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Inventory Check-In Report

Property Address: Hans Place
London
SW1X

Tenant: TENANT NAME

Description: 3 Bedroom, Furnished

Date: DATE



Trained by the Academy of Residential Inventory Clerks Limited (A.R.I.C)

Terms and Conditions

This inventory provides a fair and accurate record of the property's contents conditions and cleanliness, for rental purposes only. This document does not 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 as at the date of the inventory report and check-in and the superficial condition of the same.

The inventory only extends to parts of the property that are readily accessible. All other parts of the premises, for example attics/lofts, garages, basements and cupboards full of items which are not relevant to the inventory, are specifically excluded. The compiler cannot undertake to search in inaccessible places, through overcrowded drawers or cupboards, nor will the compiler undertake to move heavy furniture or bulky items.

This inventory has been prepared for identification purposes only and in no way constitutes a valuation or statement of authenticity.

When an inventory is not carried out in daylight hours, the garden and exterior of the property will be inspected to the best of the compiler's ability.

This inventory has been prepared on the accepted principal that, in the absence of marginal comments, items are visibly free of defects, soiling, damage or missing parts.

Electrical appliances, machinery, boilers, gas appliances, radiators, water supply and other similar items will not be tested.

Lighting is tested to solely indicate if bulbs are working at time of check in, however, this is not an indicator that such items are operating correctly or comply with safety regulations. Electrical items may be tested for safety by a qualified technician only.

Towels, bed linen and other similar items will not be inspected if heavily soiled.

Burglar alarms and smoke detectors are not tested.

Meter readings may only be taken if these are located and readily accessible and in any event these should be checked by the relevant utility company.

Property left in lofts, cellars and locked rooms which have not been inventoried are the sole responsibility of the instructing principal.

It is the responsibility of the landlord or tenant, or the respective agent, to agree between themselves the accuracy of this report. Any dispute over content or description must be registered with DAR Estates within seven working days.

The landlord or his appointed managing agent is ultimately responsible for compliance with the following regulations: Furniture & Furnishings (Fire) (Safety) Regulations 1988, Gas Safety (Installation and Use) Regulations 1998, Electrical Equipment (Safety) Regulations 1994.

Where the inventory lists an item of furniture or soft furnishing this should not be taken as a statement that the item complies or does not comply with the Furniture & Furnishings (Fire) (Safety) Regulations 1988. Similarly DAR Estates give no warranty that any gas appliance or installation is safe to use and complies or does not comply with the relevant regulations.

General Guidelines for Tenant

The inventory will be fully checked at the end of the tenancy. All personal possessions should be removed prior to the check out and the property must be ready for the check out including the return of all keys.

In the event that the property has not been prepared for the check out, the appointment will be cancelled and a 50% cancellation fee will be incurred.

Please ensure that all furniture and other items are returned to their original places as listed in the inventory, including any items that have been stored and packed away. This will avoid any charges, either for misplaced property, or for time spent finding the repositioned items.

We strongly advise that the property should be professionally cleaned and left tidy at the end of the tenancy. Tenants can be disagreeably surprised to find the check out report commenting unfavourably on the standard of cleaning with the requirement for further cleaning at considerable extra costs.

Bedding and linen should be dry cleaned/laundered, ironed and placed neatly in the appropriate room. Please note all mattresses will be examined.

During the check out, the inventory will be checked and any variances and discrepancies to the original will be noted. Following the allowances made for "fair, wear and tear" the tenant will be liable to pay for repairs, replacement, making good or cleaning (where necessary). Any dispute over content or description must be registered with DAR Estates within seven working days.

We recommend that you keep all copies of existing inventories and check in reports.

Check In Summary

Date: 15.03.14

Start Time: 12PM

General Condition: The property is generally good order throughout

Windows: Generally good order, windows water marked to exterior

Blinds: Tears to LHS of blinds in Bedroom 3 and Bedroom 3 En Suite

Walls: Several staple holes, screws and finger marks/scuffs as noted

Flooring: Few scattered spot marks and stains, particularly to Reception room, as noted

Lighting: Some lamps not tested - all others in working order

Cooker / Hob / Oven: Generally good order - light BOG to oven

White Goods: Good order

Sanitary Ware: Good order

Mattresses: Good order

ABBREVIATIONS USED:

FWT – Fair wear and tear

CR – Cleaning Recommended

RHS/LHS – Right hand side/Left hand side

NT – Not tested

BOG – Burnt on grease

GO – Good order

GGO – Generally good order

SS – Stainless steel

VPC – Very poor condition

MI - Maintenance issue

WO – Working order

NW – Not working

Property Address: Hans Place, Knightsbridge, SW1X

MEZZANINE: FRONT DOOR/ENTRY & STAIRCASE TO THIRD FLOOR

Inventory

Check In

Door & Frame:	Exterior: Beige painted wooden door with brass "7" numeral, 1 x door knob, 1 x door knock, 2 x banham locks, painted over spy hole and beige painted wooden door frame Interior: White painted door with white painted wooden door frame and door chain and keep Chrome threshold strip	GO - Couple of scratches, large LL scratch to LHS Paint chip marks to RHS on entry, chip marks and cracking to LHS of frame Low level scratch to RHS Used condition
Walls:	White painted	Few finger marks and scuffs to wall opposite entry, 2 x black screws
Flooring & Woodwork:	Beige fitted carpet White painted woodwork	Several spot marks on entry, few stains to stairs, 1 x stain outside dining room entry and some scattered spot marks to third floor hallway, draft shading on entry Cracking to top of skirting, several chip marks to area below entry phone
Ceiling:	White painted	GO
Lighting:	White painted circular light fitting with 4 x white painted directional spotlights 4 x Ceiling mounted spotlights	WO WO
Sockets:	1 x Single dimmer switch, 1 x double light switch	NT
Additional:	1 x Radiator with white painted wooden casing and slatted front panel 1 x Wall mounted entry phone 1 x Wall mounted Honeywell thermostat 1 x Synergy 700 BT telephone handset with adaptor	GGO - Couple of odd scuffs NT NT NT

Property Address: Hans Place, Knightsbridge, SW1X

MEZZANINE: KITCHEN

	<u>Inventory</u>	<u>Check In</u>
Door & Frame:	White painted four panel wooden door with chrome door knob White painted wooden frame	Few painted over chip marks, large chip to RHS of door ML indent/chip to LHS of frame, cracking along frame
Walls:	White painted	GGO - Couple of odd scuff marks. Light drip marks behind hob and behind door (RHS on entry)
Flooring:	White tiling	GGO - Few grubby marks
Ceiling:	White painted	Visible seams to centre. Couple of light water marks present
Lighting:	4 x Ceiling mounted halogen spotlights	WO
Windows & Blinds:	1 x Sash window with window lock and white painted wooden frame to RHS 1 x Window with lever handle and white painted wooden frame to LHS 2 x White roller binds with white beaded pull cord	GO - Vertical cracks where window frame meets wall, water marks present to exterior GO - Vertical cracks where window frame meets wall, water marks present to exterior GGO - RHS blind slightly grubby to LL
Sockets:	1 x Single dimmer switch, 3 x double plug, 1 x single fuse switch	NT
Kitchen Units:	White gloss finish upper and lower units with chrome pull handles	GO - Washer dryer unit door in repair at time of check in
Sink & Work Surface:	Franke SS single bowl sink with drainer, chrome mixer tap with chrome handles and high arc spout and 1 x chrome basket waste plug Solid wood surface with matching wooden upstand	GO Grubby, 2 x large ring marks and area of staining to LHS of sink

Property Address: Hans Place, Knightsbridge, SW1X

MEZZANINE: KITCHEN CONT

Inventory

Check In

Appliances:

1 x SS Stoves Newhome built-in four burner gas hob with trivets
1 x SS Extractor hood with 2 x fitted lights and SS chimney
1 x SS Stoves Newhome oven with 2 x wire racks, 1 x oven tray and tray handle
1 x Black Whirlpool freezer with 4 x plastic drawers and 2 x ice trays
1 x SS Russell Hobbs 4-slice toaster
1 x HJA8630 Dishwasher with 2 x dish racks, 1 x cutlery tray
1 x SS Sabichi kettle
1 x Hotpoint BWD 129 Washer/Dryer
1 x White fridge freezer, to include:
1 x glass shelves, 1 x plastic shelf, 2 x plastic salad box, 1 x bottle shelf,
1 x covered door shelf, 1 x egg and 1 x freezer compartment

GO
Few grease marks present
GGO - Light BOG present to wire racks
GO
GGO
Odorous
GO
NT
GGO - Freezer requires defrosting

Utensils:

Glass:
1 x Pyrex measuring jug
3 x Mixing bowls
Set of 6 red wine glasses
Set of 6 white wine glasses
Set of 4 wine glasses
Set of 4 large wine glasses
Set of 4 extra large wine glasses
9 x Whiskey tumblers
6 x Tall tumblers
5 x Champagne glasses
Wood:
1 x Wooden chopping board with metal handle
Plastic:
1 x Small mixing bowl
Metal:
1 x Black knife block with 6 x black handled steak knives & 8 x black handled kitchen knives (1 non matching)

GO
GO
GO
GO
GO
GO
GO
GO
GO
GO
GO
GO
Used condition
Used condition
GGO

Property Address: Hans Place, Knightsbridge, SW1X

MEZZANINE: KITCHEN CONT 2

Inventory

Check In

**Utensils
Cont:**

Metal Cont:
 1 x SS knife with black handle
 1 x SS bread knife with black handle
 1 x SS basic can opener
 1 x SS slotted spoon with rubber grip
 1 x SS ladle with rubber grip
 1 x SS whisk with rubber grip
 1 x Potato masher with rubber grip
 1 x SS grater
 1 x SS sieve
 1 x SS ice cream scoop
 1 x Grill pan handle
 1 x Pair of scissors with black handle
 2 x SS Colanders
 2 x SS saucepans with glass lids (reducing sizes)
 Set of 4 black saucepans with black handles and glass lids (reducing sizes)
 4 x Non stick frying pans with black handles
 Viners Tabletop Collection 100 piece SS canteen set to include:
8 x Table knives
8 x Fish knives
8 x Dessert knives
8 x Coffee spoons
8 x Tea spoons
8 x Grapefruit spoons
8 x Soup spoons
8 x Dessert spoons
3 x Table spoons
8 x Dessert forks
8 x Fish forks
8 x Table forks
7 x Pastry forks
 3 x Misc SS dessert spoons

GO
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 GO
 GO
 GGO
 GGO
 Used condition
 GO
 GO

Property Address: Hans Place, Knightsbridge, SW1X

MEZZANINE: KITCHEN CONT 3

Inventory

Check In

**Utensils
Cont 2:**

Ceramic/Porcelain:
11 x White soup bowls
10 x White side plates
11 x Dinner plates
2 x Cereal bowls
4 x White mugs
4 x White coffee cups
6 x Saucers
1 x White teapot
1 x White sugar bowl with lid
1 x White milk jug/pourer
4 x White egg cups
3 x Mugs (2 x Brown, 1 x White)
Set of white ceramic round edged crockery to include:
3 x Oval shaped bowls
1 x Oval shaped plate
2 x Large serving plates
4 x Large serving plates/platters
Set of black crockery to include:
4 x Dinner plates
4 x Bowls
4 x Side plates
4 x Cups
4 x Saucers

GO
GO
7 Seen in GO, 4 in use seen in dishwasher
GO
GO
GO
GO
GO
GO
GO
GO
GO
GO
GO
GO
GO
GO
GO
GO
GO

Additional:

1 x Ethos 54C Boiler within cupboard unit
1 x Brabantia chrome bread bin
2 x SS/Black push-button lid bins
Assorted operational manuals seen in Kitchen drawer

NT
GGO
Very grubby

Property Address: Hans Place, Knightsbridge, SW1X

THIRD FLOOR: DINING ROOM

	<u>Inventory</u>	<u>Check In</u>
Door & Frame:	White painted four panel wooden door and white frame & chrome door knob Chrome threshold strip	GO GO
Walls:	White painted	Area of staple holes (approx. 25 holes) to wall opposite entry, & to rear wall (approx. 60 holes)
Flooring & Skirting:	Beige fitted carpet White painted woodwork	Few scattered spot marks, esp. to area in front of back door GO
Ceiling:	White painted White painted coving	GO GO
Lighting:	1 x Black chrome finish uplighter floor lamp	NT
Back Door & Blinds:	White painted wooden door with 15 x glass panes, chrome door knob and 1 x Chubb key in lock. 1 x High level window with peg stay 1 x White roller blind with silver beaded pull cord	GGO - Windows water marked to exterior GO
Sockets:	1 x Single dimmer switch 2 x Double plug, 2 x five amp light socket	WO NT
Furniture:	1 x Large glass dining table with 4 x chrome leg stands 6 x White leather dining chairs with chrome legs 1 x Black high gloss two door cabinet with 3 x drawers	Several scratches to surface, esp. to central area GGO - Minor scuff marks to seats Couple minor chips to surface, top drawer and bottom drawer loose
Additional:	1 x Radiator with white painted wooden casing and slatted front panel 1 x White painted wall mounted vent 2 x 'Mission' speakers Panasonic VHS recorder Arcam 3-deck CD player/Amplifier/FM Tuner	GO GO NT NT NT

Property Address: Hans Place, Knightsbridge, SW1X

THIRD FLOOR: RECEPTION ROOM

	<u>Inventory</u>	<u>Check In</u>
Door & Frame:	White painted four panel wooden door with chrome door knob White painted wooden frame and chrome threshold strip Brass door stopper with rubber end	GO GO GO
Walls:	White painted	Small crack to LHS on entry, above the dimmer switch, square area of staple holes behind sofa, 1 x black screw, few scuff marks
Flooring & Skirting:	Beige fitted carpet White painted woodwork	Large stain to LH of LHS window, few scattered stains & spot marks to front of sofas, 12" mark to RH of RHS window, few scattered furniture indentations GO
Ceiling:	White painted with white painted coving	GO
Lighting:	2 x Black chrome finish uplighter floor lamps	NT
Windows & Blinds:	3 x Sash windows with window locks and white painted wooden frames 3 x White roller blinds with beaded pull cords	Water marks to exterior, crack to bottom frame of LHS window GO
Sockets:	1 x Single dimmer switch, 3 x double plug, 3 x five amp light socket, 1 x aerial port, 1 x 4-plug extension lead	NT
Furniture:	1 x Cream leather right hand corner group settee with 1 x double seat cushion, 1 x larger L-shaped seat cushion and 3 x back cushions 1 x Black armchair with steel legs, back cushion and 1 x matching loose cushion 1 x Cream suede armchair 1 x Black gloss low four block storage coffee table 1 x Glass/chrome TV stand with 3 x glass shelves	GGO - Minor scuff marks GO GO - Used condition Several surface scratches, slightly dusty and finger marks present GO

Property Address: Hans Place, Knightsbridge, SW1X

THIRD FLOOR: RECEPTION ROOM CONT

Inventory

Check In

Additional:

2 x Sony television remote control
1 x Sony DVP-NS30 CD/DVD player
1 x Sony Bravia LCD 42" television, mounted on silver wall brackets
2 x Radiator with white painted wooden casing and slatted front panel
2 x Black circular oil burners
1 x Blue/white China tea pot
2 x Large purple chenille cushions
4 x Brown chenille cushions with leopard print border

NT
NT
NT
GGO - Paint cracking to one front panel
GO
GO
GO
GGO - 1 x Small stain to one cushion

Property Address: Hans Place, Knightsbridge, SW1X

STAIRCASE TO FOURTH FLOOR & FOURTH FLOOR HALLWAY

	<u>Inventory</u>	<u>Check In</u>
Staircase:	White painted wooden staircase with wooden bannister and finials	GGO - Finger marks to bannisters
Walls:	White painted	2 x Black screws to wall, several scuffs and finger marks, hairline crack below and to LHS of window
Ceiling:	White painted	GO
Flooring & Skirting:	Beige fitted carpet White painted woodwork	GO GGO - Cracking along top of skirting
Lighting:	1 x Single bulb with cream light shade, 5 x ceiling mounted halogen spot light	WO
Sockets:	3 x Single dimmer switch, 1 x double light switch, 1 x fuse switch 1 x Fuse switch within storage cupboard	WO
Windows & Curtains:	1 x Sash window with window lock and white painted wooden frame 1 x White roller blind with silver beaded pull cord	Water marks present to exterior GO
Storage Cupboard:	White painted four panel wooden door with chrome door knob with white painted wooden frame and white painted to interior Beige fitted carpet Chrome threshold strip	GO GO GO GO
Additional:	1 x Electrolux 1800 watt vacuum cleaner with attachments 1 x Miele 2200 watt vacuum cleaner with attachments 1 x Ironing board with cover 1 x Beige handled floor mop 1 x Grey plastic bucket 1 x Beige handled brush 1 x Winkelmann & Pannhoff water fitting with piping 1 x Radiator with white painted wooden casing and slatted front panel 1 x Clothes airer	NT NT GO In use In use In use NT GO GO

Property Address: Hans Place, Knightsbridge, SW1X

FOURTH FLOOR: BATHROOM

	<u>Inventory</u>	<u>Check In</u>
Door & Frame:	White painted four panel wooden door with chrome locking door knob	GO
Walls:	Light grey painted	GO
Flooring:	Light grey tiling	GO
Ceiling:	White painted White painted coving	GGO - Hairline crack to centre GO
Lighting:	4 x Ceiling mounted halogen spotlight	WO
Windows & Blinds:	2 x Frosted glass sash windows each with 2 x sash pulls, 1 x window lock and white painted frames	GO
Sockets:	1 x Shaver point	NT
Fixtures & Fittings:	White hot tub with side glass panel, 3 x black head rests, chrome jets, chrome taps, chrome shower head and chrome pop up waste with plug. Includes 2 x remote controls, CD/FM player & control unit, TFT/LCD colour television Large white ceramic floor mounted sink basin with 1 x chrome single lever mixer tap White ceramic close-coupled WC with white seat and lid and 1 x chrome push flush	GO GO GO

Property Address: Hans Place, Knightsbridge, SW1X

FOURTH FLOOR: BATHROOM CONT

Inventory

Check In

Additional:

1 x Wall mounted mirror with 6 integrated lights and white pull cord
1 x Chrome handled toilet brush with holder
1 x Chrome pedal bin
1 x Heated towel rail
3 x White hand towels
1 x White bath mat

WO
GO
GO
GO
GO
Used condition

Property Address: Hans Place, Knightsbridge, SW1X

FOURTH FLOOR: BEDROOM ONE (RHS)

	<u>Inventory</u>	<u>Check In</u>
Door & Frame:	White painted four panel wooden door with chrome door knob White painted wooden frame Chrome threshold strip	GO GGO - Large ML chip to LHS GO
Walls:	White painted	3 x Black screws to wall
Flooring & Skirting:	Beige fitted carpet White painted woodwork	Few furniture indentations and couple of mild central spot marks GO
Ceiling:	White painted	GO
Lighting:	1 x Black chrome finish uplighter floor lamp 2 x Beige bedside lamps with beige shades and patterned white base	NT NT - LHS bedside lamp loosely fitted to base
Windows & Blinds:	1 x Sash window with 2 x sash pulls, window lock and white painted frame and sill 1 x Off white roller blind with white beaded pull cord	GO GO
Sockets:	3 x Double socket, 1 x telephone socket, 2 x five amp light socket, 1 x single dimmer switch	NT
Furniture:	2 x White painted fitted wardrobes each with 2 x doors and 2 x chrome pull handles: <i>LHS wardrobe: 2 x upper compartments, 1 x brass rail</i> <i>RHS wardrobe: 2 x upper compartments and 3 x shelves to RHS</i> 1 x Wooden bed with 4 x metal leg stands and wooden slatted headboard and base 1 x White Snooze UK Ltd Regency orthopaedic mattress 2 x Bedside table with 1 x drawers with a chrome pull handle Mid wood chest with 7 drawers, each with a chrome pull	GGO Right door does not open fully Slight chip marks to upper shelving GO Not inspected as bed was made GO GGO - Couple of scratches to front of top two drawers

Property Address: Hans Place, Knightsbridge, SW1X

FOURTH FLOOR: BEDROOM ONE CONT

Inventory

Check In

Additional:

1 x Radiator with white painted wooden casing and slatted front panel
1 x White painted wall mounted vent
1 x Black wall mounted safe
1 x Mid wood chest with 3 drawers, each with 2 chrome pulls
1 x Bang & Olufsen Television with remote control
2 x White face flannels
4 x White bath towels
1 x White fitted sheet
1 x White mattress protector
1 x Double duvet
3 x White double duvet covers
3 x Pillows
2 x White/cream floral/self patterned rectangular scatter cushions
9 x White pillow cases

GO
GO
NT
GO
NT
GO
GO
GO
GO
GO
GO
GO
GO
GO
GO
GO

Property Address: Hans Place, Knightsbridge, SW1X

FOURTH FLOOR: BEDROOM TWO (REAR)

	<u>Inventory</u>	<u>Check In</u>
Door & Frame:	White painted four panel wooden door with chrome door knob White painted wooden frame and chrome threshold strip	GO GO
Walls:	White painted	Slight crack to wall above radiator. Some minor bubbling to paintwork, square area of staple holes to wall behind and opposite bed, few finger marks and scuffs, hairline crack behind bed
Flooring & Skirting:	Beige fitted carpet White painted woodwork	2 x Spot marks to RHS of bed GGO - Minor cracking along top of skirting
Ceiling:	White painted White painted coving	GO GO
Lighting:	1 x Black chrome finish uplighter floor lamp	NT
Windows & Curtain:	2 x Sash window each with 2 x sash pulls, window lock and white painted frame 2 x White roller blind with white beaded pull cord	GGO - Minor crack to RHS window sill, water marks to exterior GO
Sockets:	1 x Single dimmer switch, 3 x double socket, 3 x five amp socket	NT
Furniture:	2 x White painted fitted wardrobes each with 2 x doors and 2 x chrome pull handles <i>LHS wardrobe: 1 x high level rail, 2 x lower rails and 1 x upper compartment</i> <i>RHS wardrobe: 2 x upper compartments, 1 x brass rail to LHS and 3 x wooden shelves to RHS</i> 1 x Cream patterned bed base with Snooze UK Ltd floral patterned mattress Beige upholstered bed headboard 2 x Dark brown wooden bedside table with 2 x drawers 2 x Black patterned waste bin 1 x Dark brown wooden chest of drawers with 6 x drawers	GO GO Detached from bed, seen in LHS wardrobe GGO - Large surface scratch to top of RHS bedside table GO GGO - Slightly dusty to top

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FOURTH FLOOR: BEDROOM TWO CONT

Inventory

Check In

Additional:

1 x Radiator with white painted wooden casing and slatted front panel
1 x White floor standing fan
2 x Rectangular mirrored based bedside lamp with white card shades

4 x Pillows
4 x White pillow cases
2 x Dark brown suede effect rectangular scatter cushions
1 x Double duvet
1 x White double duvet cover
1 x Fitted double white sheet
1 x Black throw
4 x White bath towels
2 x White face flannels

GO
NT
NT - RHS card shade to lamp slightly creased. Light discolouration to
HL edges of LHS shade
GO
GO
GO
GO
GO
GO
GO
GO
GO
GO

Property Address: Hans Place, Knightsbridge, SW1X

STAIRCASE TO FIFTH FLOOR & FIFTH FLOOR HALLWAY

	<u>Inventory</u>	<u>Check In</u>
Staircase:	White painted/dark wood bannister with wooden railings	GO
Walls:	White painted	GGO - Scuff mark to RHS on entry to master bedroom, area of 12 staple holes to RHS of bedroom
Ceiling:	White painted	GO
Flooring & Skirting:	Beige fitted carpet White painted woodwork	GO GO
Lighting:	1 x Ceiling mounted halogen spot light	WO
Sockets:	1 x Single light switch	WO

Property Address: Hans Place, Knightsbridge, SW1X

FIFTH FLOOR: MASTER BEDROOM

	<u>Inventory</u>	<u>Check In</u>
Door & Frame:	White painted four panel wooden door with chrome door knob White painted wooden frame Chrome threshold strip	ML chip to inside of door caused by knocking against radiator GO GO
Walls:	White painted	GGO - Small crack to wall by double hatch rectangular window Area of staple gun holes to RHS on entry & behind bed. Hairline crack behind bed
Flooring & Skirting:	Beige fitted carpet White painted woodwork	Area of dark stains to LHS corner beneath circular window. Area of staining forward of roof window GO
Ceiling:	White painted White painted coving	GO GO
Lighting:	1 x Black chrome finish uplighter floor lamp	GO
Sockets:	1 x Single dimmer light switch 1 x Single dimmer switch for en-suite bathroom 3 x Double plug socket, 3 x five amp socket, 1 x aerial port	NT NT NT
Windows & Curtains:	2 x Rectangular roof windows with white UPVC frame and metal peg-stays 1 x Double hatch rectangular roof window with white wooden frame and sill and 3 x window bolt 1 x Circular roof window with white wooden frame, 1 x lock and 1 x chain 3 x White roller blind with white beaded pull cord	GO GGO - Slight scuff marks to window sill GO Tear to LHS of double hatch roof window blind

Property Address: Hans Place, Knightsbridge, SW1X

FIFTH FLOOR: MASTER BEDROOM CONT

Inventory

Check In

Furniture:

1 x Walnut veneer double bedstead with slatted wooden base, headboard and cream suede detachable head rests
2 x White painted fitted wardrobes each with 2 x doors and 2 x chrome pull handles
LHS wardrobe: 1 x high level rail, 2 x lower rails and 1 x upper compartment
RHS wardrobe: 2 x upper compartments, 1 x rail to LHS and 6 x shelves to RHS
2 x Wooden bedside tables with silver pull handles
1 x Marble top wooden chest of drawers with brass pull handles and 4 x wooden legs with 2 x small drawers and 3 x larger lower drawers

GO
Couple of odd stains to base of RHS cupboard
GO
GGO - Marks consistent with age

Additional Items:

1 x Duvet
4 x Pillows
4 x White striped pillow cases
1 x White striped duvet cover
2 x Long brown/bronze silk effect scatter/bolster cushions
1 x White fitted sheet
1 x Dark beige tassled bed throw
2 x White bath towels
2 x White hand towels
2 x White face flannels
1 x Dark brown textured/reptile effect waste bin
2 x Radiator with white painted wooden casing and slatted front panel
2 x Chrome based table lamps with cylindrical cream card shade
2 x Window keys
2 x Misc small keys

GO
GO
GO
GO
GO
GO
GO
GO
GO
GO
GO
GO
GO
GO
NT

Property Address: Hans Place, Knightsbridge, SW1X

FIFTH FLOOR: EN SUITE BATHROOM

	<u>Inventory</u>	<u>Check In</u>
Door & Frame:	White painted four panel wooden door with chrome door knob with twist lock White painted wooden frame Chrome threshold strip	GO GO GO
Walls:	Light beige tiling	GO
Flooring:	Light beige tiling	GO
Ceiling:	White painted	GO
Lighting:	4 x Ceiling mounted halogen spotlights	WO
Windows & Blinds:	1 x Rectangular window with 2 x panes, white wooden frame and silver pull handle/lock 1 x White roller blind with white beaded pull cord	GO Tear to LHS edge
Fixtures & Fittings:	White bath tub with 1 x black head rest, chrome taps, chrome jets, wall mounted shower head with hose, white bath panel and 1 x glass shower screen White GSI Traccia WC with white seat, lid and chrome push flush White sink unit with ceramic basin, 1 x chrome single lever mixer tap and 1 x chrome waste plug. White rectangular round edged sink base with 2 x towel rails and 1 x lower cupboard with 1 x chrome pull handle 1 x High level white painted wooden storage unit	GO GGO - Toilet seat misaligned GO GO
Additional Items:	1 x Small chrome pedal bin 1 x Wall mounted mirror with integrated light 1 x Heated towel rail 2 x White bath towels 1 x Salter glass weighing scale	GO WO GO GO GO

Property Address: Hans Place, Knightsbridge, SW1X

Key & Meter Schedule

Date:

15.03.2014

Meter Readings:	Location	Meter No.	Check-In
Gas	Basement	S459619	2611.8
Electric	Communal Hallway	L80A06096	52457.7

Keys handed to Tenants: 2 x Sets with Tenant - 3 Further sets to be provided by Managing Agent

.....

DECLARATION

We the undersigned have agreed with the clerk the contents and the condition of the property.

.....
TENANT (Sign)

.....
LANDLORD (Sign)

.....
CLERK (Sign)

.....
TENANT (Print)

.....
LANDLORD (Print)

.....
CLERK (Print)

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IMAGES OF ALL ROOMS/AREAS OF CONCERN