



ITEMIZE LIMITED
COOPER HOUSE
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**INVENTORY PREPARED ON BEHALF OF
GOLDSCHMIDT & HOWLAND**

**Flat 3, 47 Platts Lane
Hampstead
London NW3 7LL**

10th September 2010



Report Compiled By: JW

Booking Ref: 10091029.JW.3-47PLATTS

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 3, 47 Platts Lane, Hampstead, London NW3 7LL	No of Bedrooms	2
Agent/Landlord	Goldschmidt & Howland		
Date	10 th September 2010	Terms of AST	Unknown
Tenant Names	Unknown	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.

LEGEND OF NUMERICAL RATING SYSTEM TO BE USED REGARDING PROPERTY CONDITION WITHIN THIS INVENTORY

- 10 Brand New (Items/Walls/Floor Coverings/Fixtures which are new / redecorated / without any visible fault)
- 9 Used but New Condition
- 8 Good Condition (Items/Walls/Floor Coverings/Fixtures which are in good condition, but with minor signs of wear, paint chips, or marks which are consistent with average usage of not more than 2 or 3 years fair wear and tear.)
- 7 Fair Condition, minor signs of wear and tear
- 6 Fair Condition, noticeable signs of wear and tear
- 5 Reasonable Condition, fairly used
- 4 Useable but signs of late age
- 3 Poor Condition (Items/Walls/Floor Coverings/Fixtures which are heavily marked or worn and where their function may be questionable)
- 2 Unsatisfactory, needs repairing or replacing
- 1 Ruined, needs replacing

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

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BASIC INFORMATION REGARDING PROPERTY

GENERAL CONDITION OF PROPERTY
Professionally cleaned throughout and clear of rubbish

Meter Readings			
Utility	Serial Number	Reading	Location
Electric		Too high	In cupboard by entrance door

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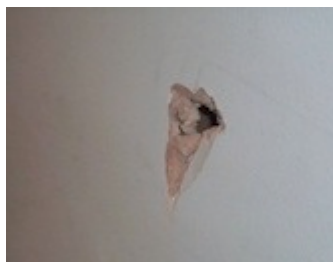
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ENTRANCE AND STAIRCASE

Feature	Qty	Description	Condition (1-10)	Comments
Exterior Door		Wooden white painted	7	
Interior Door		Wooden white painted	7	
Doorframe		Wooden white painted	7	
Threshold	1	Wooden	6	Signs of wear and tear
Door Fittings	1	Spy hole, brass fitting	8	
	1	No. 3, brass fitting		
	1	Two Banham locks, brass fitting		
	1	Door knob, brass fitting		
	1	Door bell, brass fitting		
	1	Security chain, brass fitting		
Ceiling		White painted with wooden beams	7	Signs of wear and tear
Walls		White painted	6	One large hole to the left of the wall, general signs of wear and tear
Skirting		White painted	7	
Floor Covering		Cream coloured carpet	7	Dirty and showing signs of wear and tear
Sockets and Switches	1	Single light switch, silver chrome fitting	8	Smoke alarm too high to test
	1	Smoke alarm, white plastic fitting		
Light Fittings	1	Ceiling light with silver shade	7	Working
Cupboard	1	White painted cupboard housing electricity meter	7	Too high to take reading
Ladder	1	Small white ladder	8	
Coat Hook	1	White plated with 3 hooks, wall mounted	8	
Child Gate	1	White plastic situated at the top of the stairs	8	



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OPEN PLANNED LOUNGE/KITCHEN

Feature	Qty	Description	Condition (1-10)	Comments
Ceiling		White painted	7	Signs of wear and tear
Walls		One wall painted olive green the remaining white painted	4	Poor condition – facing wall has had paint stripped exposing plaster, various nails and holes visible and very dirty
Skirting		White painted	6	Signs of wear and tear
Floor Covering		Oak stained floorboard	8	One floorboard is slightly discoloured to the others
Windows	1 2 1	Double single glazed window, white wooden painted framed and sill, 2 silver handles and 2 silver lever locks Velux double glazed window, wooden framed Single glazed pull up window, white wooden painted framed and sill, 2 silver handles and 1 silver lever lock	8	
Blinds/Curtains	1 1	White wooden slated blind White Roman blind	8	
Radiators	1	Black column style radiator	8	
Sockets and Switches	3 2 1 3 4 1 1 2 1 2 1 1 1	Double electric sockets, white plastic fitting Double electric sockets, silver chrome fitting Single electric sockets plastic fitting Fuse switch, silver chrome fitting Quadruple dimmer switch , silver chrome fitting Single dimmer switch, silver chrome fitting Extractor fan switch, white plastic fitting Smoke alarms, white plastic fitting Cooker switch, silver chrome fitting White plastic panels – unknown usage Thermostat control, white plastic fitting Beige entryphone Virgin box with aerial cable, white plastic fitting	8	Smoke alarms too high to test
Light Fittings	6	Silver spotlights	0	None working
Cooker/Ho	1 1 1	Miele black electric hob Miele integrated black oven housing 3 silver racks and 2 trays Miele silver cooker hood	8	Tested for power only
Fridge/Freezer	1	Integrated Neff fridge housing 2 plastic shelves, 5 plastic door shelves and 1 plastic salad box	6	
Dishwasher	1	Miele integrated dishwasher black electric hob	8	
Work Tops		Cream coloured	8	
Splash Backs		Cream coloured	8	

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Sink	1	Silver sink with double silver mixer tap	8	
Fireplace 1	1	Cream painted fireplace with coal and iron wrought effect basket and black tiled base	7	Signs of wear and tear
Fireplace 2	1	Metal surround with grate tiled surround	7	Signs of wear and tear
Cupboards	3	Large inset cupboards, painted white with 2 glass doors housing 2 wooden shelves each	8	One glass door is missing
	2	Small cupboards with 6 sliding glass doors and silver effect panels		
	6	Silver spotlights situated in cupboards		Only 5 spotlights work



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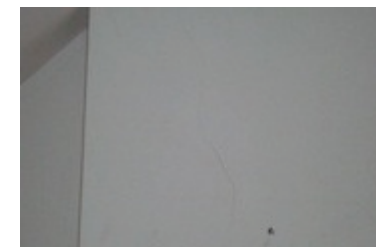
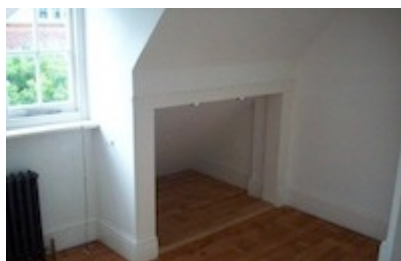
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BEDROOM 1

Feature	Qty	Description	Condition (1-10)	Comments
Exterior Door		Wooden white painted	7	
Interior Door		Wooden white painted	7	
Doorframe		Wooden white painted	7	
Door Fittings		Silver, cream and black door knob	8	
Ceiling		White painted	7	A few cracks present with one hook protruding near ceiling light cable
Walls		White painted	7	2 silver hooks and 5 nails visible, fairly large crack to corner
Skirting		White painted	7	
Floor Covering		Oak stained floorboard	8	
Windows	1	Triple single glazed window, white wooden painted framed and sill, 2 silver handles and 2 silver lever locks	7	
Blinds/Curtains	1	Brown Roman blind with silver cord pole	8	
Radiators	1	Black column style radiator	8	
Sockets and Switches	2 1 1	Double electric sockets, white plastic fitting Double dimmer switch, silver chrome fitting Telephone socket, white plastic fitting	8	
Light Fittings	1	Loose cable with no fittings	5	
Alcove		White painted, oak stained floorboard with two silver chrome spotlights	8	Spotlights in working order
Bucket	1	Red plastic bucket		Bucket holds various cleaning materials
Mop	1	Silver/orange/white plastic mop		



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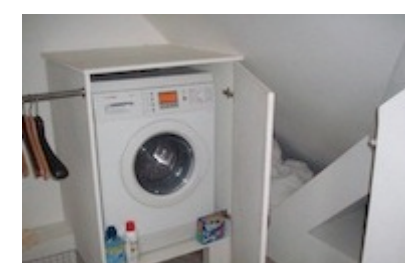
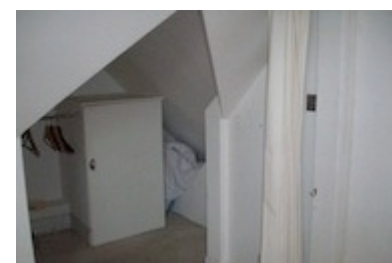
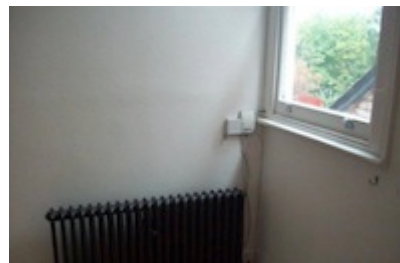
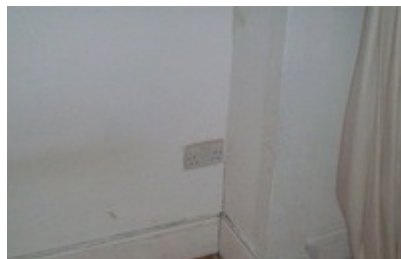
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BEDROOM 2

Feature	Qty	Description	Condition (1-10)	Comments
Exterior Door		Wooden white painted	7	
Interior Door		Wooden white painted	7	
Doorframe		Wooden white painted	7	
Door Fittings		Silver, cream and black door knob	8	
Ceiling		White painted	7	One large crack visible
Walls		White painted	7	Various cracks and shows signs of wear and tear
Skirting		White painted	6	Shows signs of wear and tear
Floor Covering		Oak stained floorboard	8	
Windows	1	Single glazed pull up window, white wooden painted framed and sill, 2 silver handles and 1 silver lever lock	7	
Blinds/Curtains	1	White roller blind	7	Both dirty
	1	Pair of cream fabric curtains on silver cord pole	7	
Radiators	1	Black column style radiator	8	
Sockets and Switches	1	Ariel, white plastic fitting	8	
	2	Telephone, white plastic fitting		
	2	Dimmer switch, silver chrome fitting		
	1	Telewest socket, white plastic fitting		
Light Fittings	4	Silver spotlights	8	In working order
Alcove	1	White painted, cream carpeted, housing various shelves, 2 silver chrome clothes rails, 3 silver spotlights and 1 double electric socket, white plastic fitting	8	Spotlights in working order Checked for power only on washer/dryer
	1	White freestanding unit with silver chrome handle housing Bosch washer/dryer		



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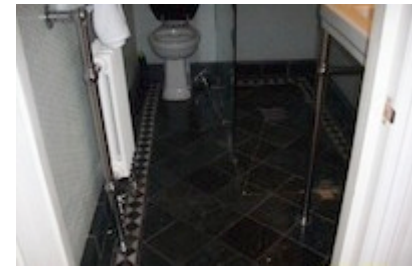
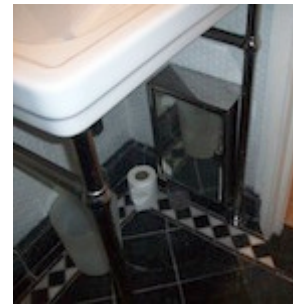
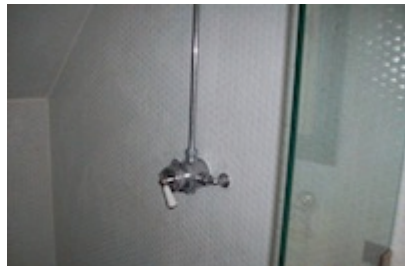
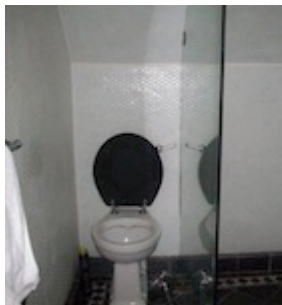
Tenant 6

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BATHROOM

Feature	Qty	Description	Condition (1-10)	Comments
Exterior Door		Wooden white painted	7	
Interior Door		Wooden white painted	7	
Doorframe		Wooden white painted	7	
Door Fittings		Silver, cream and black door knob	8	
Ceiling		White painted	6	Fairly dirty
Walls		Pale green hexagon tiles	7	Slight signs of wear and tear
Skirting		Black tiled	7	
Floor Covering		Black tiled with white and black boarder	8	
Radiators	1	Small silver chrome/white towel radiator	8	
Sockets and Switches	1	Light pull string with silver chrome handle	8	
Light Fittings	2	Silver chrome spot lights	7	One spot light and wall mounted light do not work
	1	Wall mounted white and silver chrome light		
Sink	1	White porcelain sink housed on 4 silver chrome legs with silver chrome mixer tap	7	Slight signs of wear and tear
W.C.	1	White porcelain with black plastic seat and cover	7	
Shower Unit	1	Glass walk in shower unit with silver chrome shower head, hose and tap	8	
Toilet Roll Holder	1	Free standing silver chrome	8	
Mirror	1	Wall mounted mirror with black wooden frame	8	
Shelf	1	Silver chrome and glass wall mounted shelve	8	
Cabinet	1	Floor based silver and glass cabinet	6	Signs of wear and tear
Bin	1	White plastic bin	7	
Towel Hook	1	Silver chrome hook not fixed to wall	7	



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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 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)

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