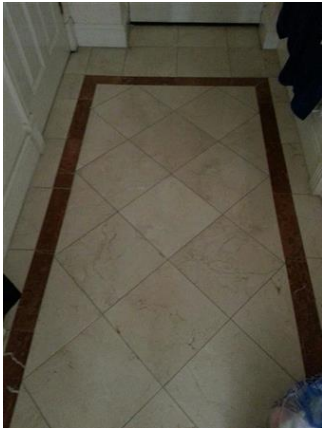


White painted. Pannelled. Spy hole, twist locks. Yale and Chubb lock.

Taken: 10/11/2013 11:58:40 GMT

Uploaded: 10/11/2013 13:08:09 GMT

Flooring (Hallway)

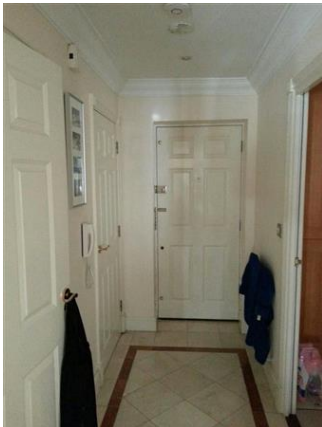


Cream marble flooring with red border. Condition good.

Taken: 10/11/2013 11:59:38 GMT

Uploaded: 10/11/2013 13:08:28 GMT

Walls and skirting boards (Hallway)



Painted cream

Taken: 10/11/2013 12:00:12 GMT

Uploaded: 10/11/2013 13:08:41 GMT



Entry phone system. In good condition

Taken: 10/11/2013 12:03:41 GMT

Uploaded: 10/11/2013 13:08:55 GMT



Honeywell thermostat.

Taken: 10/11/2013 12:04:08 GMT

Uploaded: 10/11/2013 13:09:59 GMT

Ceiling (Hallway)



Painted white

Taken: 10/11/2013 12:00:37 GMT

Uploaded: 10/11/2013 13:10:14 GMT

Lighting (Hallway)



Three spot lights. Halogen. Two not working.

Taken: 10/11/2013 12:01:01 GMT

Uploaded: 10/11/2013 13:10:31 GMT

Heating (Hallway)



White radiator.

Taken: 10/11/2013 12:02:10 GMT

Uploaded: 10/11/2013 13:10:46 GMT

Sockets and Switches (Hallway)



Brass double socket. Telephone point.

Taken: 10/11/2013 12:02:49 GMT

Uploaded: 10/11/2013 13:10:58 GMT

Furnishings (Hallway)



2 x photo frames mounted on wall, both with black frames.
1 x brass double wall socket.

Taken: 14/04/2013 05:19:56 GMT+01:00

Uploaded: 14/04/2013 17:28:47 GMT

Kitchen:

Walls painted white, 1 x wall clock.

Ceiling painted white.

Beige stone flooring.

Beach wood freestanding and wall mounted units with silver pull handles.

5 x ceiling halogen spot lights, 4 x Fluorescent unit lighting.

Grey washing machine, front loading. Hotpoint dish washer (integrated). Refrigerator (freezer) integrated. Cooker hood, double oven, ceramic hob.

Marble effect work top. Chrome sink with mixer taps.

All in good condition.

General (Kitchen)



Additional image

Taken: 14/04/2013 05:18:42 GMT+01:00

Uploaded: 14/04/2013 17:28:53 GMT



Chrome sink, double drainer, chrome mixer taps.
Needs light clean.

Taken: 14/04/2013 05:17:54 GMT+01:00

Uploaded: 14/04/2013 17:28:57 GMT

Tags:Issues needing attention

Doors (Kitchen)



Painted white. Panelled. Brass lever handle.

Taken: 10/11/2013 12:05:21 GMT

Uploaded: 10/11/2013 13:11:37 GMT

Flooring (Kitchen)



Cream stone.

Taken: 10/11/2013 12:06:16 GMT

Uploaded: 10/11/2013 13:11:57 GMT

Walls and skirting boards (Kitchen)



Part painted white. Part green and white tiles.

Taken: 10/11/2013 12:06:40 GMT

Uploaded: 10/11/2013 13:12:08 GMT



Additional image

Taken: 10/11/2013 12:07:28 GMT

Uploaded: 10/11/2013 13:12:30 GMT

Ceiling (Kitchen)



Painted white

Taken: 10/11/2013 12:07:47 GMT

Uploaded: 10/11/2013 13:12:47 GMT

Lighting (Kitchen)



Additional image

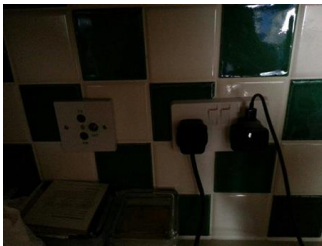
Taken: 10/11/2013 12:08:06 GMT
Uploaded: 10/11/2013 13:12:58 GMT



Five halogen spot lights.

Taken: 10/11/2013 12:08:31 GMT
Uploaded: 10/11/2013 13:13:15 GMT

Sockets and Switches (Kitchen)



Additional image

Taken: 10/11/2013 12:09:03 GMT
Uploaded: 10/11/2013 13:13:43 GMT



Three white plastic double sockets. Telephone points.

Taken: 10/11/2013 12:09:16 GMT
Uploaded: 10/11/2013 13:13:59 GMT

Appliances (Kitchen)



Black ceramic hob.
Clean. Good condition.

Taken: 14/04/2013 05:16:51 GMT+01:00
Uploaded: 14/04/2013 17:29:04 GMT

Tags:Appliance



Inside oven used. Needs cleaning.

Taken: 14/04/2013 05:16:01 GMT+01:00
Uploaded: 14/04/2013 17:29:14 GMT



Clean

Taken: 14/04/2013 05:16:35 GMT+01:00
Uploaded: 14/04/2013 17:29:08 GMT



Hotpoint. WF541

Taken: 10/11/2013 12:10:08 GMT
Uploaded: 10/11/2013 13:15:03 GMT
Tags:Appliance



Ariston dishwasher. Clean.

Taken: 10/11/2013 12:10:57 GMT
Uploaded: 10/11/2013 13:15:24 GMT
Tags:Appliance



Ariston hob. Ceramic.

Taken: 10/11/2013 12:11:30 GMT
Uploaded: 10/11/2013 13:15:48 GMT



Outside of oven.

Taken: 10/11/2013 12:12:02 GMT
Uploaded: 10/11/2013 13:16:12 GMT
Tags:Appliance



Inside oven. Needs cleaning.

Taken: 10/11/2013 12:12:28 GMT
Uploaded: 10/11/2013 13:16:33 GMT



Inside fridge. Two salad drawers. Four shelves. Six shelves to door. Light not working.

Taken: 10/11/2013 12:13:02 GMT
Uploaded: 10/11/2013 13:16:58 GMT
Tags:Appliance



Inside freezer. 3 drawers.

Taken: 10/11/2013 12:14:17 GMT
Uploaded: 10/11/2013 13:17:20 GMT



Chrome and black kettle.

Taken: 10/11/2013 12:15:03 GMT
Uploaded: 10/11/2013 13:17:44 GMT



Toaster.

Taken: 10/11/2013 12:15:38 GMT
Uploaded: 10/11/2013 13:18:01 GMT
Tags:Appliance



Microwave

Taken: 10/11/2013 12:15:58 GMT

Uploaded: 10/11/2013 13:18:19 GMT

Tags:Appliance

Furnishings (Kitchen)



Green plastic bin.

Taken: 10/11/2013 12:18:37 GMT

Uploaded: 10/11/2013 13:14:21 GMT



Wood chopping board.

Taken: 10/11/2013 12:19:06 GMT

Uploaded: 10/11/2013 13:14:42 GMT

Shelving and Units (Kitchen)



Various number of drinking glasses. Two glass shelves

Taken: 10/11/2013 12:16:55 GMT

Uploaded: 10/11/2013 13:18:30 GMT



Beech wood units. Wall and floor mounted. Chrome handles.

Taken: 10/11/2013 12:17:40 GMT

Uploaded: 10/11/2013 13:18:44 GMT



Additional image

Taken: 10/11/2013 12:18:17 GMT

Uploaded: 10/11/2013 13:18:56 GMT

Reception room:

Walls painted cream with back feature wall with roses.
Ceiling painted white, 8 x halogen spot lights.
Double glazing bay window with brass lever handles and locks, cream fold up blinds with pull cord.
Double sliding doors to kitchen (glass panelled).
Cream marble flooring with red border.

General (Reception room)



Reception. Overview.

Taken: 10/11/2013 12:21:17 GMT

Uploaded: 10/11/2013 13:19:12 GMT



Reception general.

Taken: 10/11/2013 12:21:41 GMT

Uploaded: 10/11/2013 13:19:26 GMT

Doors (Reception room)



Painted white. Brass lever handles.

Taken: 10/11/2013 12:22:05 GMT

Uploaded: 10/11/2013 13:19:37 GMT

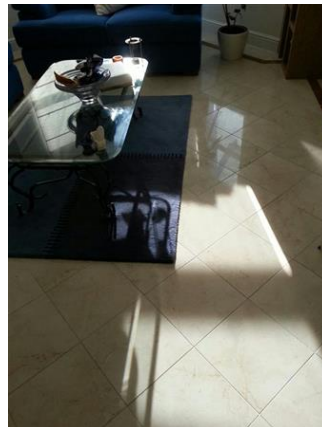
Flooring (Reception room)



Cream marble. Red border.

Taken: 10/11/2013 12:22:37 GMT

Uploaded: 10/11/2013 13:19:45 GMT



Additional image

Taken: 10/11/2013 12:22:59 GMT

Uploaded: 10/11/2013 13:19:53 GMT

Walls and skirting boards (Reception room)



Painted cream.

Taken: 10/11/2013 12:23:16 GMT
Uploaded: 10/11/2013 13:20:00 GMT



Floral wall feature.

Taken: 10/11/2013 12:23:33 GMT
Uploaded: 10/11/2013 13:20:11 GMT

Windows (Reception room)



Some minor mould around window frame inside.

Taken: 14/04/2013 05:14:12 GMT+01:00
Uploaded: 14/04/2013 17:29:22 GMT



Some minor mould around window frames inside.

Taken: 14/04/2013 05:13:09 GMT+01:00
Uploaded: 14/04/2013 17:29:26 GMT



Bay window. Double glazed. Brass lever handles.

Taken: 10/11/2013 12:31:12 GMT
Uploaded: 10/11/2013 13:20:19 GMT



Blue mesh roller blinds. Cream roman blinds overlapping.

Taken: 10/11/2013 12:31:50 GMT
Uploaded: 10/11/2013 13:20:26 GMT

Ceiling (Reception room)



Painted white

Taken: 10/11/2013 12:32:55 GMT
Uploaded: 10/11/2013 13:20:33 GMT

Lighting (Reception room)



Eight halogen spot lights.

Taken: 10/11/2013 12:33:26 GMT

Uploaded: 10/11/2013 13:20:39 GMT



Black feature lamp. Frosted glass shade.

Taken: 10/11/2013 12:33:55 GMT

Uploaded: 10/11/2013 13:20:47 GMT

Heating (Reception room)



Double radiator

Taken: 10/11/2013 12:34:51 GMT

Uploaded: 10/11/2013 13:20:56 GMT

Sockets and Switches (Reception room)



Four double brass sockets.

Taken: 10/11/2013 12:36:40 GMT

Uploaded: 10/11/2013 13:21:04 GMT

Furnishings (Reception room)



Glass dining table with black iron frame and legs.
6 x dining chairs to match with cream cushioned seats.

Taken: 14/04/2013 05:11:56 GMT+01:00

Uploaded: 14/04/2013 17:29:29 GMT

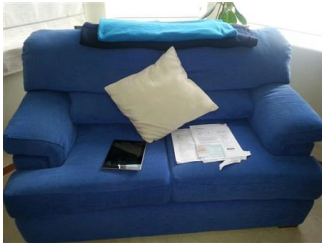


1 x Plasma flat screen Sony TV.
Wall mounted.
2 x wooden floating shelves.
1 x SKY box.
Various candle holders with candles.

Taken: 14/04/2013 05:10:05 GMT+01:00

Uploaded: 14/04/2013 17:29:33 GMT

Tags:Appliance



Blue fabric, 2 seater sofa with cream cushion.

Taken: 14/04/2013 05:08:36 GMT+01:00

Uploaded: 14/04/2013 17:29:44 GMT



Panasonic Mash stereo.

Taken: 10/11/2013 12:37:12 GMT

Uploaded: 10/11/2013 13:22:19 GMT

Tags:Appliance



Glass coffee table with black iron frame.
Good condition.

Blue rug.
Good condition.

Taken: 14/04/2013 05:08:18 GMT+01:00

Uploaded: 14/04/2013 17:29:48 GMT



Additional image

Taken: 14/04/2013 05:07:55 GMT+01:00

Uploaded: 14/04/2013 17:29:52 GMT



Sky box.

Taken: 10/11/2013 12:41:14 GMT

Uploaded: 10/11/2013 13:22:27 GMT



Wooden book case.
1 x stereo with 2 x speakers
1 x art statue.
1 x bongo drum.
1 x BT phone

Taken: 14/04/2013 05:09:22 GMT+01:00

Uploaded: 14/04/2013 17:29:37 GMT



Blue fabric, 2 seater sofa with cream cushion.

Taken: 14/04/2013 05:09:03 GMT+01:00

Uploaded: 14/04/2013 17:29:41 GMT



Blue fabric. Two seater. cream cushion.

Taken: 10/11/2013 12:37:51 GMT

Uploaded: 10/11/2013 13:21:10 GMT



Blue fabric. Two seater. Cream cushion.

Taken: 10/11/2013 12:38:16 GMT

Uploaded: 10/11/2013 13:21:19 GMT



Beech wood. Book stand.

Taken: 10/11/2013 12:38:49 GMT

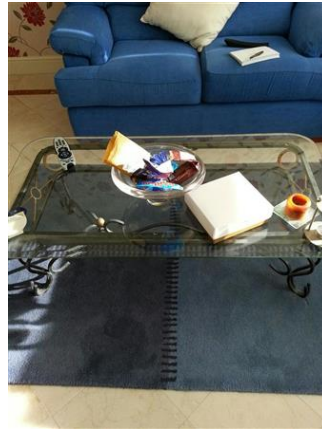
Uploaded: 10/11/2013 13:21:28 GMT



Two wooden floating shelves.

Taken: 10/11/2013 12:39:10 GMT

Uploaded: 10/11/2013 13:21:35 GMT



Glass coffee table. Iron legs

Taken: 10/11/2013 12:39:42 GMT

Uploaded: 10/11/2013 13:21:46 GMT



Glass dining table. Iron legs. Six matching chairs with cream cushions.

Taken: 10/11/2013 12:40:06 GMT

Uploaded: 10/11/2013 13:21:55 GMT



Gum tree

Taken: 10/11/2013 12:41:40 GMT

Uploaded: 10/11/2013 13:22:03 GMT



Large set of cream candles.

Taken: 10/11/2013 12:42:05 GMT

Uploaded: 10/11/2013 13:22:10 GMT

Bedroom:

Walls painted cream with feature wall.
Ceiling painted white, 4 x halogen spot lights.
Double glazed window with brass lever handles and lock.
Wooden venetian blind with pull cord.
Doors painted white, panelled.
Wood laminate flooring.

General (Bedroom)



General overview.

Taken: 10/11/2013 12:42:43 GMT
Uploaded: 10/11/2013 13:22:34 GMT



Additional image

Taken: 14/04/2013 05:26:49 GMT+01:00
Uploaded: 14/04/2013 17:30:25 GMT



Additional image

Taken: 14/04/2013 05:25:22 GMT+01:00
Uploaded: 14/04/2013 17:30:37 GMT

Doors (Bedroom)



Painted white. Panelled. Brass lever handle.

Taken: 10/11/2013 12:43:39 GMT
Uploaded: 10/11/2013 13:22:43 GMT

Flooring (Bedroom)



Wood laminate.

Taken: 10/11/2013 12:44:37 GMT
Uploaded: 10/11/2013 13:22:56 GMT



Additional image

Taken: 10/11/2013 12:44:56 GMT
Uploaded: 10/11/2013 13:23:05 GMT



Additional image

Taken: 10/11/2013 12:45:05 GMT

Uploaded: 10/11/2013 13:23:15 GMT

Walls and skirting boards (Bedroom)



Painted cream.

Taken: 10/11/2013 12:45:19 GMT

Uploaded: 10/11/2013 13:23:22 GMT



Additional image

Taken: 10/11/2013 12:45:38 GMT

Uploaded: 10/11/2013 13:23:30 GMT



Additional image

Taken: 10/11/2013 12:45:49 GMT

Uploaded: 10/11/2013 13:23:37 GMT



Floral feature wall.

Taken: 10/11/2013 12:53:18 GMT

Uploaded: 10/11/2013 13:23:45 GMT

Windows (Bedroom)



Wood venetian blind.

Taken: 14/04/2013 05:27:23 GMT+01:00

Uploaded: 14/04/2013 17:30:22 GMT



Double glazed. Brass lever handles.

Taken: 10/11/2013 12:46:08 GMT

Uploaded: 10/11/2013 13:23:53 GMT



Shades of green and cream roller blind.

Taken: 10/11/2013 12:46:36 GMT

Uploaded: 10/11/2013 13:24:01 GMT



Wood venetian blind

Taken: 10/11/2013 12:47:15 GMT

Uploaded: 10/11/2013 13:24:10 GMT

Ceiling (Bedroom)



Painted white

Taken: 10/11/2013 12:47:45 GMT

Uploaded: 10/11/2013 13:24:16 GMT

Lighting (Bedroom)



Four halogen spot lights.
One not working.

Taken: 10/11/2013 12:48:07 GMT

Uploaded: 10/11/2013 13:24:23 GMT

Tags: Issues needing attention

Heating (Bedroom)



White radiator

Taken: 10/11/2013 12:48:48 GMT

Uploaded: 10/11/2013 13:24:30 GMT

Sockets and Switches (Bedroom)



Four white plastic double sockets

Taken: 10/11/2013 12:49:21 GMT

Uploaded: 10/11/2013 13:24:38 GMT

Furnishings (Bedroom)



Work station. 1 x Apple computer. 1 x small Plasma TV.

Various objects of no value.

Taken: 14/04/2013 05:26:14 GMT+01:00

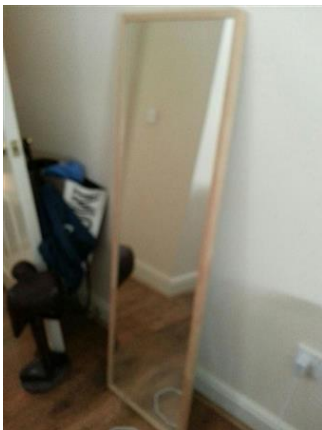
Uploaded: 14/04/2013 17:30:29 GMT



2 x wooden bedside cabinets with silver pull handles.
1 x double bed with mattress.
Silver frame.

Taken: 14/04/2013 05:25:53 GMT+01:00

Uploaded: 14/04/2013 17:30:33 GMT



Tall mirror. Wooden frame.

Taken: 10/11/2013 12:49:57 GMT

Uploaded: 10/11/2013 13:24:45 GMT



Office corner. Wooden. Tv. Mac computer.

Taken: 10/11/2013 12:50:19 GMT

Uploaded: 10/11/2013 13:24:55 GMT



2x Wooden bedside tables.
Three drawers. Purple light.
Teddy bear. White phone.

Taken: 10/11/2013 12:51:04 GMT

Uploaded: 10/11/2013 13:25:04 GMT



Wooden beside table. Penguin teddy bear. Candles. TV remote control. Mobile phone.

Taken: 10/11/2013 12:52:18 GMT

Uploaded: 10/11/2013 13:25:12 GMT



Bed. Purple duvet and matching pillows.

Taken: 10/11/2013 12:54:38 GMT

Uploaded: 10/11/2013 13:25:21 GMT

Bathroom:

1 x large wall mounted mirror above bath.
Walls part painted cream part light and dark blue tiles.
Ceiling painted white.
4 x halogen ceiling spot lights.
Blue stone flooring.

General (Bathroom)



General overview

Taken: 10/11/2013 12:56:18 GMT

Uploaded: 10/11/2013 13:25:29 GMT



General overview

Taken: 10/11/2013 12:56:36 GMT

Uploaded: 10/11/2013 13:25:37 GMT



Loose tile to corner of bath.

Taken: 14/04/2013 05:23:45 GMT+01:00

Uploaded: 14/04/2013 17:29:58 GMT

Tags: Issues needing attention

Doors (Bathroom)



Painted white. Panelled. Brass lever handles.

Taken: 10/11/2013 12:57:00 GMT

Uploaded: 10/11/2013 13:25:45 GMT

Flooring (Bathroom)



Blue stone.

Taken: 10/11/2013 12:59:53 GMT

Uploaded: 10/11/2013 13:25:53 GMT

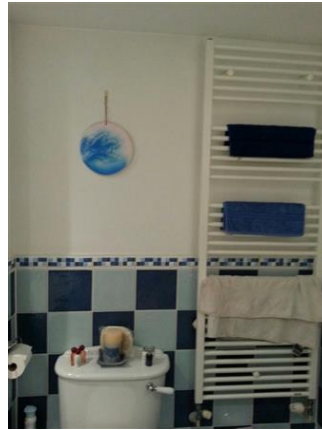
Walls and skirting boards (Bathroom)



Part mirrored. Part painted cream. Part light and dark blue tiled.

Taken: 10/11/2013 13:00:14 GMT

Uploaded: 10/11/2013 13:26:00 GMT



Additional image

Taken: 10/11/2013 13:00:54 GMT

Uploaded: 10/11/2013 13:26:07 GMT



Mirrored wall mounted cabinet.

Taken: 10/11/2013 13:01:15 GMT

Uploaded: 10/11/2013 13:26:15 GMT

Ceiling (Bathroom)



Painted white.

Taken: 10/11/2013 13:01:48 GMT

Uploaded: 10/11/2013 13:26:26 GMT

Lighting (Bathroom)



Four halogen spot lights.
One not working.

Taken: 10/11/2013 13:02:12 GMT

Uploaded: 10/11/2013 13:26:34 GMT

Tags: Issues needing attention

Heating (Bathroom)



White, wall mounted radiator.

Taken: 14/04/2013 05:22:18 GMT+01:00

Uploaded: 14/04/2013 17:30:15 GMT



White heated towel radiator.
Wall mounted.

Taken: 10/11/2013 13:02:43 GMT

Uploaded: 10/11/2013 13:26:44 GMT

Sockets and Switches (Bathroom)



Shaver. Plastic. White.

Taken: 10/11/2013 13:03:21 GMT

Uploaded: 10/11/2013 13:26:52 GMT

Suites (Bathroom)



White bath with chrome shower
hose and chrome mixer taps.

Taken: 14/04/2013 05:23:29 GMT+01:00

Uploaded: 14/04/2013 17:30:02 GMT



Taken: 14/04/2013 05:21:57 GMT+01:00

Uploaded: 14/04/2013 17:30:18 GMT



1x wall mounted mirrored cabinet with round chrome knob handles. 1 x white plastic shaving unit.

Taken: 14/04/2013 05:22:36 GMT+01:00
Uploaded: 14/04/2013 17:30:11 GMT



White sink, wall mounted, floor mounted with chrome mixer taps and plug.

Taken: 10/11/2013 13:03:56 GMT
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White toilet pan

Taken: 10/11/2013 13:04:18 GMT
Uploaded: 10/11/2013 13:27:07 GMT



White bath tub. Chrome mixer taps. Chrome plug.

Taken: 10/11/2013 13:04:33 GMT
Uploaded: 10/11/2013 13:27:16 GMT



Chrome toilet roll holder.

Taken: 10/11/2013 13:05:08 GMT
Uploaded: 10/11/2013 13:27:28 GMT

Appliances (Bathroom)



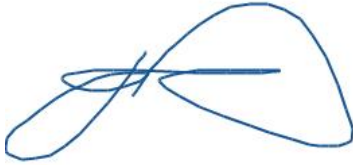
Boiler.

Taken: 10/11/2013 13:05:38 GMT
Uploaded: 10/11/2013 13:27:36 GMT

Declaration

I/We have inspected the items in the foregoing photographic schedule of conditions and hereby agree, that they represent the current state of the property:

Tenant's signature:



Print name: Ms Tenant

Landlord/Agent's signature:



Print name: Mr Landlord

Clerk's signature:



Print name: Smarter Clerk

Date: 01/08/2015

Certification of electronic signature:

Tenant has signed on 11/11/2013 22:58:43 from IP address 2.102.202.40

Tenant's comment:

Just as when moved in

Landlord has signed on 11/11/2013 22:59:54 from IP address 2.102.202.40

Landlord's comment:

Added a new sofa