



**Inventory Services
0208 764 4232**

CHECK IN REPORT

CHELSEA MANOR STREET

LONDON SW 3

31 AUGUST 2010

Property: Chelsea Manor Street London SW3		Date: 31August 2010	
Gas:		Electric: 11870-4	
		Water:	
Cleanliness:	The premises has been professionally cleaned		
Walls / Ceilings:	In good condition. Walls have minor scuff marks		
Flooring:	Carpets have been steam cleaned		
Lighting:	In working order		
Woodwork:	In good order		
Glazing:	Window frames and panes have been cleaned		
Curtains / Blinds:	In good condition		
Kitchen:	Kitchen and all the appliances have been professionally cleaned		
Bathroom:	Has been professionally cleaned		
Furnishings:	In generally good order,		
Linen:	Freshly laundered		
External Areas:	N / A		
Forwarding Address:	N / A		
Keys:	N / A		

FURTHER INFORMATION

The attached inventory report is a representation of the furniture, fixtures and fittings and decoration present in the property at the time of inspection. It describes items by their visual appearance only. Soleus Inventory Services are not valuers and make no attempt to name the period of manufacture or value of items. This will then enable us to establish what damage is and what is Fair Wear and Tear. This inventory is a record of those items that were present in the property at the date of preparation of the inventory.

Soleus Inventory Services do not inspect beneath heavy or immovable items and will not inspect inaccessible areas or make detailed reports of loft spaces etc. Property in lofts, and locked rooms that have not been included in the inventory are responsibility of the landlord. No electrical appliances are tested unless otherwise stated.

Where Soleus Inventory Services has not prepared the Inventory, Soleus Inventory Services accepts no liability for its completeness and description. It is therefore suggested that both the Landlord and the Tenant fully agree the accuracy of the Inventory prior to the tenancy commencement.

Soleus Inventory Services will not be liable for any damages whatsoever arising out of the use of this inventory report.

With regard to the regulations regarding gas safety and furnishings, every effort will be made to locate labels on furniture but no responsibility will be taken by Soleus Inventory Services for the compliance of any such items. Provision of Gas Safety certificates is the responsibility of the Landlord or Managing Agent.

Check in and check out reports should be read in conjunction with the Inventory as this may contain additional notes that have been added at the time of check out / in. Comments regarding specific items may be listed in the check out/in report. Where the inventory and check in report are contemporary, the check in report will give an overall view of the condition in which the property is presented on the day of check in. Where the inventory was compiled for a previous tenancy the check in report will include changes to the inventory and will contain comments on specific items. At check out, the report will detail changes to the condition of the property and its contents between that noted on the inventory following amendment at the check in and that at the time of the check out. All power points, light switches etc. are deemed to be as fitted unless otherwise stated.

Unless we are instructed otherwise Soleus Inventory Services act independently on behalf of both the landlord and the tenant and will objectively record what we find.

INFORMATION FOR THE TENANT

The property and its contents should be as clean (or cleaner) at the end of the tenancy than at the start. Charges may be made for anything that is not Fair Wear & Tear (depending on your tenancy agreement). Tenants should be aware that charges can be made for a variety of things, including smoke stained walls, dull sanitary ware, and holes caused by picture hooks. This inventory will be checked at the end of the tenancy. All items should be in the same locations as set out in the inventory with kitchen utensils and china laid out.

Should the inventory clerk have to search for items it may result in charges being made to the tenant. It is recommended that the inventory is fully checked and signed, within 7 days of the end. Any alterations/discrepancies should be made in writing to the agent within this time.

DECLARATION

The aforementioned has been checked and agreed by the undersigned and is found to be correct subject to notes and marginal additions.

<p><u>Tenant</u></p> <p>Name: Signature:</p> <p>Date:</p>	<p><u>Soleus Inventory services</u></p> <p>Name: Signature:</p> <p>Date:</p>
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DOOR EXTERIOR FRAME

Painted white
Shrinkage to left and RHS
Paint work cracked and chipped to left and RHS
Cables protruding out to top right hand corner of frame
Old defects under

White metal grate to centre

Frame slightly dulled and shaded, slight shrinkage around

Exterior fanlight
Integral fan light with decorative obscure glass panes

Cables tacked to bottom part of fan light
Generally in good aged order
Panels in good order
Light rub marks to door
Couple of paint chips to non-leading edge
slightly shaded to leading edge of door

DOOR EXTERIOR

Panelled white door
Integral obscured glass pane with brass lead design
Panelled white door to base
Brass '31'
Brass letter box and knocker
Brass YALE lock
Brass Chubb lock and cover
1 brass small lever to centre

Scratched
Tarnished

DOOR INTERIOR FRAME

Painted in eggshell

Good order

INTERIOR FANLIGHT
Painted eggshell panelled
Fan light above

Good order

Flush eggshell door
Stainless steel letter box
Stainless steel Mortice lock
Further stainless steel Chubb and cover

Good order
Aged order, paint marked to top and rubbed
Good order

HALL

WALLS: Painted sandstone colour

Good order

WOODWORK: Painted eggshell

Good order

CEILING: Painted White

Good order

FLOORING: Oatmeal carpet

Steam cleaned

LIGHTING: 1 x Flush light fitment with
2 x Round stainless steel spotlights

Working order

SWITCHES/SOCKETS: Brushed chrome

Good order

FITTINGS AND CONTENTS:

1	CUPBOARD: 3x Recessed cupboards on entry. Painted eggshell, flush doors with small chrome pulls. Interior shelving and a chrome hanging rail. Phone to interior, 2 x chrome wall mounted hooks and electric meter	Scratch mark to the top of the right door caused by rubbing against the ceiling light fitment
2	8x Wooden coat hangers	New
3	Ironing board and cover	
4	2x Charcoal & white tea towels	
5	4x White bath towels	
6	2x White hand towels	
7	1x Bath mat	
8	1x Iron	
9	2x Duvet covers	
10	2x White fitted sheets	
11	4x White pillow cases	
12	1x MIELE vacuum cleaner	Not tested
13	1x Blue table cloth	
14	2x Duvets	
15	4x Pillows	
16	Wall mounted frameless full length mirror	Good order

RECEPTION ROOM

WALLS: Painted sandstone colour Good order

WOODWORK: Painted eggshell Good order

CEILING: Painter white Good order

FLOORING: Oatmeal carpet Steam cleaned

SWITCHES/SOCKETS: Brushed chrome

WINDOW: Good order
 Crittal style window
 Painted white frame
 Painted egg shell sill
 3x opening panes
 3x painted white metal catches

BLINDS : Beige fabric roman blind with beaded pulley
Brass weight

FITTINGS AND CONTENTS:

1	Sofa: beige 2 seater sofa 2x back cushions 2x seat cushions	
2	Tub chairs: 2 x Beige tub chairs	
3	Scatter cushions : 2 x White linen cushions with grey piping 2 x White linen cushions with grey motif 1 x Spring-bok covered cushion	
4	Dinning table/Chairs 1 x chrome 4-legged dining table with glass top 4 x chrome and 4 brown leather thread design dining chairs 1 x camel suede dining chair finished on medium wood heels	Upholstery marked
5	1 x Clear Perspex coffee table	Surface marked
6	Side tables: 2 x grey metal and grey painted wooden tray effect side tables	Paint chipped on surface right side table
7	Lamps: 2 x glass Bulbous base table lamps with white fabric shades 2 x brushed chrome based table lights with square cream fabric shades 1 x small chrome tubular lamp (resting on floor)	
8	Vases: 2 x white ceramic swan neck vases	
9	Covers: 4 x cream covers for scatter cushions	
10	Canvas: 2 x wall mounted pieces of artwork painted white canvases	
11	Mirror: 1 x round stain wooden mirror	
12	Sideboard: 1 x black Lacquered sideboard 2 x cupboard doors 2 x drawers Long brush chrome pulls Interior	
15	Built-in bed frame cupboard: Recessed cupboards to match hallway, painted in sandstone colour/cream colour LHS folding door opening to interior 1 x shelf to HL 1 x single door to RHS	

	Opening to 1 shelf to RHS Contents: 1 x white metal bed base Blue striped double mattress 2 x integral spotlights within unit 1 x mattress protector	In working order
16	Radiator : 1 x black bench style radiator	
17	1 x Silver/metal tray	
18	1 x Satellite receiver box	
19	4 x Black rubber round place mats	
20	4 x Oatmeal cotton table mats	
21	3 x Cork mats	
22	6 x Silver coasters	

KITCHEN

DOOR: Good order
Exterior/Interior: Painted Eggshell flush
With round chrome pull

WALLS: Grey brick style ceramic tiles with white grout Good order

CEILING: Painted white Good order

FLOORING: White floor tiles Good order

WINDOW: Good order
1 White Crittal effect window, 2x opening panes (In good order)
3x latches (2x painted white)
Light grey sill

LIGHTING: 5 x under units spotlights In working order

SWITCHES/SOCKETS: Brushed chrome

FITTINGS AND CONTENTS

1	Work surface: black slate effect work surface with square inset stainless steel chopping board	
2	Units: Gloss white units Fascia units with chrome pulls Interiors finished in white laminate	Good order
3	Sink: 1 x inset stainless steel waste and waste catcher	
4	Hob: 1 x John Lewis ceramic hob	Good order and clean

5	Oven: 1 x John Lewis oven glazed door Pull handle 2 x wire shelves 1 x grill tray and pan	
6	Microwave: 1xbuilt-in Whirlpool glass turntable	Good order and clean
7	Fridge/Freezer: 1 x integrated fridge freezer (make not known) 1 x glass door compartment 2 x full door compartments Top door compartment with cover 2 x egg tidier with 6 eggs ea 1 x freezer compartment with cover	Clean and defrosted. In good order
8	Dishwasher: 1 x integrated John Lewis washer dryer 2 x wire shelves 2 x cutlery tray	Good order and clean
9	Washer dryer: 1 x integrated John Lewis washer dryer	Good order and clean
10	Extractor: 1 x pull out IKEA extractor 1 strip light	Good order and clean
11	1 x KRUPS coffee maker	Not tested
12	1 x KRUPS toaster	Not tested
13	1 x KRUPS kettle	Not tested
14	1 x Wooden large table chopping board	
15	6 x Heavy wine glasses	
16	2 x Light glass tumblers	
17	5 x Terracotta ramekins	
18	5 x Black ceramic soufflé dishes	
19	1 x Glass tea pot and strainer	
20	2 x Oval white oven dishes	
21	2 x Round white porcelain dishes	
22	1 x Large round white porcelain deep dish	
23	1 x Smaller round white porcelain dish	
24	1 x Glass measuring jug	
25	1 x Metal pepper grinder	
26	3 x Wooden salad dishes	

27	6 x White dinner plates	
28	6 x White dessert bowls	(1 x chipped)
29	3 x White fruit bowls	
30	4 x Breakfast cups 4 x saucers	(1 x Saucer chipped)
31	2x White mugs	
32	3x white egg cups 2x metal egg cup holders	
33	1 x White plastic chopping board	
34	1 x Salad spinner	
35	1 x Metal cheese grater	
36	2 x Oven mitts	
37	2 x Oven dish handles	
38	1 x Microwave dish handle	
39	1 x Frying pan	
40	4 x Saucepans 3 x Lids	
41	5 x Stainless steel table spoons	
42	6 x Stainless steel forks	
43	6 x Stainless steel knives	
44	6 x Stainless steel spoons	
45	2 x Serving spoons	
46	2 x Serving forks	
47	2 x Plastic salad servers	
48	3 x Wooden implements	
49	1 x Whisk	
50	1 x Plastic spatula	
51	1 x Zest grater	
52	1 x Potato peeler	
53	1 x Can opener	
54	1 x Cork screw	

55	4 x Kitchen knives	
56	6 x Black and white metal utensils	
57	1 x Metal draining pallet	
58	1 x Dust bin	Broken lid
59	2 x Colanders	

BATHROOM

DOOR:

Exterior/Interior: Painted Eggshell flush
Chrome Knob

Good order

WALLS: Light grey wall tiles
Full length mirror

Good order and clean

CEILING: Painted white

Shrinkage cracks visible, peeling of the paint and water stained to corner right hand side.

FLOORING: White floor tiles

WINDOW:

1 White Crittal style window 2x opening panes (One pane cracked)
3x latches

BLIND: 1X white fabric roller blind with beaded pull

Good order

1x wall mounted chrome hook

LIGHTING: 1x brass container

2x ceiling mounted flush spot lights on brush chrome square fitments (In working order)

FITTINGS AND CONTENTS:

1	Bath: 1x white metal bath, chrome waste, chrome plug, chrome wheel, chrome plug with three mixer taps (1x cap missing). Chrome shower head 2x tier glass shower door with chrome hinges	In good order
2	Toilet: white ceramic base and cistern White plastic seat and lid	In good order
3	1 x Chrome towel heater	As described on the previous inventory report
4	1 x glass shelf with 3x chrome hinges	
5	1 x Extendable frosted glass and round shavers mirror and integral light	In good order

	1x pulley cord	
6	Corner shelf : 1 x corner shelf to bath enclosure	In good order
7	Vanity cabinet: In chrome 2x mirrored doors	In good order
8	Pipe work	Water stained
9	1 x Glass soap dish	Accounted for

PHOTOGRAPHY

RECEPTION ROOM

Chipped paint on one of the coffee tables



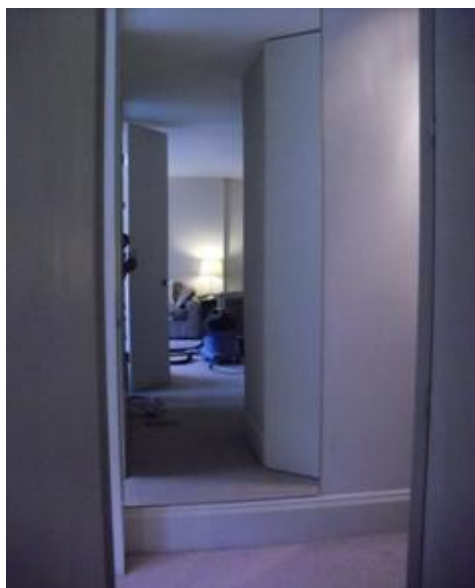


KITCHEN





BATHROOM



Stained Wall and pipe in the bathroom



CUPBOARD CONTENTS :



METER READING



TENANT(S) OR REPRESENTATIVE

Signature

Full Name

Date

LANDLORD(S) OR REPRESENTATIVE

Signature