

SMART Inventory: Record of Inspection & Site Notes

Property Address	5 Nevern Square London SW5 9NN
Inspection Type	In-going Report
Prepared By	David Driver Main
Inventory Date	15/04/2010 07:57:32
Report Number	2334



Important Information

What is a SMART Inventory Report?

This **SMART Inventory In-going Report** provides a fair, objective and impartial record of the general condition of the contents of the Property as well as its internal condition at the outset of the lease of the Property.

What are the benefits of using this Report?

The importance of a professional inventory and statement of condition cannot be underestimated. Government advice indicates that Inventories and statements of condition are “strongly recommended” as a means to reduce dispute about the deposit at the end of a tenancy. It is in the Tenant’s interests to carefully check this **SMART Inventory In-going Report** and to highlight any discrepancies as soon as possible and in any event no later than one week after this **SMART Inventory In-going Report** is completed. Any outstanding discrepancies found at the end of the tenancy will be highlighted in a **SMART Inventory Out-going Report** and may affect the retention or release of the tenancy deposit.

Is the Report aimed at the Landlord or the Tenant?

Because the **SMART Inventory In-going Report** is objective and carried out by an independent Inventory Provider, it may be relied upon and used by the Landlord, the Tenant and Letting Agent.

What does this Report tell you?

This **SMART Inventory In-going Report** provides a clear and easy to follow statement of condition for each of the main elements of the property on a room by room basis, together with its contents if appropriate. This report comments on and highlights defects or aspects of poor condition that have been identified by the Inventory Provider. Defects in condition will either be described in the narrative of the report or evidenced in the photographs included in the report. **Please Note: where no comment on the condition of an element or item of contents is made by the Inventory Provider, the element or item is taken to be in good condition and without defect.**

What does this report not tell you?

Whilst every effort is made to ensure objectivity and accuracy, this **SMART Inventory In-going Report** provides no guarantee of the adequacy, compliance with standards or safety of any contents or equipment. This report will provide a record that such items exist in the property as at the date of the **SMART Inventory In-going Report** and the superficial condition of same. This report is not a building survey, a structural survey or a valuation, will not necessarily mention structural defects and does not give any advice on the cost of any repair work, or the types of repair which should be used.

What is inspected and not inspected?

The Inventory Provider carries out a visual inspection of the inside of the main building together with any contents and will carry out a general inspection of the remainder of the building including the exterior cosmetic elements and any permanent outbuildings. For properties let on an unfurnished basis, the inspection will include floor coverings, curtains, curtain tracks, blinds and kitchen appliances if appropriate, but will exclude other contents. Gardens and their contents will be inspected and reported upon. The inspection is ‘non-invasive’. This means that the Inventory Provider does not take up carpets, floor coverings or floor boards, move large items of furniture, test services, remove secured panels or undo electrical fittings. Especially valuable contents such as antiques, personal items or items of jewellery are excluded from this report. Kitchenware will be inspected but individual items will not be condition rated. Common parts in relation to flats, exterior structural elements of the main building and the structure of any outbuildings will not be inspected. Roof spaces and cellars are not inspected. Areas which are locked or where full access is not possible, for example, attics or excessively full cupboards or outbuildings are not inspected.

Inventory Summary

Property occupied	Yes
Property furnished	Yes
Property type	Converted Flat
Floor location	1

Meter Readings

Electricity Reading	557413	Electricity Supplier	London Energy
Gas Reading	Meter unidentifiable to building	Gas Supplier	Unknown
Water Reading	Meter location not found	Water Supplier	Unknown



Electricity meter

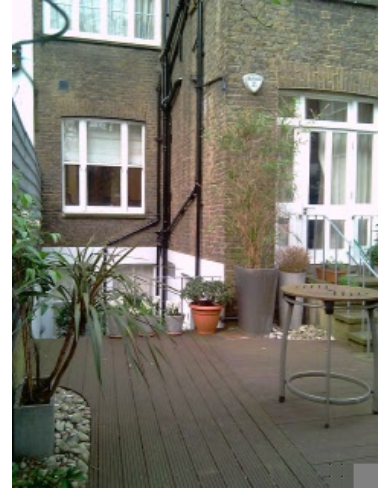
Building Photos



Front of building



Front of building



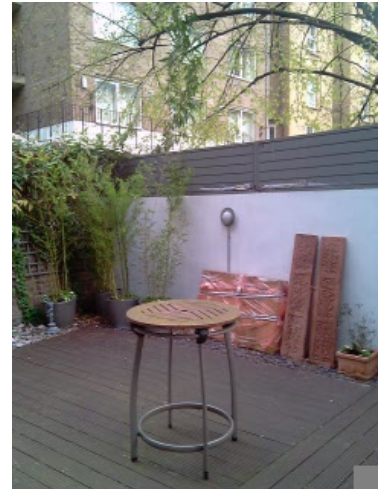
Rear of building



Rear of building



Rear of building



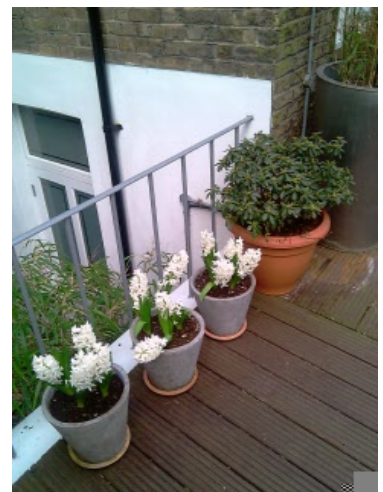
Rear of building



Rear of building



Rear of building



Rear of building



Rear of building



Rear of building



Rear of building

Keys

Property Keys



Front Door Keys

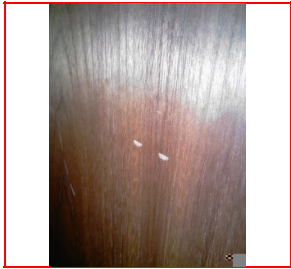


Back Door Keys

1.0 Sitting Room

1.1 Door to Sitting Room

Door type	Single Leaf
Door finish	Wooden (Stained) Door Finish - scratched ((as photographed))
Door frame	Wooden (Stained)
Door glass type	None
Additional door features	Handle



Door Finish - scratched to middle of door panel



Door Finish - scratched

1.2 **Wooden flooring in Room**

Floor Type

Solid Wood

Floor - scratched (as photographed)

Floor - marked



Floor - scratched (as photographed)



Floor - scratched (as photographed), Floor - marked



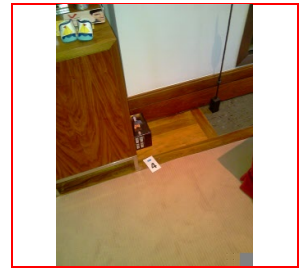
Floor - scratched (as photographed)



Floor - scratched (as photographed)



Floor - scratched (as photographed)



1.3 Carpet areas in Room

Floor Type

Fitted Carpet

Floor - stained

Floor - discoloured (as photographed)



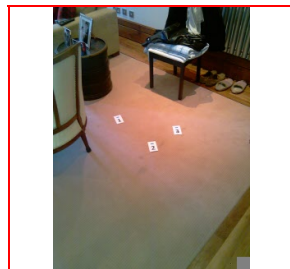
Floor - discoloured (as photographed)



Floor - stained



Floor - stained

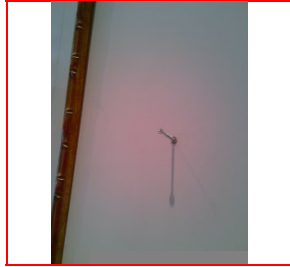


1.4 All Walls in Room

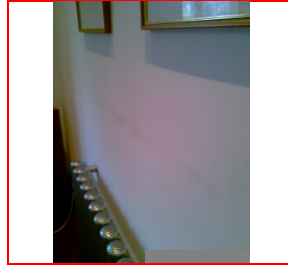
Wall finish Plaster (painted)

Wall Finish - hole (nail)
Wall Finish - scuffed (as photographed)

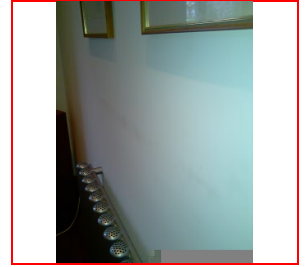
Skirting type and finish Wooden (Stained)



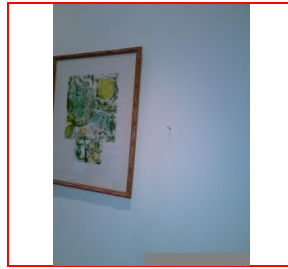
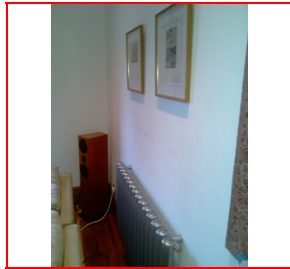
Wall Finish - hole (nail)



Wall Finish - scuffed (as photographed)



Wall Finish - scuffed (as photographed)



Wall Finish - hole (nail)

1.5 All of Ceiling to Room

Ceiling finish Painted Plaster

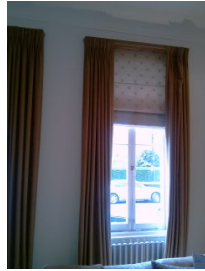
Ceiling light or other fittings/features spot lights (6)
Mouldings



All of Ceiling to Room, Ceiling Finish, Mouldings, spot lights (6)

1.6 All Windows in Room

Window type	Casement
Window frame	Wooden - Painted
Window sill	Wooden Painted
Window glass type	Single Glazed
Window glass finish	Clear
Window dressings or features Full length lined curtains	Blind (roman)



Full length lined curtains



Full length lined curtains



Full length lined curtains



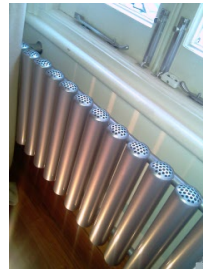
Blind (roman)

1.7 **Fixtures and Fittings**

Radiator	
Speaker output	
Double plug socket	
Lighting panel	
Phone socket	



Radiator



Radiator



Double plug socket



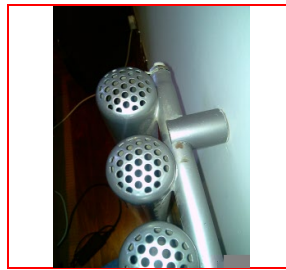
Phone socket



Lighting panel



Speaker output



Radiator - chipped

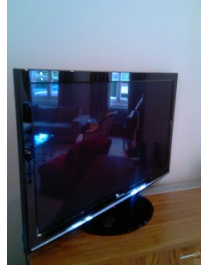
1.12 **Contents**

Cabinet	
	Cabinet - chipped (to front face)
Mirror	
Piano	
Sofa	
Side Table(x2)	
Speakers(x2)	
Cushions(x3)	Colour: brown
Glass table	

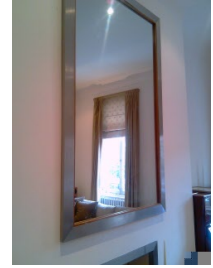
Chair(x3)
Stool(x2)
Small cushions(x3)



Cabinet



TV Panasonic



Mirror



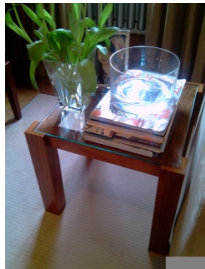
Piano



Piano



Stool



Side Table



Sofa



Sofa



Table



Chair



Stool



Chair



Small cushions



Chair



Side Table



Small cushions



Cushions



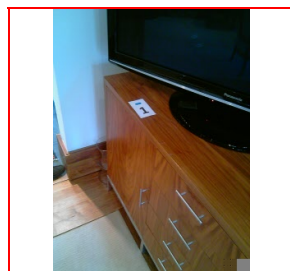
Speakers



Speakers



Cabinet - chipped (to front face)



Cabinet - chipped (to front face)

2.0 Declaration

Whilst every care has been taken to ensure the accuracy of this schedule, accuracy cannot be guaranteed by the preparer.

The Landlord and the Tenant(s) are reminded that it is their responsibility to check the accuracy of this schedule and are advised to sign it in confirmation.

This inventory relates only to the furniture, furnishings and all Landlord's equipment and contents in the property. It is no guarantee of, 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 the inventory and the superficial content of same.

This is to certify that we the undersigned have carefully checked the foregoing inventory and subject to the marginal notes, consider this to be a fair and correct schedule of condition of the contents therein.

The tenant/landlord has 7 days from receipt of this inventory to notify the agent/landlord/inventory company of any discrepancies.

Signed on behalf of the Landlord

.....
Signature

.....
Print Name

.....
Date

Signed by the Tenant(s)

.....
Signature

.....
Print Name

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Date

Signed by the Tenant(s)

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Signature

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Print Name

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Date