

# Property Parrot

Inventory &  
Check –in  
report

January 5<sup>th</sup>

2019



Property  
address:  
Flat 9, One  
Church  
Square  
41 Vauxhall  
Bridge Road  
London  
SW1V 2TA



**Flat entrance door and kitchen area**

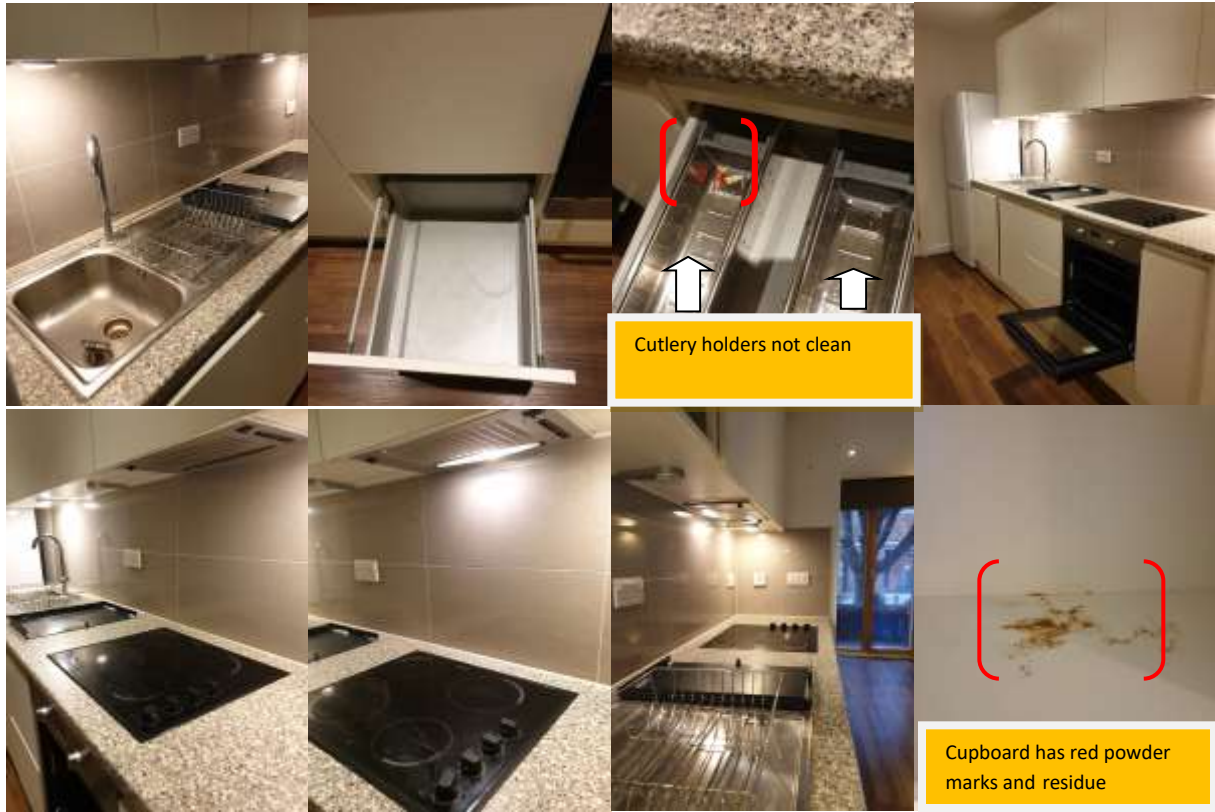


Property address: Flat 9, One church square, 41 Vauxhall Bridge Road SW1V 2TA

Tenant Initials.....

Landlord Initials.....

Date: January 5<sup>th</sup> 2019 INV/C-OUT

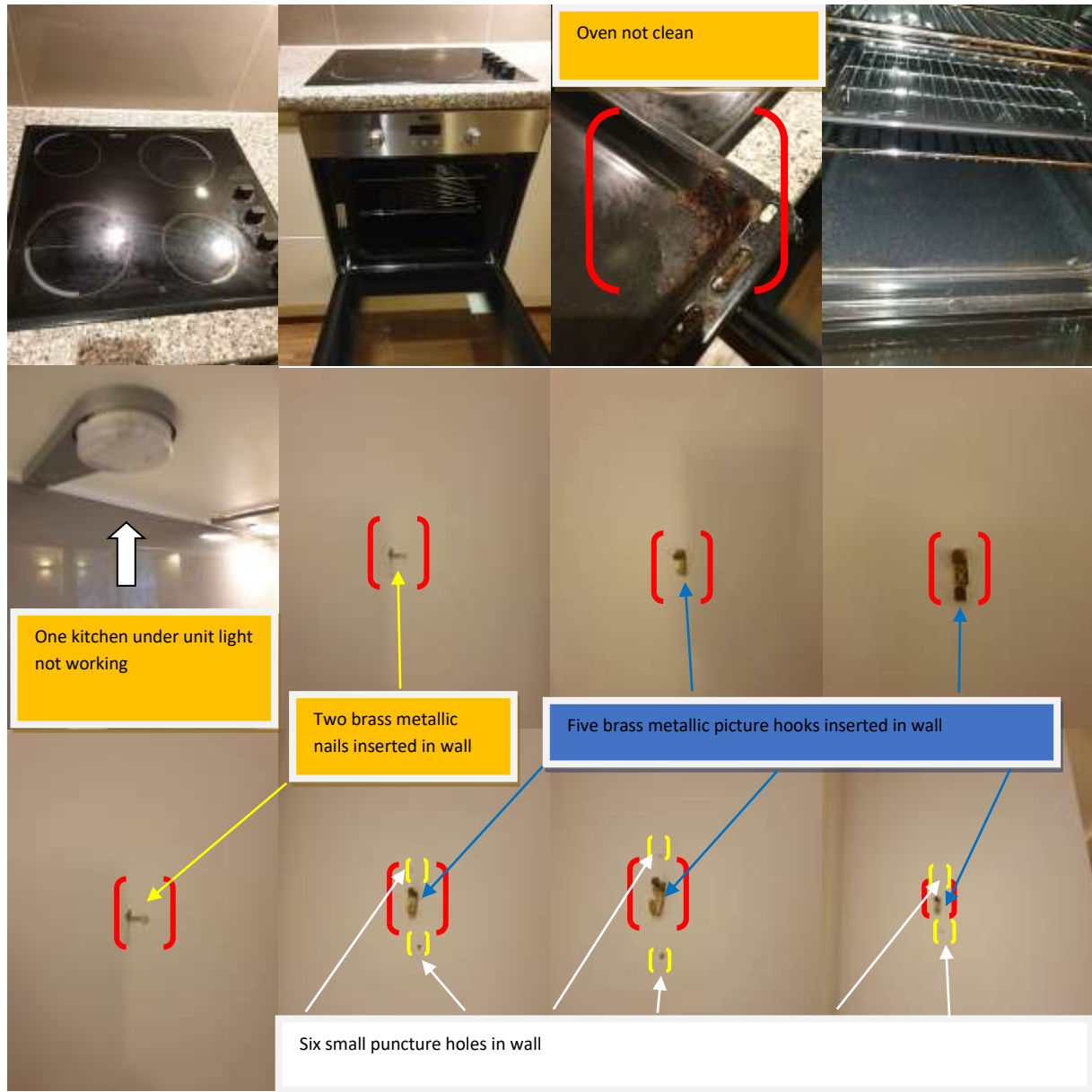


Property address: Flat 9, One church square, 41 Vauxhall Bridge Road SW1V 2TA

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Date: January 5<sup>th</sup> 2019 INV/C-OUT



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Date: January 5<sup>th</sup> 2019 INV/C-OUT



Door-green painted wooden with several visible small chip marks visible light rub and minor scuff marks along the lower area consisting of one Spyglass with chrome metallic effect surround with one chrome metallic effect visibly scratched and tarnished lever action handle with matching finger plate and lock with one brushed metallic effect draft excluder plate attached the bottom reverse similar with return of lever action handle door white painted wooden visible light rub and minor scuff and finger marks throughout with one brushed metallic effect twist and turn knob with matching finger plate reverse of spy glass good order.

Door frame-green painted minor defects under paint reverse side white painted wooden with minor defects under paint visible minor chip marks along the left side lower section.

Fixtures-stainless steel effect soft close door mechanism good working order.

Ceiling-white painted minor defects under paint consisting of two recessed halogen spotlights tested working.

Fixtures-white metallic sprinkler unit good order not tested, white metallic event unit not tested dusty along the sides and along the edges not tested, white plastic smoke detector visible green light tested working.

Walls-white painted minor defects under paint visible light rub and minor finger marks throughout, with seven small puncture holes

Fixtures-two metallic nails inserted, three brass metallic affect picture hooks inserted.

Wall fixtures continued-white plastic thermostatic temperature control device with one matching white plastic twist and turn control dial not tested slightly grubby, one white plastic wall mounted door entry video intercom system good order not tested.

Woodwork-white painted wooden skirting board minor defects under paint visible light rub and minor light scuff marks but otherwise in good order.

Flooring-light wooden laminated not clean.

Property address: Flat 9, One church square, 41 Vauxhall Bridge Road SW1V 2TA

Tenant Initials.....

Landlord Initials.....

Date: January 5<sup>th</sup> 2019 INV/C-OUT





Kitchen units-white laminated plastic effect markings are consistent with age and use sticky to touch units not clean internally with three kitchen under unit lights one of which is not working

Top units left to right

One cupboard two stainless steel effect shelving units which have which can be tilted and adjusted accordingly

One cupboard one shelf

One cupboard one shelf

One false cupboard housing extractor hood

One cupboard one shelf

Ground units left to right

One cupboard underneath sink containing black plastic bin three separate pull-out containers (pull-out side bin cover is broken)

One cupboard underneath sink one shelf

One pull out drawer containing fully fitted movable stainless steel effect cutlery holder is not clean one secondary pull out drawer underneath, one pull out soft close drawers underneath

Cupboard one shelf

Property address: Flat 9, One church square, 41 Vauxhall Bridge Road SW1V 2TA

Tenant Initials.....

Landlord Initials.....

Date: January 5<sup>th</sup> 2019 INV/C-OUT





### Appliances

Extractor hood-integrated Zanussi brand grey metallic effect grill not clean one built-in light bulb tested working.

Hob-integrated Zanussi brand consisting of four hotplates not clean visible light abrasive marks to touch consisting of four black plastic sticky to touch, twist and turn knobs not clean.

Oven-Integrated Zanussi brand stainless steel effect consisting of two metallic effect twist and turn knobs three metallic effect push down buttons with digital display with metallic effect grab handle with drop-down door with glass viewing panel consisting of three chrome metallic effect wire trays one black metallic baking tray clean.

### **White goods purchased by the in-coming tenant**

Fridge-White metallic Hotpoint brand built-in light consisting of three glass shelving units white plastic edging not clean with two semi-transparent pull-out crisper boxes not clean with three shelving units built inside door not clean please note wooden shelving unit has visible several small marks.

Freezer-white metallic consisting of three pull out freezer compartments not clean.

Property address: Flat 9, One church square, 41 Vauxhall Bridge Road SW1V 2TA

Tenant Initials.....

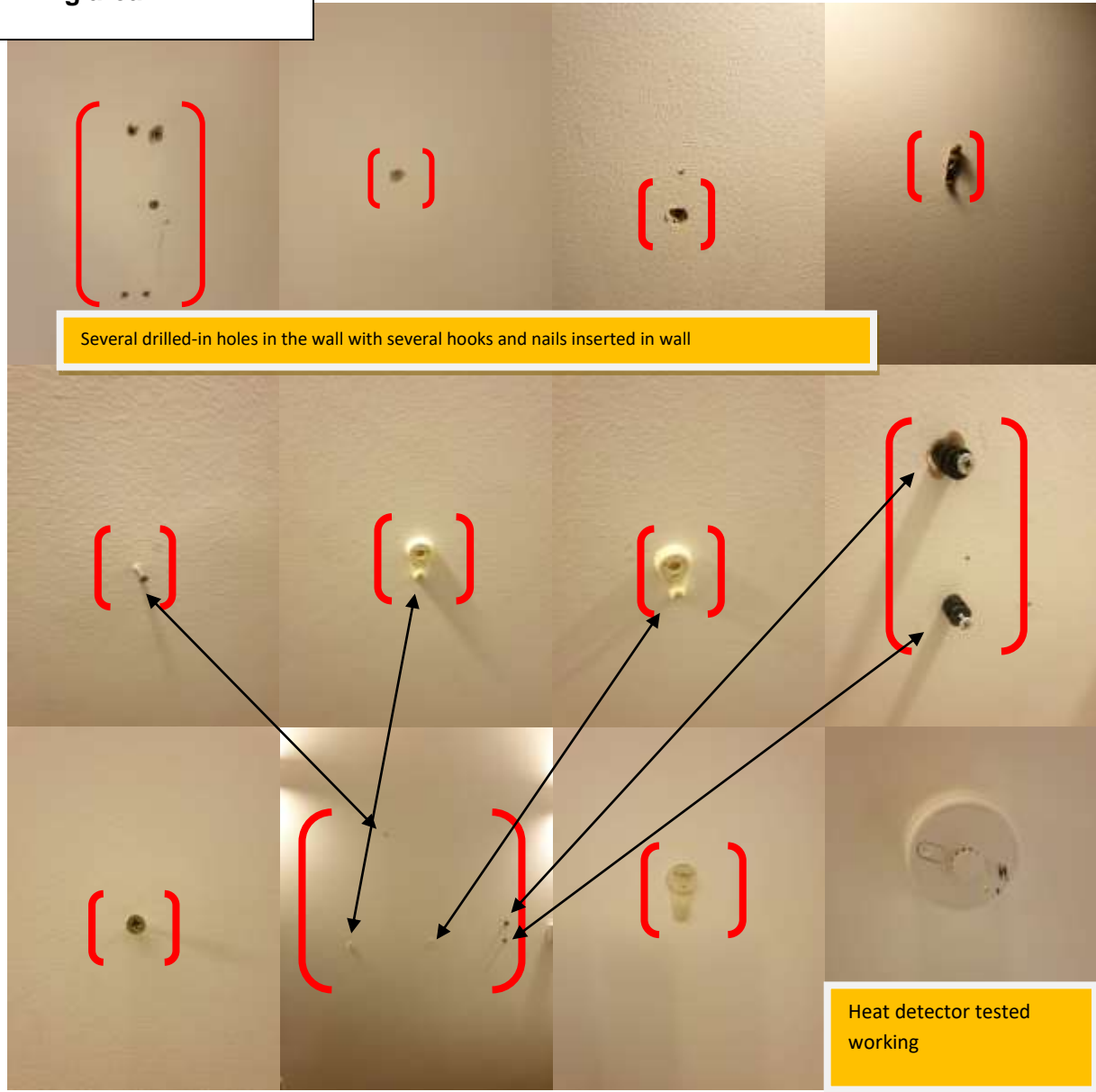
Landlord Initials.....

Date: January 5<sup>th</sup> 2019 INV/C-OUT





**Living area**



Property address: Flat 9, One church square, 41 Vauxhall Bridge Road SW1V 2TA

Tenant Initials.....

Landlord Initials.....

Date: January 5<sup>th</sup> 2019 INV/C-OUT





Property address: Flat 9, One church square, 41 Vauxhall Bridge Road SW1V 2TA

Tenant Initials.....

Landlord Initials.....

Date: January 5<sup>th</sup> 2019 INV/C-OUT



Ceiling white painted minor defects under paint consisting of one recessed halogen spotlights tested working

Fixtures-two white plastic effect units with circular caps, and two white metallic sprinkler unit taps good order not tested.

Walls-white painted visible light rub and minor finger marks throughout 25 small puncture holes and five children holes and cylindrical holes with plants and two picture hooks.

Lighters-three matching white painted wooden framed lighters with semi-transparent frosted glass panel attached underneath with three light bulbs tested working.

Windows one-floor-to-ceiling consisting of two double glazed glass panels with one silver metallic effect lever action handle with no visible key with one pressure sensor attached tested not clean please note external glass panels could do with a wipe down.

Blinds-Brown roller blinds slightly dusty with one silver beaded metallic pull chain attached child safety device.

French doors (giving access to balcony)-light wooden framed consisting of two floor-to-ceiling double glazed glass panels with one silver metallic effect lever action handle with no visible key.

Blinds-Brown roller blinds visibly dusty along the bottom edges not recently laundered with one silver beaded metallic pull chain.

Property address: Flat 9, One church square, 41 Vauxhall Bridge Road SW1V 2TA

Tenant Initials.....

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Date: January 5<sup>th</sup> 2019 INV/C-OUT

Fitted units-built-in floor-to-ceiling white painted wooden consisting of two chrome metallic effect close rails for white plastic effect shelving units' right-side reverse side of door for rectangular dressing mirror please note wardrobe is not clean.

Fitted units two-grey marble effect/granite effect table top with three white laminated plastic doors in good order and grubby.

Additional fitted units-dark Brown wooden cabinet housing folding bed with white mattress not clean stained and couch consisting of two light blue cushions with base not clean.

## Bathroom

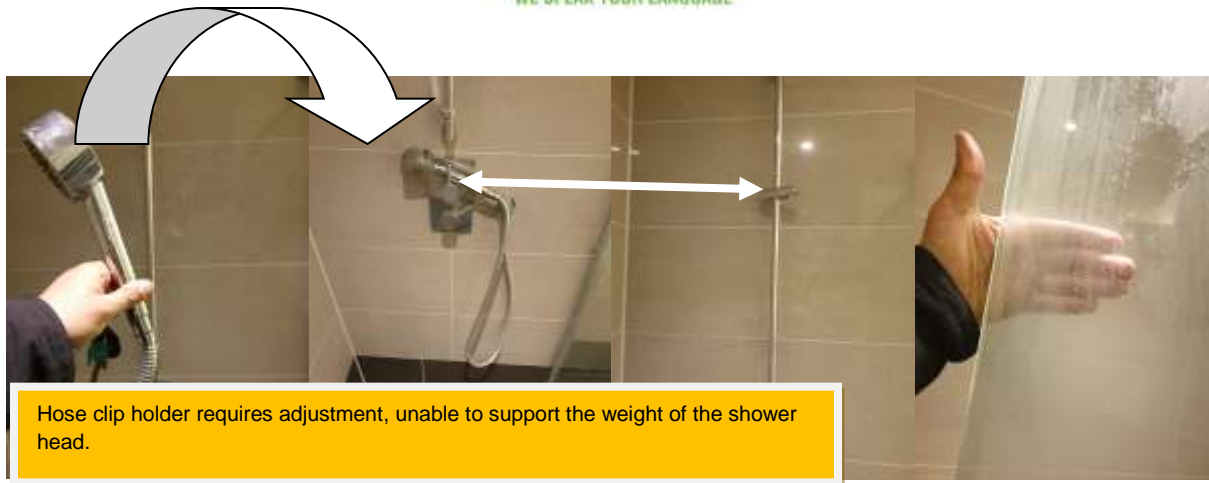


Property address: Flat 9, One church square, 41 Vauxhall Bridge Road SW1V 2TA

Tenant Initials.....

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Date: January 5<sup>th</sup> 2019 INV/C-OUT



Door-white painted wooden with old defects under paint, with one chrome metallic effect lever action handle, reverse similar with return of lever action handle, with one chrome metallic effect twist and turn knob and three chrome metallic effect single clothes hooks good order.

Door frame-white painted wooden with old defects under paint visible light scrape marks to the midsection reverse side good order.

Ceiling-white painted with old defects under paint, otherwise good order and clean consisting of two recessed LEDs spotlights working.

Fixtures white metallic extractor unit good order clean not tested.

Walls-part white painted minor defects under paint good order and clean and part grey marble effect ceramic tiled good order and clean condition.

Fixtures-chrome metallic effect toilet roll holder, with one bulb, metallic effect rail good order.

Medicine cabinets-in fitted listing of three mirror doors and three white plastic effect shelving units good order and clean. Wooden to fluorescent tube lights underneath and to the top side section working good order.

Heating-chrome metallic effect towel radiator good order.

Property address: Flat 9, One church square, 41 Vauxhall Bridge Road SW1V 2TA

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Wall fixtures continued-white plastic wall mounted clothes dryer, consisting of five white metallic pull-out clothes rods in tandem and one chrome metallic effect clothes rail underneath in good o working order.

Wash basin-white ceramic with silver metallic effect waste and pop up plug mechanism with chrome metallic effect mixer tap good order not clean condition.

Toilet-white plastic toilet seat and matching riser, with one chrome metallic effect push action button, good order not clean condition.

Shower cubicle-black metallic tray with silver metallic effect waste visible water stains on the sides and the edges, otherwise good order with one chrome metallic effect mixer unit with two chrome metallic effect twist and turn control knobs one wall mounted chrome metallic effect hose with matching chrome metallic effect showerhead with one chrome metallic effect support bracket and house clip holder which appears to be loose, otherwise in good order not clean condition.

Shower screen-consisting of two glass panels, one of which is with two chrome metallic effect hinges and one chrome metallic effect brackets, good order not clean.

Flooring-black ceramic tiles, markings are consistent with age and use visible slight discolouration grouting and tiles possibly relating to calcified water spray but otherwise good order not clean.

Sockets and switches not tested appear to be good order.

Property address: Flat 9, One church square, 41 Vauxhall Bridge Road SW1V 2TA

Tenant Initials.....

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## Balcony



In good order not tidy.

Property address: Flat 9, One church square, 41 Vauxhall Bridge Road SW1V 2TA

Tenant Initials.....

Landlord Initials.....

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Keys handed over	Type of key (Yale/Chubb etc)	Number of keys
Front Door & Communal keys	Euro-spec	2 code # W15/428 1
Back Door	N/A	
Windows	N/A	
Fobs	Close proximity	1 code # 0704EBD2
Patio / French doors	Balcony	1
Garage(s) / Shed(s) / Outhouses	N/A	
Communal cupboard	N/A	
Meter key	N/A	
Electric Key (Prepaid)	N/A	
Gas Card (Prepaid)	N/A	
Other	FB2	1
Post box	Miniature	1

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We certify that this report is a fair description of the condition of the property and its contents, fixtures and fittings at the date of our visit. Where appropriate, reference has been made to the original inventory. We have made comments where applicable on issues of damage and fair wear and tear based on our extensive experience in the lettings industry.

Signed  
(Tenants)

Name

Date

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Signed  
(Landlord/Agent/Clerk)

Name

Date

Ravi Patel

05/01/2019

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## Inventory Guidance Notes to Tenants

You are reminded that it is your responsibility at the beginning of the tenancy to note any specific discrepancies on the inventory that you do not agree with i.e. marks on walls, carpets, etc. If no such additional notes are made by the tenants at the start of the tenancy, the inventory will be deemed as accepted as read.

This inventory provides a fair and accurate record of the contents and condition of the contents of the property and the property's internal condition.

### **Disclaimer:**

This inventory has been prepared by an inventory clerk who is not an expert in buildings, furnishings, decoration, woods, antiques or a qualified surveyor.

This inventory relates only to the furniture and all the landlord's equipment and contents in the property. It is no guarantee, or report on, the adequacy of, or safety of, any such equipment or contents, merely a record that such items exist in the property at the date of preparing the inventory and the superficial condition of same.

Property Parrot will not take water meter readings unless the meter is clearly visible within the property or attached to an exterior wall at low/accessible level.

Windows throughout the property have not been tested for function or operation.

Descriptions are purely based on the superficial appearance of windows, frames and locks. Property parrot can accept no liability arising from any failure of the windows or parts thereof to function properly at all.

Property address: Flat 9, One church square, 41 Vauxhall Bridge Road SW1V 2TA

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Landlord Initials.....

Date: January 5<sup>th</sup> 2019 INV/C-OUT





### **Furniture & Furnishings (Fire) (Safety) Regulations 1988 – (1993)**

The fire and safety regulation regarding furnishing, gas, electrical and similar services are ultimately the responsibility of the instructing principal. Where the Inventory notes "Fire Regulation Label Attached", this should not be interpreted to mean the item complies with the "furniture and furnishings (fire) (safety) (amendments) 1993". It is a record that the item had a label as described or similar to that detailed in the "guide" published by the Department of Trade and Industry January 1997 (or subsequent date). It is not a statement that the item can be considered to comply with the Regulations.

### **Using The Inventory**

All static, loose or movable items in this inventory are listed as far as possible from left to right starting at the main door. Multiple items may be grouped together and may require locating.

Light fittings are assumed to come complete with a serviceable bulb(s) unless stated. Settling cracks to walls and ceilings are accepted and will not be mentioned unless necessary.

All measurements are in centimetres/metres and are approximate to within 1 centimetre unless stated otherwise.

Property address: Flat 9, One church square, 41 Vauxhall Bridge Road SW1V 2TA

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## Meters & Keys



Meters	Location	Reading	Supplier	Serial No.
<b>Electricity</b>	Basement utility room	010352		A13LB24443
<b>Heat Meter</b>	External utility cupboard	0021289 kWh		60732362/2013
<b>Water</b>	External utility cupboard	00220,42		Flat 9 TAG S/N 0102R315

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