

Property Parrot

Schedule of
Condition & Check-
out Report

December 15th

2018



PROPERTY PARROT®
WE SPEAK YOUR LANGUAGE

Property
address:
Flat 12, 31
Lanhill Road
W9 2ED





Flat entrance door and Hall



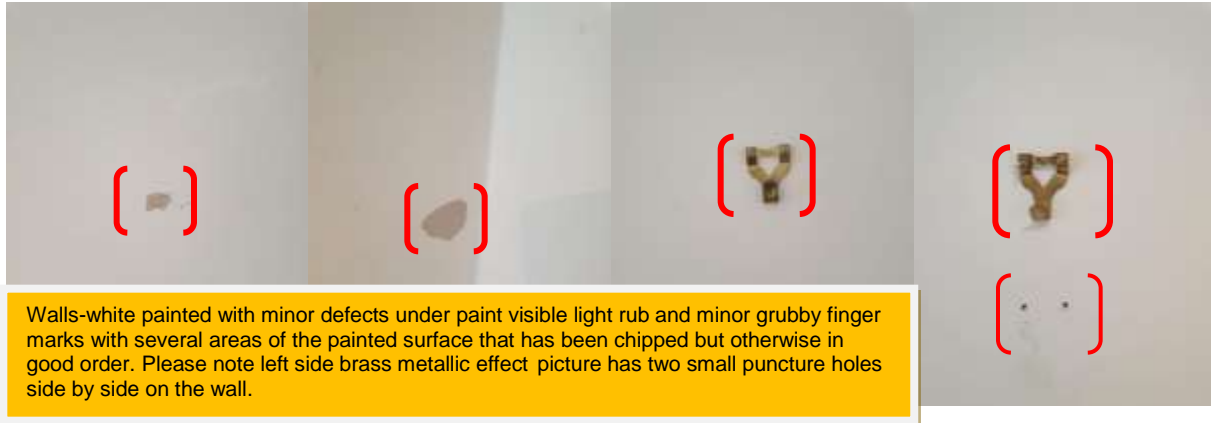
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Tenant Initials.....



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Door-white painted wooden with old defects under paint visible light minor rub and minor finger marks consisting of one chrome metallic effect numerical number one, chrome metallic effect numerical number two with one Spyglass with chrome metallic effect surround with one chrome metallic effect lever action handle with matching finger plate and lock reverse side similar with return of lever action handle with one chrome metallic effect twist and turn knob reverse of spy glass good order and clean.

Door frame-light wooden good order and clean reverse side white painted wooden with old defects under painted surface otherwise good order and clean condition.

Fixtures-stainless steel effect soft close door mechanism in good working order and clean condition.

Ceiling-white painted recently painted good order and clean with minor defects under paint consisting of two recessed halogen spotlights tested working.

Ceiling fixtures-white plastic smoke detector visible green light tested working, white

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metallic circular sprinkler unit not tested but appears to be in good order.

Walls-white painted with minor defects under paint visible light rub and minor grubby finger marks with several areas of the painted surface that has been chipped but otherwise in good order. Please note left side brass metallic effect picture has two small puncture holes side by side on the wall

Fixtures-white plastic wall mounted video entry intercom system BPT brand tested working, white plastic panel use unknown. Two brass metallic picture hooks side by side, in good order.

Heating-white metallic double radiator with matching grill on top good order and clean condition not tested.

Fitted units-fully fitted built-in unit housing heating pipes consisting of two floor-to-ceiling white painted wooden sliding doors with built-in stainless-steel effect finger insert handles good working order and clean.

Woodwork-white painted wooden skirting board good order and clean condition with minor defects under paint otherwise good order and clean.

Flooring-fitted light wooden laminated flooring good order clean with markings are consistent with age and with use otherwise good order and clean condition.

Sockets and switches not tested but appear to be in good order.

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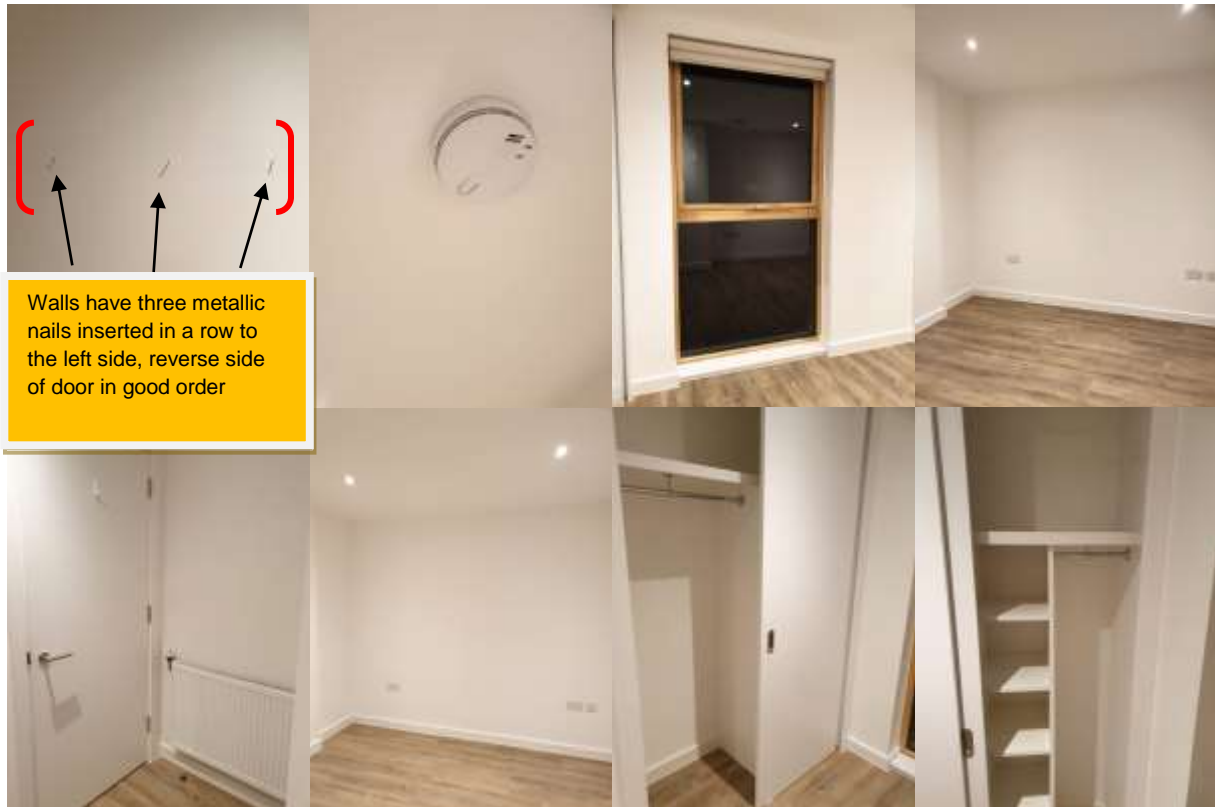


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Bedroom number one



Door-white painted wooden with visible old defects under painted surface visible light rub and minor finger marks consisting of one stainless steel effect lever action handle with matching escutcheon reverse side similar with one white plastic adhesive light single clothes hook good order.

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Door frame-white painted wooden good order and clean visible minor defects under painted surface reverse side similar

Ceiling-white painted with old defects under painted surface otherwise recently painted consisting of four recessed halogen spotlights tested working.

Fixtures-white metallic sprinkler unit good order and clean not tested, one white plastic smoke detector visible green light tested working.

Walls-White painted visible minor defects under painted surface visible light rub and minor finger marks along the lower section midsection area with three metallic nails inserted in a row to the left side, reverse side of door in good order.

Windows-framed varnished of two double glazed glass panels one brushed metallic effect lever action handle with no visible key inserted good order and clean condition.

Sills-white painted wooden good order and clean.

Blinds-roller blinds white nylon effect fabric with one silver beaded metallic pull chain with child safety disconnection device attached good order clean condition.

Heating-white metallic single radiator with matching grill on top with one white plastic twist and turn thermostatic control device letter are top.

Fitted units and cupboards-built-in wardrobe consisting of two white painted doors floor-to-ceiling two matching stainless-steel effect finger insert handles with one white painted wooden shelving unit clothes rail attached consisting of five white painted wooden shelving units please interior wall has visible light rub marks on the top side section area opposite shelving unit.

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Woodwork white painted wooden skirting board good order and clean condition.

Flooring continuation of fully fitted laminated effect flooring good order and clean.

Sockets and switches not tested located in good order.

Bathroom



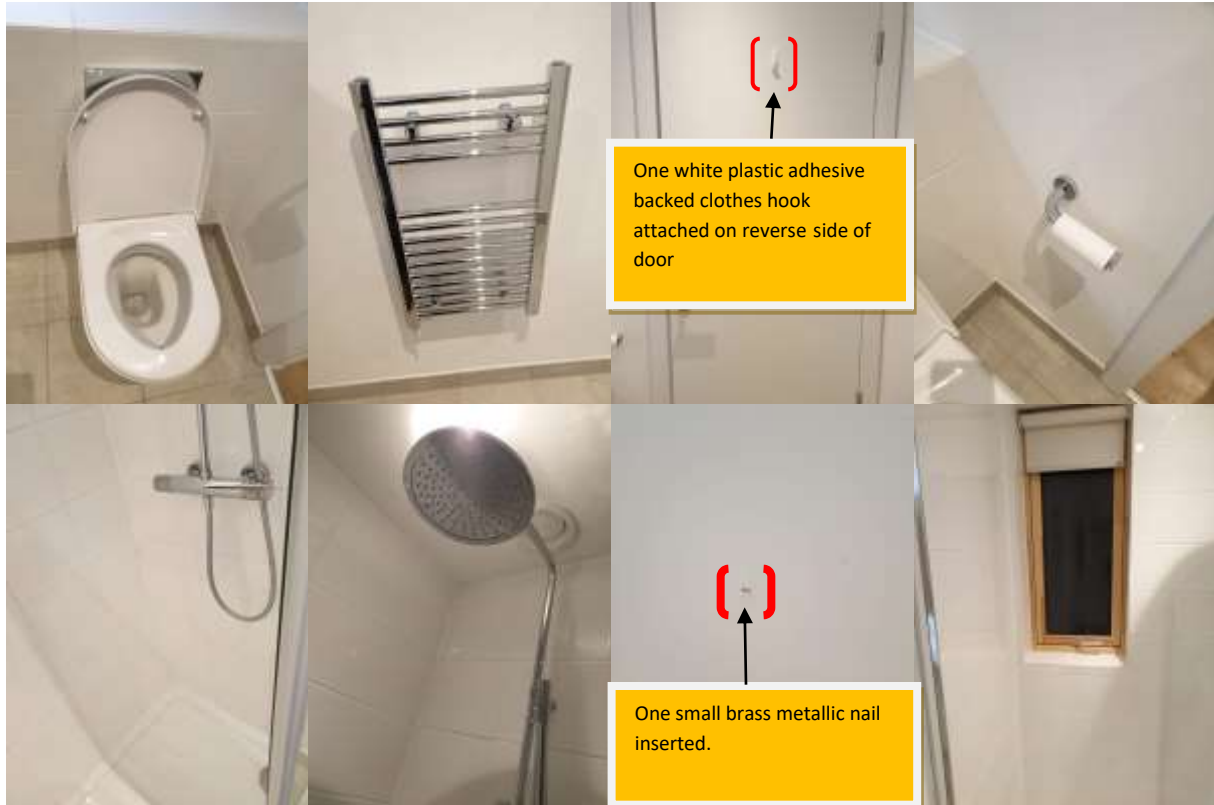
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Door-white painted wooden minor defects under paint consisting of one stainless steel effect lever action handle with matching escutcheon reverse side similar with return of lever action handle with one stainless steel effect twist and turn knob slightly tarnished with one white plastic adhesive backed single plastic clothes' hook in good order.

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Door frame-white painted wooden minor defects under paint reverse side similar

Ceiling-white painted minor defects under painted surface consisting of three recessed halogen spotlights tested working

Fixtures-white metallic air vent unit good order.

Walls-part white painted with minor defects under paint one single metallic nail inserted and part white ceramic tiled good order and clean condition.

Fixtures-chrome metallic effect toilet roll holder good order and clean.

Heating-chrome metallic effect towel radiator good order and clean.

Window-framed consisting of one frosted single glazed glass panel one stainless steel effect lever action handle with no visible key good order.

Sills-continuation of white ceramic tiles good order.

Blinds-beige coloured nylon effect fabric roller blind silver beaded metallic chain with child safety device attached good order.

Shower cubicle-white plastic shower tray with silver metallic effect waste with one wall mounted chrome metallic effect mixer unit with attached chrome metallic effect hose with matching chrome metallic effect style showerhead and one chrome metallic effect circular showerhead in good order with two glass panels one of which is a door with chrome metallic effect grab handle on front and reverse side and two chrome metallic effect bracket good order and clean condition.

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Medicine cabinet-consisting of two doors two glass shelving units built in chrome metallic effect shaving plug socket good order and clean.

Wash basin-white ceramic silver metallic effect waste one chrome metallic effect pop-up plug mechanism good order and clean.

Toilet-white ceramic white plastic toilet seat and matching riser with one chrome metallic effect rectangular push action flush good order and clean.

Flooring-beige marble effect ceramic tiled good order and clean.

Fixtures chrome metallic effect door stopper with black rubber head good order and clean.

Sockets and switches not tested located in good order.

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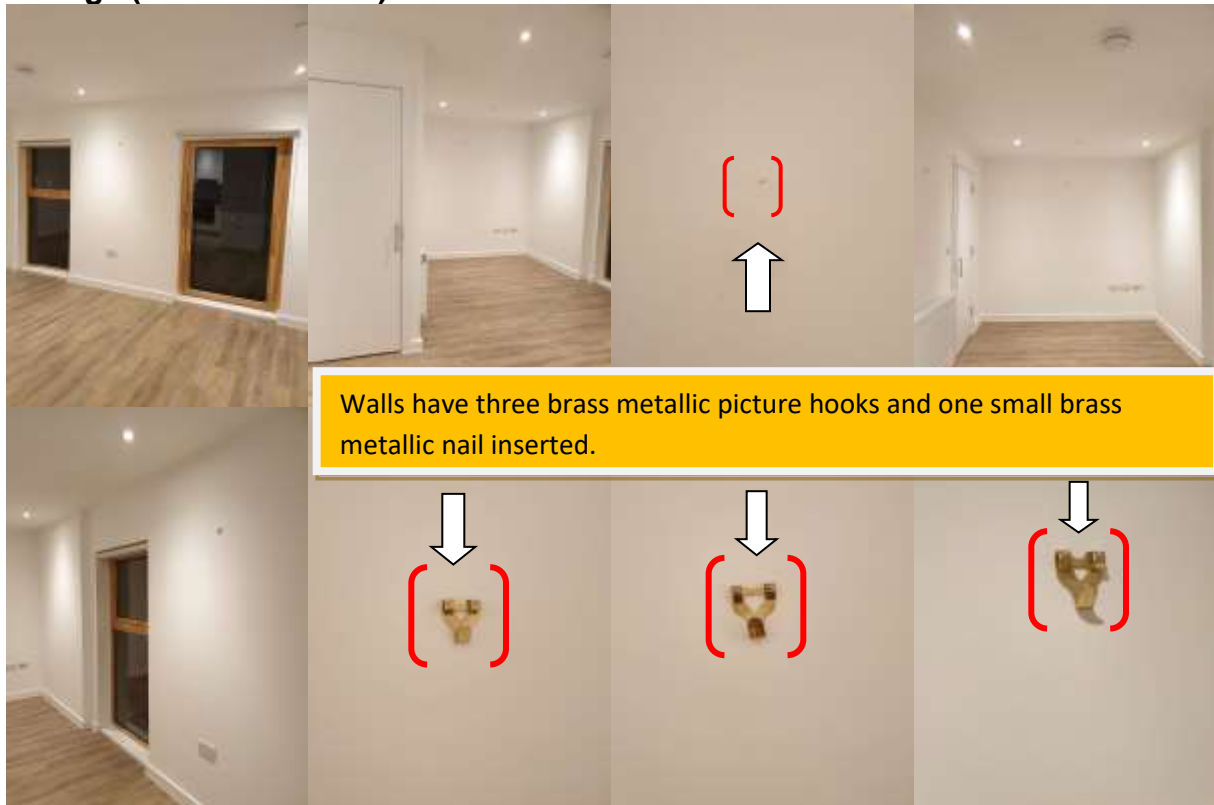


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Lounge (no door off Hall)



Ceiling white painted with minor defects under painted surface consisting of six recessed halogen spotlights tested working

Fixtures-white plastic smoke detector visible green light tested working, white metallic sprinkler unit taps times to good order.

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Walls white painted minor defects under paint otherwise good order with visible light rub and minor scuff marks along the lower midsection area otherwise in good order.

Fixtures-three brass metallic effect single picture hooks and one metallic nail. White plastic wall mounted Honeywell brand thermostatic temperature control device with flip top cover case and digital display consisting of 12 rubber push down buttons good order and clean.

Heating-white metallic single radiator with matching grill on top good order and clean not tested.

Window # 1-light framed consisting of two double glazed glass panels one brushed metallic effect lever action handle with no visible key good order and clean condition.

Sills-white painted wooden good order and clean condition.

Lights-white light roller blinds with silver beaded metallic pull chain with built-in child safety device in good order and clean condition.

Sills-white painted wooden in good order and clean condition.

Window # 2 (giving access to Juliet balcony)-light brand consisting of one brushed metallic effect lever action handle with no visible key good order and clean with one glass security screen in good order and clean condition.

Woodwork white painted wooden skirting board minor defects under painted surface otherwise in good order and clean condition.

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Flooring fully fitted laminated effect flooring markings are consistent with age and use slightly dusty along the corners and along the edges but otherwise in good order.

Sockets and switches not tested otherwise appear to be good order.

Utility cupboard (housing main fuse box)



Door-white painted wooden minor defects under painted surface visible light minor rub and minor finger marks consisting of one stainless-steel effect grab handle reverse side similar without handle.

Door frame white painted wooden with old defects under paint reverse side similar.

Ceiling-white painted defects under paint consisting of one lighting element housed inside a circular frosted glass shade slightly dusty inside with white metallic effect surround good order.

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Fixtures-sealed white metallic hatch use unknown.

Walls-white painted visible light rub and minor chip marks along the lower midsection area noticeable multicoloured crayon style marks but otherwise in good order.

Fixtures-white metallic Honeywell brand main fuse box with matching flip top cover case date of last inspection November 2016, recommended date of next inspection November 2026 in good order.

Woodwork-white painted wooden skirting board good order and clean condition.

Flooring-fully fitted light laminated flooring good order and clean condition.

Sockets and switches not tested but appear to be good order.

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Kitchen (no door off lounge area)



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

Fixtures-white metallic air vent unit dusty along the sides along the edges not tested, white metallic sprinkler unit good order, white plastic heat detector visible green light tested working.

Walls-white painted with minor light rub and minor scuff marks with one brass metallic nail inserted and part white ceramic tiled good order and clean condition.

Window-light wooden framed consisting of one double glazed glass panel one brushed metallic effect lever action handle with no visible key good order.

Sill-white ceramic tiled in good order.

Blinds-beige roller blind effect fabric inside polythene wrapper appears to be as new condition, with one silver beaded metallic pull chain with built-in child safety mechanism good order.

Kitchen units-white plastic effect good order and clean with markings are consistent with age and with use.

Top units left to right

One cupboard three shelves

One cupboard three shelves

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One cupboard three shelves

One cupboard housing extractor hood two shelves

One cupboard three shelves

One cupboard three shelves

One false cupboard

Ground units left to right

One cupboard one shelf

Two pull-out soft close drawers please note top drawer contains a fully fitted stainless steel effect cutlery holder with one secondary soft close pull-out drawer and one bottom pull out drawer unit good order and clean.

One cupboard one shelf

One cupboard underneath sink

One cupboard underneath sink (housing black plastic bin with pull-out mechanism with three separate pull-out plastic units with white plastic tilt action handles good order and clean condition.

Kitchen worktop-stone effect laminated (possibly granite effect) good order and clean with markings that are consistent with age and with use.

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Sink-single stainless-steel effect with silver metallic effect waste with one matching circular drainer with chrome metallic effect mixer unit tap good order and clean condition.

Appliances

Integrated busy brand extractor hood consisting of two built-in lights detachable grill tested working good order and clean

Hob-integrated Zanussi brand consisting of four hotplates four black plastic twist and turn control knobs good order and clean condition

Oven-integrated Zanussi brand stainless steel effect consisting of two metallic effect twist and turn knobs digital display with three metallic effect push down buttons stainless steel effect grab handle with drop-down door with glass viewing panel consisting of three chrome metallic effect wire trays one black metallic baking tray good order and clean condition not tested.

Woodwork-continuation white painted wooden skirting board lounge area good order and clean.

Flooring-of continuation of light wooden laminated flooring good order and clean.

Sockets and switches not tested appear to be good order.

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Utility cupboard number two (housing washing machine)



Door white painted wooden minor defects under paint with visible light minor grubby finger marks along the right-side corner section area consisting of one chrome metallic effect grab handle reverse similar without handle good order and clean.

Door frame-white painted wooden good order and clean condition with minor defects under paint reverse side similar

Ceiling-white painted good order and clean condition with minor defects under paint consisting of one lighting element housed inside a frosted circular glass shade white metallic effect surround good order and clean.

Fixtures-white metallic unit good order slightly dusty, one white plastic smoke detector visible green light tested working

Walls-white painted minor defects under paint minor light rub and minor finger marks

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visible Brown Crown effect light rub marks but otherwise good order.

Fixtures-grey plastic panel use unknown, two light wooden shelving units in tandem good order and clean.

Woodwork-white painted wooden skirting board slightly dusty along the edges but otherwise in good order.

Flooring-light wooden laminated flooring appears to be in good order and clean condition.

Sockets and switches not tested but appear to be good order.

Appliances

Washing machine-the Zanussi brand, Lindo 300 model white metallic with one white plastic pull-out powder drawer 8 kg load capacity consisting of six metallic effect buttons and one white plastic power on and off front-loading hatch with grey rubber gasket seal in good order and clean with instruction manuals inside polythene bag placed on the top.

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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

15/12/2018

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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.

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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.

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Keys handed over	Type of key (Yale/Chubb etc)	Number of keys
Communal	Close proximity	3
Front Door	Eurospec MG	3 code # W15/428 6-12
Back Door	N/A	
Windows	Miniature	2
Fobs	N/A	
Patio / Juliet balcony/Terrace	Miniature	2
Garage(s) / Shed(s) / Outhouses	N/A	
Post box	Miniature	2
Water meter	Timpson	
Electric Key (Prepaid)	N/A	
Gas Card (Prepaid)	N/A	
Bin	Long keys	2
Boiler	Eurospec MP5	3
Unknown	Zoo	2
Unknown	Yale	2

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Meters	Location	Reading	Supplier	Serial No.
Electricity	Communal utility cupboards	01342		Z16QA26819
Gas	Communal utility cupboards	00304.148 m3		E6S06619631660
Water	Communal utility cupboards	000052,136		310218406

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Meters & Keys



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