



ITEMIZE LIMITED
COOPER HOUSE
316 REGENTS PARK ROAD
LONDON N3 2JX

TEL: 020 8349 5366
FAX: 020 8349 5354
EMAIL: INFO@ITEMIZE.CO.UK

**INVENTORY PREPARED ON BEHALF OF
Lynn Mendoza**

FLAT 32, 25-27 FARRINGDON ROAD, LONDON, EC1M 3HA

15th September 2010

Report Compiled By: Julia Warbey

Booking Ref: 14091028.JDWFlat32.25-27FarringdonRd

Tenant 1 Tenant 2 Tenant 3 Tenant 4 Tenant 5 Tenant 6 Landlord

Tenant(s) and Landlord to initial above. NOTE: If Tenant has made comments at Check-In or within 7-days of it (and landlord agrees), landlord should sign and NOT initial this page



PROPERTY INVENTORY

Property	Flat 32, 25 – 27 Farringdon Road, London EC1M 3HA	No of Bedrooms	one
Agent/Landlord	Lynn Mendoza		
Date	16 th September 2010	Terms of AST	Unknown
Tenant Names	Mr Haroon Mohammed	Furnished/Unfurnished	Unfurnished

Throughout the Report where there is no reference to cleanliness and no additional comments added by either party, there is an assumption that there are no cleanliness issues.

Unless damage is noted by either party, there is no issue with damage at all or the working condition of items.

Where lights or light fittings or any electrical item are mentioned, there is an assumption that they are working unless otherwise noted by either party.

If smoke alarms are fitted, they are mentioned in the specifications of the pertinent rooms.

Property left in lofts, cellars or locked rooms, which do not form part of this inventory, are the sole responsibility of the landlord.

Fire and safety regulations regarding furnishings, gas and electrical items are the responsibility of the landlord

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

Tenant 1 Tenant 2 Tenant 3 Tenant 4 Tenant 5 Tenant 6 Landlord

Tenant(s) and Landlord to initial above. NOTE: If Tenant has made comments at Check-In or within 7-days of it (and landlord agrees), landlord should sign and NOT initial this page



BASIC INFORMATION REGARDING PROPERTY

GENERAL CONDITION OF PROPERTY			
Very clean and well presented			
Meter Readings			
Utility	Serial Number	Reading	Location
Gas	N/A		
Electric	198A09869	76.40	Hallways
Water	N/A		

Keys Provided with Property	Quantity
Main Entrance FOB	2
Front Door Entrance	2
Electric Meter Cupboard	2
Various (unknown)	3



Tenant 1 Tenant 2 Tenant 3 Tenant 4 Tenant 5 Tenant 6 Landlord

Tenant(s) and Landlord to initial above. NOTE: If Tenant has made comments at Check-In or within 7-days of it (and landlord agrees), landlord should sign and NOT initial this page



FRONT DOOR

Description	Comments
WOOD PANELLED DOOR WITH LOCK AND CHROME LEVER HANDLE - SECURITY CHAIN TO INTERIOR CHROME '32' AND SPYHOLE	Inside and outside door handle loose

Tenant 1 Tenant 2 Tenant 3 Tenant 4 Tenant 5 Tenant 6 Landlord

Tenant(s) and Landlord to initial above. NOTE: If Tenant has made comments at Check-In or within 7-days of it (and landlord agrees), landlord should sign and NOT initial this page



HALLWAY

Description	Comments
WALLS - PAINTED WHITE	
CEILING - PAINTED WHITE	
WOODWORK - PAINTED WHITE	
LIGHTING - 3 HALOGEN LIGHTS TO CEILING	All working
FLOOR - BEECH WOOD BLOCK FLOORING	
HEATING - SINGLE RADIATOR PAINTED WHITE	Fittings complete
WALL MIRROR IN WOOD FRAME WITH SHELF	Shelf under mirror loose from wall
SMOKE ALARM	To high to test
ENTRYPHONE AND CAMERA TO WALL	

Tenant 1 Tenant 2 Tenant 3 Tenant 4 Tenant 5 Tenant 6 Landlord

Tenant(s) and Landlord to initial above. NOTE: If Tenant has made comments at Check-In or within 7-days of it (and landlord agrees), landlord should sign and NOT initial this page



HALL CUPBOARD

Description	Comments
2 PANELLED DOORS WITH CHROME LEVER HANDLES CONTAINING:	Handles slightly loose
HOT WATER TANK	
FUSE BOX	
SLATED WOOD SHELF	
IRONING BOARD	
MORPHY RICHARDS IRON	
HITACHI VACUUM CLEANER	
MOP	
CENTRAL HEATING CONTROL	

Tenant 1

Tenant 2

Tenant 3

Tenant 4

Tenant 5

Tenant 6

Landlord

Tenant(s) and Landlord to initial above. NOTE: If Tenant has made comments at Check-In or within 7-days of it (and landlord agrees), landlord should sign and NOT initial this page



BATHROOM

Description	Comments
WOOD PANELLED DOOR WITH CHROME LEVER HANDLE AND LOCK – DOUBLE CHROME COAT HOOK TO INTERIOR	
WALLS FULLY TILED - TURQUOISE TILES WITH PATTERNED TILE AT MID-LEVEL	
CEILING - PAINTED WHITE	
LIGHTING - 4 HALOGEN LIGHTS TO CEILING	Working
FLOOR - WHITE TILES	
HEATING - RADIATOR/TOWEL RAIL	Fittings complete
WHITE BATH WITH TURQUOISE PAINTED SIDE PANEL - CHROME MIXER TAPS, CHROME PLUG	
POWER SHOWER WITH PLASTIC SOAP DISH ATTACHED GLASS SHOWER SCREEN	
WHITE PEDESTAL SINK WITH CHROME MIXER TAPS AND CHROME PLUG	
WHITE TOILET WITH CHROME PULL	
GLASS AND CHROME SHELF	
MIRROR TO WALL	
CHROME SHAVER SOCKET	
CHROME TRIPLE TOWEL RAIL	
CHROME TOILET ROLL HOLDER	
BATHROOM CABINET WITH MIRRORED DOORS AND SHELF TO INTERIOR	

Tenant 1 Tenant 2 Tenant 3 Tenant 4 Tenant 5 Tenant 6 Landlord

Tenant(s) and Landlord to initial above. NOTE: If Tenant has made comments at Check-In or within 7-days of it (and landlord agrees), landlord should sign and NOT initial this page





Tenant 1 Tenant 2 Tenant 3 Tenant 4 Tenant 5 Tenant 6 Landlord

Tenant(s) and Landlord to initial above. NOTE: If Tenant has made comments at Check-In or within 7-days of it (and landlord agrees), landlord should sign and NOT initial this page



KITCHEN

Description							Comments
WOOD PANELLED DOOR WITH CHROME LEVER HANDLE							
WALLS - PAINTED WHITE WITH CREAM AND TURQUOISE TILES AROUND UNITS CEILING - PAINTED WHITE							
WOODWORK - PAINTED WHITE							
LIGHTING - 5 HALOGEN LIGHTS TO CEILING							Working
FLOOR - CREAM FLOOR TILES							
HEATING - SINGLE RADIATOR PAINTED WHITE							Fittings complete
TURQUOISE AND PINE WOOD FLOOR AND WALL UNITS WITH CHROME PULL							
CREAM AND BLUE SPECKLED WORKTOPS							
STAINLESS STEEL SINK AND DRAINER WITH WASTE DISPOSAL UNIT							
NEFF CERAMIC HOB							
NEFF OVEN							
NEFF FAN EXTRACTOR							
NEFF WASHER/DRYER							
NEFF DISHWASHER							Integrated door loose
ARISTON FRIDGE/FREEZER							
COOKWORKS KETTLE							
3 GLASS STORAGE JARS WITH YELLOW/RED/BLUE LIDS							
3 WHITE MUGS							
STAINLESS STEEL TEA POT							
STAINLESS STEEL MILK JUG							
STAINLESS STEEL SUGAR BOWL							

Tenant 1 Tenant 2 Tenant 3 Tenant 4 Tenant 5 Tenant 6 Landlord

Tenant(s) and Landlord to initial above. NOTE: If Tenant has made comments at Check-In or within 7-days of it (and landlord agrees), landlord should sign and NOT initial this page



Description

Comments

GLASS/CHROME CRUET SET
 WHITE/RED TRIM DINNER (6 DINNER PLATES)
 4 SOUP BOWLS
 6 TEA PLATES
 7 SAUCERS
 6 CUPS
 6 KNIVES
 6 FORKS
 7 DESERT SPOONS
 9 TEA SPOONS
 2 SMALL PYREX BOWLS
 1 TINTED PYREX CASSEROLE AND LID
 1 CASSEROLE AND LID
 1 PYREX FLAN DISH
 CREAM DUSTPAN AND BRUSH
 2 PINT GLASSES
 6 GLASS TUMBLERS
 12 SMALL GLASS BOWLS
 3 FRYING PANS
 1 BOTTLE OPENER

POWER POINTS: TELEPHONE SOCKET

FUSE SWITCHES FOR ELECTRICAL APPLIANCES

Not working



Tenant 1 Tenant 2 Tenant 3 Tenant 4 Tenant 5 Tenant 6 Landlord

Tenant(s) and Landlord to initial above. NOTE: If Tenant has made comments at Check-In or within 7-days of it (and landlord agrees), landlord should sign and NOT initial this page



RECEPTION ROOM

Description	Comments
WOOD PANELLED DOOR WITH GLASS PANEL AND CHROME LEVER HANDLE WALLS - PAINTED WHITE	
CEILING - PAINTED WHITE	
WOODWORK - PAINTED WHITE	
LIGHTING - ADJUSTABLE DIMMER PANEL FOR CEILING FITTING WITH VICTORIAN STYLE GLASS SHADE AND 2 WHITE PLASTER WALL FITTINGS	Wall light fittings working. Ceiling light not
WINDOW - 3 SASH WINDOWS - INTACT	
CURTAINS - 3 BLUE/WHITE ROMAN BLINDS	
SQUARE YEW COFFEE TABLE WITH GLASS TOP - NOT NEW	
YEW SIDEBOARD WITH CUPBOARD AND SHELF TO INTERIOR – 2 SHALLOW DRAWERS, 1 DEEP DRAWER	Several scratches to surface with one large scratch to the interior of the right hand cupboard door
ROUND YEW TABLE WITH GLASS TOP	Signs of wear and tear
4 CHROME DINING CHAIRS WITH BLUE SEATS AND BACKS	
2 YEW BASE TABLE LAMPS WITH WHITE STRIPED SHADES	Signs of slight wear and tear
SOFA BED IN NAVY BLUE DAMASK FABRIC WITH 2 MATCHING SCATTER CUSHIONS	
3 PALE GREEN COTTON MOIRE SCATTER CUSHIONS	
MATCHING ARMCHAIR WITH MATCHING SCATTER CUSHION AND GREEN COTTON MOIRE SCATTER CUSHION	
SQUARE YEW COFFEE TABLE WITH 2 SIDE DRAWERS AND GLASS TOP	Signs of wear and tear
GLASS VASE WITH DRIED GRASSES	
TELEPHONE SOCKET	
DRAYTON HEATING THERMOSTAT	
TV SOCKET	

Tenant 1 Tenant 2 Tenant 3 Tenant 4 Tenant 5 Tenant 6 Landlord

Tenant(s) and Landlord to initial above. NOTE: If Tenant has made comments at Check-In or within 7-days of it (and landlord agrees), landlord should sign and NOT initial this page





Tenant 1 Tenant 2 Tenant 3 Tenant 4 Tenant 5 Tenant 6 Landlord

Tenant(s) and Landlord to initial above. NOTE: If Tenant has made comments at Check-In or within 7-days of it (and landlord agrees), landlord should sign and NOT initial this page



BEDROOM

Description							Comments
WOOD PANELLED DOOR WITH CHROME LEVER HANDLE							
WALLS - PAINTED WHITE							
CEILING - PAINTED WHITE							
WOODWORK - PAINTED WHITE							
LIGHTING - CEILING FITTING WITH CAPIZ SHADE							
FLOOR - BEECH WOOD BLOCK FLOORING							
HEATING - SINGLE RADIATOR PAINTED WHITE							Fittings complete
WINDOW - 2 SASH WINDOWS WITH GREEN/PINK/BLUE PATTERNED							
ROMAN BLINDS - LEFT HAND BLIND IS WATERMARKED ON LINING							
ENTRYPHONE TO WALL							
FITTED CUPBOARD WITH 2 WOODEN PANELLED DOORS WITH CHROME PULLS AND SIDE BOLT - CHROME RAIL AND SHELF TO INTERIOR							
5 DRAWERS LIMED WOOD CHEST OF DRAWERS WITH CHROME KNOBS							
DOUBLE DIVAN BED WITH METAL HEADBOARD							Signs of wear and tear. Very worn
ROUND CHIPBOARD TABLE							
CHROME BASE LAMP WITH GREY FABRIC SHADE							
WHITE PAINTED FRAMED MIRROR TO WALL							
TV SOCKET							
TELEPHONE SOCKET							
WASTE PAPER BASKET							
1 FREESTAND METAL EFFECT MIRROR							

Tenant 1 Tenant 2 Tenant 3 Tenant 4 Tenant 5 Tenant 6 Landlord

Tenant(s) and Landlord to initial above. NOTE: If Tenant has made comments at Check-In or within 7-days of it (and landlord agrees), landlord should sign and NOT initial this page





Tenant 1 Tenant 2 Tenant 3 Tenant 4 Tenant 5 Tenant 6 Landlord

Tenant(s) and Landlord to initial above. NOTE: If Tenant has made comments at Check-In or within 7-days of it (and landlord agrees), landlord should sign and NOT initial this page



DECLARATION

I/we the undersigned tenant(s), having checked this Inventory for the above-mentioned property, at the commencement of my/our tenancy, find that it gives an accurate account of the condition of the property and its contents.

I/we understand that, at the end of the tenancy the Inventory will be checked again by the landlord or the landlord's agent and that any variance in the state and condition of the property will be listed and noted. After allowing for fair wear and tear, I/we agree to be liable for any repairs, replacement, cleaning or making good of the property and/or items.

It is agreed that I/we can detail any defects within the Property that are not included within this inventory, in the appropriate place on each page and, in further space if required, in the addendum sheet at the end of the inventory and that, if I/we do not wish to be held liable for these defects at the end of the tenancy, I/we must ensure that the landlord or the landlord's agent signs the relevant page(s) of the inventory on which my comments are made, before the commencement of the tenancy. If, for any reason, I/we cannot provide this list of defects before the commencement of the tenancy then I understand and hereby agree that it is my responsibility to ensure that I present my/our list of defects to the landlord or his/her agent within a maximum of 7-days after the commencement of the tenancy and that, once he/she/they have signed-off and agreed my list, I will retain an original copy of it, otherwise I accept that I may be held liable for any such defects.

I/we agree that the Legend of Terms used to describe the condition of the property and/or its fittings or contents within this inventory are those detailed below, although further comments may have been provided by the landlord or the landlord's agent to better explain such condition.

Tenant	Tenant Name	Tenant Signature	*	Tenant	Tenant Name	Tenant Signature	*
Tenant 1				Tenant 4			
Tenant 2				Tenant 5			
Tenant 3				Tenant 6			
Landlord or landlord's Agent Name				Landlord or landlord's Agent Signature			

*Please tick if tenant present at check-in

Name of person moving-in Tenant(s) into the Property on behalf of the Landlord (BLOCK CAPITALS)

Tenant 1 Tenant 2 Tenant 3 Tenant 4 Tenant 5 Tenant 6 Landlord

Tenant(s) and Landlord to initial above. NOTE: If Tenant has made comments at Check-In or within 7-days of it (and landlord agrees), landlord should sign and NOT initial this page

