



info@kestrelinventories.com
www.kestrelinventories.com

INVENTORY REPORT SCHEDULE OF CONDITION

PROPERTY	123 Example Street, London AB1 45C
DATE	09.09.09
TYPE	1 Bed Furnished Flat
AGENT/LANDLORD	Best Letting Agency
REFERENCE	bla.123example.AB1.inv.090913.ej

NOTES:

*This document is a demonstration copy only.
Some items such as photos and guidance notes have been removed for discretionary purposes.*

Property
Date

123 Example Street, London AB1 45C
09.09.13

SUMMARY REPORT

Summary:	Presented in tidy, clean condition
Length of Tenancy:	-
Tenant present:	Yes
Inventory remarks:	Electrical not tested
Cleanliness at ck-out:	-
Cleanliness at ck-in:	Professionally cleaned
Decorative order:	Light usage marks as noted
Maintenance:	None suggested

FLOORING:	Light surface scratches, paint marks, 1 stain to carpet
WALLS:	Marked as noted
WINDOWS:	Clean
BLINDS:	Good order
FURNITURE:	Slightly discoloured
LIGHTS:	Working
LINEN:	-

KITCH UNITS:	Clean
WORKTOPS:	Clean
APPLIANCES:	Residual burn marks to oven shelves

WC:	Clean
BASINS:	Clean
SHOWER:	Clean
BATHS:	Clean

OUTSIDE:	Tidy
-----------------	------

Tenant's initials

1

Property	123 Example Street, London AB1 45C
Date	09.09.13

SAFETY CHECKS

Appliances tested for power:	Yes
Gas Safety Certificate present in flat:	-
Alarm tested:	-
Appliance manuals:	Yes
Smoke alarm present:	Yes. Not tested

METER READINGS

It is the tenants responsibility to notify all relevant authorities of the meter readings and names for billing at the commencement and end of tenancy.

ELECTRICITY:	70903	SERIAL NO:	67896
LOCATION:	Entrance Hall	KEY/ACCESS:	FB2

GAS:	No supply	SERIAL NO:	
LOCATION:		KEY/ACCESS:	

KEYS

SETS:	2 sets: 1 Chubb, 1 Yale, 1 fob
ADDITIONAL:	1 post key, 1 window key

SIGNATURES

I the undersigned have read the report and agree that it is correct as written.

TENANT:		DATE:	
LANDLORD:		DATE:	

FRONT DOOR AND ENTRANCE HALL

- | | | |
|-----|---|--|
| 1. | White painted architrave | |
| 2. | Varnished wood door,
Chrome numeral 307,
Chrome spy hole,
Chrome lock and surround,
Chrome knob handle,
Further chrome lock to base | Scuffs to base, minor chips to leading edge, surround missing to base lock |
| 3. | Black rubber and coir mat | |
| 4. | Chrome sockets and switches as fitted | |
| 5. | Grey plastic video entry phone | |
| 6. | Grey metal and opaque glass wall light | |
| 7. | Smoke alarm | Green light showing, not tested |
| 8. | Silver framed and glazed abstract print in shades of blue | |
| 9. | Dimplex wall heater | |
| 10. | 2 skirting mounted chrome and black rubber door stops | |
| 11. | Fitted cupboard;
White painted architrave,
Varnished flush wood door,
Chrome lever handle,

Fuse box,
Alarm control box and panel | |
| 12. | Wooden batten with 4 double coat hooks | |
| 13. | Boiler with associated plumbing and controls | |
| 14. | Ironing board with blue star pattern cover | Occasional marks |

Property	123 Example Street, London AB1 45C
Date	09.09.13

- 15. Grey plastic mop bucket
- 16. Grey handled broom
- 17. Grey handled mop
- 18. White and orange metal step ladder
- 19. Morphy Richards 1400 watt vacuum cleaner with attachments
- 20. Sabichi steam iron Not working

DECORATIVE ORDER

Ceiling	Painted white
Walls	Painted cream Minor marks under entry phone, light scuffs over radiator Scuffs behind print
Woodwork	Skirting painted white
Flooring	Wood flooring

KITCHEN

- 21. White painted architrave
- 22. Varnished flush wood door, chrome lever handle
- 23. Skirting mounted chrome and black rubber door stop
- 24. Grey rubber door wedge
- 25. Chrome sockets and switches as fitted
- 26. 2 white rimmed recessed spot lights
- 27. Grey melamine flush wall and base units with chrome handles, 4 under unit lights
- 28. Polished black stone work top and splash back
- 29. Electrolux integrated fridge/freezer: 5 glass shelves, 2 crispers, 3 door compartments, 1 egg tray, 4 freezer compartments Odorous
- 30. Micromark 2 slice toaster
- 31. St/steel splash extractor hood
- 32. St/steel splash back panel Cleaning scratches
- 33. Electrolux ceramic 4 burner hob Wear to burners
- 34. Electrolux oven; 2 wire shelves, grill pan and trivet Residual burns to shelves
- 35. Chrome wire utensil holder
- 36. Kenwood chrome and black plastic kettle
- 37. St/steel 1½ bowl sink and drainer, Waste disposal unit, Strainer plug discoloured

Property	123 Example Street, London AB1 45C
Date	09.09.13

- Black rubber plug,
- Chrome strainer plug,
- Chrome mixer tap
- 38. Bosch integrated microwave with round glass plate
- 39. Matching white crockery;
 - 6 dinner plates,
 - 6 side plates,
 - 6 bowls,
 - 6 mugs
- 40. 3 st/steel saucepans with glass lids
- 41. Non stick frying pan
- 42. Electrolux integrated washing machine model no EW1200 Top requires wipe
- 43. Electrolux integrated dishwasher; 2 white coated plate racks, white plastic cutlery drainer Inner rim needs a further light wipe
- 44. St/steel cutlery;
 - 6 knives
 - 6 forks
 - 6 dessert spoons
 - 6 teaspoons

DECORATIVE ORDER

- Ceiling Painted white
- Walls Painted cream
- Woodwork Light wood plinth, white painted skirting
- Flooring Blue/grey mottled floor tiles
Grout discoloured

Tenant's initials	6
-------------------	---

RECEPTION

- 45. White painted architrave
- 46. Varnished flush wood door, chrome lever handle Chipped by door wedge to base
- 47. Grey rubber door wedge
- 48. Chrome sockets and switches as fitted
- 49. 6 white rimmed recessed spot lights
- 50. Grey metal framed full length window to RHS of grey metal framed full length balcony door, grey metal lockable lever handle 1 balcony door key
- 51. White metal curtain track
- 52. Off white floor length lined curtain on runner Odd faint marks. Worn thin to centre
- 53. Balcony; grey metal railing, wood decking, coir mat, 2 wood slatted folding chairs Chairs weathered
- 54. Light wood storage unit; 4 shelves, 2 low level drawers, Grey metal effect handles
- 55. Low level pine wine rack
- 56. Oak veneer 4 compartment storage unit, 2 low level doors
- 57. 2 white ceramic hollow centred table lamps with white card shades
- 58. 4 gold framed and glazed prints of landscapes
- 59. Wood oval shaped folding dining table

Property	123 Example Street, London AB1 45C
Date	09.09.13

- | | | |
|-----|--|--|
| 60. | 4 cream velour upholstered padded dining chairs | Odd spot marks |
| 61. | Cream velour 2 seat sofa;
2 seat pads,
2 back pads | Arms discoloured, seats slightly discoloured |
| 62. | 2 brown silk scatter cushions | |
| 63. | 2 wood square side tables with chrome legs | Long scratch to one leg |
| 64. | Dimplex wall heater | |
| 65. | White shag pile rectangular rug | |
| 66. | Rectangular wood coffee table with chrome legs | Slightly wobbly, faint scratch to one end |
| 67. | Binatone grey plastic phone | |
| 68. | Chrome standard lamp with cream card cylinder shade | |
| 69. | Cream velour armchair to match sofa | Arms discoloured, seat pads slightly discoloured |
| 70. | Further brown silk scatter cushion | |
| 71. | Further gold scatter cushion | |
| 72. | Gold framed bevelled edge mirror | |
| 73. | Alarm sensor | |
| 74. | Leather file of instruction manuals | |

Property	123 Example Street, London AB1 45C
Date	09.09.13

DECORATIVE ORDER

Ceiling	Painted white
Walls	Painted cream Light low level scuffs throughout, 2 painted over chips by armchair, some painted over damage to corner on entrance, scuffs behind prints
Woodwork	Skirting painted white Occasional scuffs
Flooring	Continuation of wood flooring Surface scratches, paint marks by balcony door

BEDROOM

- 75. White painted architrave
- 76. Varnished flush wood door,
chrome lever handle
- 77. White rubber door wedge
- 78. Chrome and black rubber skirting
mounted door stop
- 79. Chrome sockets and switches as
fitted
- 80. 6 white rimmed recessed spot
lights
- 81. Grey metal framed window,
grey metal lockable lever handle No key
- 82. White metal curtain track
- 83. Brown silk lined floor length
curtain on runner
- 84. Gold framed wall mounted
bevelled edge mirror
- 85. Metal waste bin Dented
- 86. Grey metal and black leather
padded folding chair
- 87. Oak veneer desk
- 88. Dimplex wall heater
- 89. Light wood 5 drawer chest,
Grey plastic handles
- 90. Grey metal framed window,
Grey metal lockable lever
handle No key, handle tarnished
- 91. Brown silk lined floor length
curtain on runner Odd light marks
- 92. 2 gold framed and glazed
abstract prints in earth tones

Property	123 Example Street, London AB1 45C
Date	09.09.13

- 93. 2 light wood bedside chests with grey plastic handles
- 94. 2 cream ceramic table lamps with cream card conical shades Slightly dusty
- 95. Cream self pattern double divan with 4 drawers New. 1 drawer difficult to open
- 96. Cream and gold patterned Myers double mattress New. Fire labels attached
- 97. Aubergine suede padded head board
- 98. Aubergine suede scatter cushion
- 99. 2 beige silk scatter cushions Minor marks
- 100. Light wood double wardrobe; Grey plastic handles, White melamine hat shelf, White metal hanging rail
- 101. Wood effect double wardrobe; 3 low level drawers, Grey metal knobs, Frey metal hanging rail
- 102. Alarm sensor

Property	123 Example Street, London AB1 45C
Date	09.09.13

DECORATIVE ORDER

Ceiling	Painted white
Walls	Painted cream Light mid/low level scuffs and usage marks, paint patches, grouting discoloured in places
Woodwork	Skirting painted white Scuff marked
Flooring	Beige ribbed fitted carpet Furniture marks, pile flattened, stain to LHS of bed, odd minor faint spot marks, 2 cracked tiles

BATHROOM

- 103. White painted architrave
- 104. Varnished flush wood door,
chrome lever handle and lock
- 105. Wooden batten with 4 double
coat hooks
- 106. White metal triple ceiling light
fitting
- 107. Airflow extractor fan Dusty to vents
- 108. White bath;
Chrome mixer tap/shower,
Chrome pop up plug,
White painted flush panel,
Chrome shower bracket with
soap dish,
White metal shower pole, white
shower curtain Panel discoloured and scuffed to
base
- 109. 2 white rimmed recessed spot
lights
- 110. 2 glass alcove shelves
- 111. Wall mounted mirror
- 112. Chrome shaver socket
- 113. White WC,
White seat and lid Sealant slightly discoloured
- 114. White plastic WC brush and
holder
- 115. Wall mounted chrome WC roll
holder
- 116. Glass wash hand basin;
Chrome pop up plug,
Chrome mixer tap

Property	123 Example Street, London AB1 45C
Date	09.09.13

DECORATIVE ORDER

Ceiling	Painted white
Walls	Painted cream, part white mosaic tiles Plaster nail chips, light scuffs above chest, paint patches by towel rail, blue tac grease spots LHS of bath
Flooring	White marble floor tiles extending to skirting 4 ring marks