

# INVENTORY

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## FIXTURES, FITTINGS & FURNISHINGS

**ADDRESS** Flat 10, Amery House, Kinglake Street, Walworth, London SE17 2RA

**DATE PREPARED** 31<sup>st</sup> July 2021

### Kitchen

Fixtures	Description	Existing Wear
Floor	Tiled	Some very light signs of wear. Good condition. Some discolouration of the grout between tiles.
Walls	Painted white with white tiled section between base cabinet and wall cabinet height.	Newly painted and tiled.
Window	Double glazed window in lockable 'turn and tilt' UPVC window frame.	Glass frame and surround showing only light signs of use.
Kitchen cupboards	White fitted units and wood-effect kitchen surface wrapping around three walls.	As new, some light signs of use inside the units shelves.
Sink	Brushed steel sink and draining board with mixer taps.	Some light signs of use and limescale deposits.
Hob	CDA HC6621 ceramic four-ring hob set into work surface.	Almost as new, with some light signs of use.
Oven	Built in CDA SC223 electric single oven.	Almost as new, with some light signs of use.
Cooker Hood	Brushed steel cooker hood (above hob)	Main unit used but only showing light signs of use.

Contents	Description	Condition
Combi Oven	Table top combined electric oven, grill and microwave. (Sharp R-982STM)	Some superficial marks to the top of the frame of the door. Otherwise only light signs of use.
Washing Machine	Indesit washing machine.	Some light signs of use to the outside. Some paint drips on the top of unit.
Fridge Freezer	Free standing MFF48116W white fridge freezer.	Light signs of use internally but in good working order.
Ironing board	Folding ironing board.	Some scratches in frame and other signs of use.
Iron	Blue electric iron	Base plate discoloured from use, light signs of use.
CO Alarm	FireAngel CO-9B CO Alarm LED Display	Used but working.

### Hall

Fixtures	Description	Existing Wear
Floor	Tiled	Some very light signs of wear. Good condition.

Walls	Painted white.	Some scuffs and scratches but in generally good condition.
Door	White wooden door leading to living room and another to bathroom.	Some scuffs and scratches but in generally good condition.
Shelves	2 x wooden shelves in alcove behind the bathroom door painted white to match walls.	Some scuffs and scratches but in generally good condition.
Coat rail	Metal rail fixed to wall in alcove behind the bathroom door.	Used but looks as new.
Smoke and Fire Alarm Controller	Ei Electronics Ei450 alarm controller.	Tested, working. Some light signs of use.
Thermostat	Siemens RDJ10 Thermostat	Some paint emulsion paint on unit from redecoration but otherwise on light signs of use.
Radiator	Single radiator	Enamel paint scratched off along a line, otherwise original paintwork on unit.

Contents	Description	Condition
Vacuum Cleaner	Bissell Cleanview 2396E bag less cylinder vacuum cleaner.	Heavy scuffing and marks to exterior but in working order.

## Bathroom

Fixtures	Description	Existing Wear
Floor	Tiled	Some very light signs of wear. Good condition.
Walls	Painted and tiled	Some light wear and discolouration in paintwork on wall sink affixed to, otherwise paintwork in good condition. Tiling in good condition, some staining to white grout between tiles.
Door	White wooden door leading to hall.	Some scuffs and scratches but in generally good condition.
Window	Double glazed window in lockable 'turn and tilt' UPVC window frame.	Glass frame and surround showing only light signs of use.
Bathroom Cabinet	Bathroom cabinet, white wood with two sliding mirrored doors.	Worn at edges with some surface damage: some corners and edges chipped so underlying MDF board shows through. Sliding mirror doors no cracks or scratches in glass.
Mirror	Round mirror and towel shelf surround.	Frame worn with some small chips in paintwork. Mirror free from scratches and chips.
Toilet	White ceramic toilet bowl, white plastic seat and white plastic flush system.	Toilet bowl in good condition with no scratches, toilet seat working but with some wear from use, toilet system in working order but poor aesthetic condition, showing signs of wear and having been repainted with white emulsion.
Bath	White bath with metal mixer taps and shower head	Taps in good condition, all surface chrome intact and only some attached limescale to show age. Bath in generally good condition but some repaired breaks through the surface enamel around the overflow.
Sink	White porcelain sink with two chrome surfaced taps.	Some limescale build up from use but no chips or scratches in ceramic, chrome surface on taps in good order.
Shower Rail	Curved metal shower rail surrounding the bath,	As new, installed attached to walls at two points and ceiling at one.

	attached to ceiling and walls.	
Shower Curtain	Semi-clear shower curtain.	Some signs of use and limescale but not damaged or torn.

### Living Room

Fixtures	Description	Existing Wear
Floor	Dark stained wooden floorboards.	Minor scuffs and scratches and minor stains from painting in other areas.
Walls	Painted white.	Newly painted throughout.
Door	White wooden door leading to living room and another to bedroom.	Newly painted throughout.
Window	Double glazed window in lockable 'turn and tilt' UPVC window frame.	Glass frame and surround showing only light signs of use.
Venetian Blind	Dark wood slats Venetian blind.	Showing light signs of wear and tear, in full working order. One slat broken on left end. Some white paint on underside of three slats.
Radiator	Double radiator with metal top and end caps.	Enamel paint scratch in some places, mostly in good condition with original paintwork.

Contents	Description	Condition
Coffee table	Heavy wooden four legged square coffee table.	Some scuffs and scratch to surface but solid structure.
Occasional Table	Dark stained wood occasional table.	Very scuffed and worn surface, a little wobbly.
Sofa	Black Ikea two seater sofa with removable cover.	Some scuffing of the sofa legs from use. Brand new grey cover fitted.
Lampshade	Brown lampshade	Some dents, reasonable condition.

### Bedroom

Fixtures	Description	Existing Wear
Floor	Dark stained wooden floorboards.	Finish worn away around feet of bed, scuffs and scratches and a minor stains from painting in other areas.
Walls	Painted white.	Some scuffs and scratches but in generally good condition.
Door	White wooden door leading to living room.	Some scuffs and scratches but in generally good condition.
Window	Double glazed window in lockable 'turn and tilt' UPVC window frame.	Glass frame and surround showing only light signs of use.
Shelf	Wooden shelf in alcove opposite the window	Some scuffs and scratches but in generally good condition.
Coat rail	Metal rail fixed to wall in alcove behind the bathroom door.	As new
Radiator	Double radiator with metal top and end caps.	Enamel paint scratch in some places, mostly in good condition with original paintwork.

Contents	Description	Condition
Bed frame	Black Metal Bed frame	Mostly as new, some light signs of use and scuffing but with a repair to structure using bolts

		on one side.
Mattress	Silentnight double mattress	New
Side tables	2 x Two drawer bedside tables, covered chipboard.	Some wear around edges.
Dresser mirror	Wooden framed mirror on stand that can adjust angle.	Some minor scratch and wear on the frame, glass unscratched.
Small table	Small white painted wooden knee height table.	Scuffed and some wear and tear but still structurally sound.
Full length mirror	Wooden framed, full length mirror.	Glass unscratched, a few chips in wooden frame.
Wardrobe	Wood (Chipboard) wardrobe.	Well worn, several scratches and chips.
Curtains	Beige/Red flowered curtains	Some staining from use. Starting to tear at the metal ringlets that the curtain rail fits through.
Lampshade	Red, two tier lampshade	One dent that has been pushed back out.

Please sign to confirm the above is an accurate record of the state and contents of the property.

**Tenant Signed:**.....

**Date:** .....

**Tenant Signed:**.....

**Date:** .....

**Landlord Signed:**.....

**Date:** .....