

## Inventory & Schedule of Condition

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<b>Address</b>	123 Fake Street, London, SW1 1AA
<b>Property Type</b>	<b>Commercial</b>
<b>Date</b>	<b>January 2025</b>



## **Terms & Conditions**

This inventory provides a fair and accurate record of the contents and condition of the contents of the property and the property's internal condition.

### **Disclaimer**

This inventory has been prepared by an inventory clerk who is not an expert in buildings, furnishings, decoration, woods, antiques or a qualified surveyor. We cannot stipulate Brand names and shades of paint, base colours will only be noted. This inventory relates only to the furniture and all the landlord's equipment and contents in the property. It is no 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 at the date of preparing the inventory and the superficial condition of same.

### **Furniture & Furnishings (Fire) (Safety) Regulations 1988 – (1993)**

The fire and safety regulation regarding furnishing, gas, electrical and similar services are ultimately the responsibility of the instructing principal. Where the Inventory notes "Fire Regulation Label Attached", this should not be interpreted to mean the item complies with the "furniture and furnishings (fire) (safety) (amendments) 1993". It is a record that the item had a label as described or similar to that detailed in the "guide" published by the Department of Trade and Industry January 1997 (or subsequent date). It is not a statement that the item can be considered to comply with the Regulations.

### **Using the Inventory**

**The inventory will be compiled on the basis that unless stated, listed items are in good clean condition, free from obvious soiling, damage or defects. The clerk is not aware of recently bought items, new is only stated if the item is still within packaging.**

The Inventory Compilation, Check-in or Check-out will be compiled by the Clerk assuming that the Clerk is able to do so in a manner that is safe and not detrimental to their well-being. All electrical items will be tested for power only, unless the Clerk deems testing unsafe. Smoke Detectors and Security Alarms will be noted but not tested for functioning capabilities. Windows are not checked to see whether they open or not. It is the Tenants responsibility to report on non-opening windows. All static, loose or movable items in this inventory are listed as far as possible from left to right starting at the main door. Every effort has been made to carefully check the property and its contents, however, our representative cannot move extremely heavy Contents, nor can we undertake to attempt entry to inaccessible places. Our clerks will not report on areas such as overcrowded drawers & cupboards.

Settling cracks to walls and ceilings are accepted and will not be mentioned unless necessary. All measurements are in centimetres/metres and are approximate to within 1 centimetre unless stated otherwise. Mattresses will be inspected where accessible and will not be examined should the bed be made up. Properties containing large amounts of assorted crockery, cutlery, glasses etc will not have items listed individually but will be listed as "assorted items".

Garden plants and garden livestock will not be included in the Inventory. Contents of garages and garden sheds other than gardens tools will not be listed unless they are considered to be of value in excess of ten pounds

Meter readings can only be taken if they are accessible and clearly marked. It is the landlords responsibility to advise the Letting Agent\Inventory Clerk of the location and serial numbers before attending the property otherwise the reading must be taken by the relevant boards.



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## **Guidance Notes For Tenants**

### **Check Out Report**

The property will be inspected as thoroughly upon check out as it was upon check in. Obvious or significant discrepancies will be reported to the Managing Agent/Landlord. The report will record all damaged/soiled/missing items and whether in the opinion of the Clerk, the tenant is responsible and thus liable for charges. However, the law allows for Fair Wear & Tear and this will be taken into consideration when the Check Out report is compiled.

If professionally cleaned at the commencement of the tenancy, the property must be professionally cleaned (or of a similar standard) for the check out. Particular areas of note are: Sanitary ware, carpets and kitchen appliances/white goods/cupboards and work surfaces. Gardens must be left in accordance with the tenancy agreement otherwise charges may be added to the Check Out report.

At the end of the tenancy all items should be ready and in the same location as listed in the Inventory. Failure to do so will result in handling charges being passed on to the tenant. Where items have not been returned to their original position and are not easily seen they made be noted as "Not Seen" on the Check Out and their replacement may be charged for. All beds should be left unmade with the linen folded. Bedding and linen should be clean and ironed where relevant. Beds (bases & mattresses) and pillows will be examined for staining and damage not previously noted on the inventory. Charges will be made in the form of cleaning charges, compensation or a percentage of the replacement cost as appropriate.

Charges may be added to the Check Out Report if marking to walls and woodwork is found to be excessive and if crockery, china, glassware and utensils are found to be chipped cracked, burnt or soiled beyond what is considered Fair Wear & Tear. If the property is furnished all items will be checked for damage and charges may be incurred if damage is considered beyond Fair Wear & Tear. At the allotted time of Check Out all cleaning must be completed, personal items removed and keys handed over. Failure to comply will result in the clerk aborting the call and further charges being added to the Check Out Report.

**The Inventory Clerk acts as an independent and reasonable body and will avoid any unnecessary criticism or derogatory comments when compiling the inventory and check out report.**



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## RESTAURANT



View 1



View 2



View 3



View 4

	DESCRIPTION	CONDITION
1	<p><b>DOOR</b></p> <p>Frame and surround grey wood</p> <p>Chrome sign – Koobla bar and restaurant</p> <p>Two grey sliding doors</p> <p>Glass panels</p> <p>Integrated chrome handles both sides and twist lock both sides</p>	
2	<p><b>CEILING</b></p> <p>Suspended – part painted light grey</p> <p>Part painted dark grey</p>	
3	<p><b>FIXTURES</b></p> <p>Several flush fitted white plastic speakers</p> <p>Air conditioning units</p> <p>Black smoke detectors</p> <p>Two eliminated fire exits signs</p>	
4	<p><b>WALLS</b></p> <p>Part painted grey</p> <p>Part dark grey wooden panels</p>	
5	<p><b>FIXTURES</b></p> <p>Green fire exit sign</p> <p>Dark wood display cabinets with terracotta warrior figurines</p>	

# SMART

INVENTORY SERVICE

	<p>Signs with food hygiene rating</p> <p>Authorisation for sale and supply of alcohol</p> <p>Premises license part one and part two</p> <p>Brown CCTV sign</p>	
6	<p><b>FIXED LIGHTING</b></p> <p>Numerous chrome halogen inset down lighters</p> <p>All bulbs working</p> <p>Black wooden cubed concealed lighting</p> <p>Working bulbs</p> <p>Seven black china ornate uplighters each suspended by wires</p> <p>Standard working bulbs</p> <p>Brown shades</p> <p>Three black pendant long down lighters</p> <p>Working bulbs</p>	
7	<p><b>WINDOWS CURTAINS &amp; BLINDS</b></p> <p>Double glazed casement with business sign writing</p> <p>Grey wooden sill</p> <p>Curtains – brushed steel curtain rail x 3</p> <p>Six matching silver coloured curtains with integrated rings</p>	
8	<p><b>HEATING</b></p> <p>Six small wall mounted storage heaters in window area</p>	
9	<p><b>WOODWORK</b></p> <p>Skirting painted grey</p>	
10	<p><b>FLOOR</b></p> <p>Large black ceramic tiles</p>	<p>Some white paint spots in far left corner</p> <p>Light surface scratches throughout</p> <p>Marked and chipped in front of bar area</p>
11	<p><b>PICTURES &amp; MIRRORS</b></p> <p>Picture of a man with a Rams head</p> <p>Shelving unit behind</p>	
12	<p><b>FREESTANDING FURNITURE</b></p> <p>Two matching large grey tables</p>	



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# SMART

INVENTORY SERVICE

	<p>Wine storage cupboard with matching grey ornate bi fold doors and grey handles</p> <p>Inside chrome rack</p> <p>Numerous bottles wine</p> <p>Electrical switches and controls</p> <p>Display area to rear</p> <p>Four full length cupboards</p> <p>Chrome locks</p> <p>Ten base cupboards with chrome locks</p>	
14	<p><b>SOCKETS &amp; SWITCHES</b></p> <p>All brushed chrome</p>	
15	<p><b>MISC</b></p> <p>Grey and red Chinese ceramic pot with thriving Bonsai</p> <p>Two grey ceramic troughs with thriving tropical plants</p> <p>Red ceramic Chinese tall vase with thriving tropical plants</p> <p>Stone trough of thriving plants x 2</p> <p>Grey wooden reception desk</p> <p>Double cupboard</p> <p>One telephone</p> <p>One PDQ machine</p> <p>Two computer tills</p> <p>Two black wooden drawers</p> <p>Chrome locks</p> <p>Chrome and black CO2 fire extinguisher</p> <p>Chrome hook</p> <p>Two fire extinguisher labels</p>	



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## SELF SERVICE BUFFET



View 1



View 2



View 3



View 4

	DESCRIPTION	CONDITION
1	<p><b>DOOR</b></p> <p>Frame grey wood            Dark wood double doors            Each with chrome finger plates and base plates            Left door with chrome Ingersoll lock            Rear of both doors stainless steel handles</p>	Left door chipped mid level
2	<p><b>CEILING</b></p> <p>Painted grey</p>	
3	<p><b>FIXTURES</b></p> <p>Two grey air conditioning units            Two matching white circular speakers            Working            Black heat detector</p>	
4	<p><b>WALLS</b></p> <p>Wallpapered with book design in shelving</p>	
5	<p><b>FIXTURES</b></p> <p>Dark wood display cabinet to right wall with several open bookcases            Seven double cupboards to base with chrome handles and locks complete            Large black flat screen LG TV            Several wires and control box under</p>	



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INVENTORY SERVICE

<b>6</b>	<p><b>FIXED LIGHTING</b></p> <p>Twelve chrome halogen inset down lighters Working bulbs Large chandelier style light Several flexible arms All working bulbs Shades intact</p>	
<b>7</b>	<p><b>HEATING</b></p> <p>Air conditioning</p>	
<b>8</b>	<p><b>WOODWORK</b></p> <p>Skirting painted grey</p>	
<b>9</b>	<p><b>FLOOR</b></p> <p>Large grey ceramic tiles</p>	Several light spot marks
<b>10</b>	<p><b>FREESTANDING FURNITURE</b></p> <p>Large table in two sections Wooden base Chrome central display unit Several chrome plates attached</p>	
<b>11</b>	<p><b>CUPBOARD OFF</b></p> <p>Dark wood work top</p> <p>Eight dark wood cupboards under Chrome handles and locks Doors above Chrome handles complete</p>	Light nicks and chips throughout especially to edges
<b>12</b>	<p><b>SOCKETS &amp; SWITCHES</b></p> <p>All brushed chrome</p>	
<b>13</b>	<p><b>MISC</b></p> <p>Five stainless steel hotplates One with cover Two fruit juice dispensers Chrome lids and trays Three matching chrome food dispensers Glass lids and chrome handles Two matching stainless steel plate dispensers Chrome handles</p>	



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# SMART

INVENTORY SERVICE

	<p>Working green LED lights</p> <p>Chrome unit with three square plates for jam dispensers</p> <p>Chrome four way toaster</p> <p>Black lamp with black shade</p> <p>Two black wire vases</p> <p>Numerous books including encyclopaedia Britannia</p> <p>Stone trough with thriving plants</p> <p>Black metal three way newspaper dispenser</p> <p>White plastic digital control</p>	
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## BAR AREA OPEN PLAN



View 1



View 2



View 3



View 4



View 5



View 6



View 7



View 8

	DESCRIPTION	CONDITION
1	<b>CEILING</b> Painted grey	
2	<b>FIXTURES</b> Grey square vent Two black heat sensors – green LED light	
3	<b>WALLS</b> Painted grey	
4	<b>FIXTURES</b> Wooden open plan bottle storage Several compartments Grey wooden support	

# SMART

INVENTORY SERVICE

	<p>Six grill hanging rail under  Numerous wine glasses and champagne glasses  Open plan shelving unit  Three shelves  CCTV sign  Licensing act 2003 sign</p>	
5	<p><b>FIXED LIGHTING</b>  Eighteen chrome halogen down lighters  Working bulbs</p>	
6	<p><b>FLOOR</b>  Large grey ceramic tiles</p>	Light spot marks and surface scratches
7	<p><b>WORK SURFACE ON BAR</b>  Grey granite</p>	<p>Numerous rug marks  Grout chipped at edges  Stains</p>
8	<p><b>SINK</b>  Stainless steel sink  Chrome waste  Chrome monobloc  White ceramic indicators and drainer  Two further stainless steel sinks used for drainage with chrome divider  Small circular chrome sink  Chrome waste  Chrome overflow attached chain and black plug  Individual chrome hot and cold taps with red and blue indicators</p>	<p>Surface scratches to bowl   Surface scratches</p>
9	<p><b>MISC</b>  Four matching champagne tables and buckets  Red handles  One ice appliance  Computer till  Numerous bottles of wine spirits, beer and soft drinks  Stocking tray – not part of inventory</p>	Tenant advises not working



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# SMART

INVENTORY SERVICE

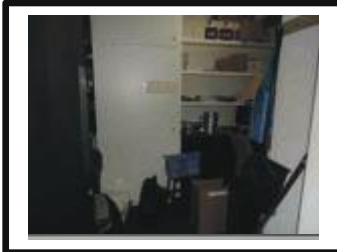
	DESCRIPTION	CONDITION
1	<b>FREEZER - GRAM</b> Stainless steel door Inside Two white wire racks	
2	<b>FREEZER TWO - GRAM</b> Stainless steel door	Light surface scratches
3	<b>CHILLER UNIT – IMC BM100</b> Stainless steel Two stainless steel sliding doors to top Chrome handles Three Polar Bottle chillers Light working Double glass doors with chrome handles Two single polar wine chillers Light working Chrome rack inside Glass doors with chrome handles	
4	<b>HOT WATER DISPENSER – LINCAT</b>	Light surface scratches Light lime scale to nozzle
5	<b>COFFEE MACHINE – FRANKE</b> Digital	Tenant advises not working
6	<b>DISHWASHER – NELSON</b> Stainless steel	Scratches to casing



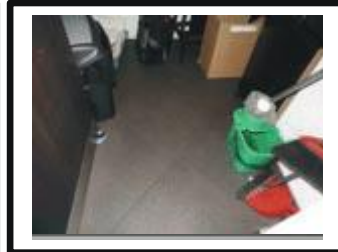
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## OFFICE



View 1



View 2



View 3



View 4

	DESCRIPTION	CONDITION
1	<b>DOOR</b> Frame grey wood Dark wood flush fitted door Large chrome finger plate Chrome Ingersoll lock Chrome base plate Chrome and blue plaque Fire door keep locked to reverse Metal door closer Stainless steel handle and twist lock	
2	<b>CEILING</b> Painted white	
3	<b>FIXTURES</b> White plastic heat detector White plastic vent	
4	<b>WALLS</b> Painted white	
5	<b>FIXTURES</b> Two notice boards White wood shelving unit Dark wood desk Double cupboard under	

# SMART

INVENTORY SERVICE

	Chrome handles Three drawer unit Handles complete Corner cupboard – no door One shelf	Marked Base shelf marked
6	<b>FIXED LIGHTING</b> Circular flush fitted light Working bulb White shade	
7	<b>WOODWORK</b> None – tiles acting as skirting	
8	<b>FLOOR</b> Large grey ceramic tiles	Light chips and nicks
9	<b>CUPBOARD OFF</b> White wood double cupboard Chrome locks No access	Light marks nicks and chips
10	<b>SOCKETS &amp; SWITCHES</b> White plastic	
11	<b>MISC</b> Stainless steel large freezer – Hoshizaki	



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## RESTROOM ENTRANCE



View 1



View 2



View 3



View 4

	DESCRIPTION	CONDITION
1	<p><b>DOOR</b></p> <p>Frame wooden painted grey            Grey wooden door flush fitted            Glass panel            Stainless steel sign Rest Rooms            Stainless steel finger plate and kickboard            Rear of the frame – the same            Rear of the door – the same            Stainless steel handle</p>	
2	<p><b>CEILING</b></p> <p>Painted grey</p>	
3	<p><b>WALLS</b></p> <p>Black postage stamp wallpaper</p>	
4	<p><b>FIXTURES</b></p> <p>Large wooden distressed door</p>	
5	<p><b>FIXED LIGHTING</b></p> <p>Three chrome inset downlighters            Working bulbs            Three matching black table lamps design            wall mounted lights            Semi circular black shades            Working bulbs</p>	

# SMART

INVENTORY SERVICE

	Illuminated fire escape sign	
6	<b>WOODWORK</b> Skirting painted grey	Nicked and chipped
7	<b>FLOOR</b> Large grey ceramic tiles Two chrome black plastic door stops	Light marks around



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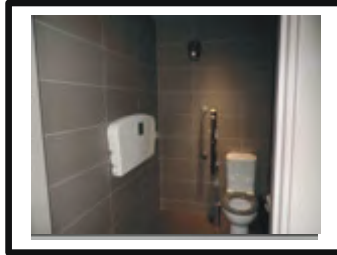
## DISABLED TOILET



View 1



View 2



View 3



View 4



View 5



View 6



View 7



View 8

	DESCRIPTION	CONDITION
1	<p><b>DOOR</b></p> <p>Frame painted grey                      Door – dark wood flush fitted                      Disabled sign plaque                      Stainless steel handle                      Chrome twist lock                      Rear of the frame – the same                      Rear of the door – the same                      Stainless steel finger plate and twist lock                      Hook and rail</p>	<p>Worn</p> <p>Door rubs heavily on tiles</p>
2	<p><b>CEILING</b></p> <p>Painted grey</p>	

# SMART

INVENTORY SERVICE

3	<b>FIXTURES</b> Grey painted vent – working	
4	<b>WALLS</b> Grey ceramic tiles	
5	<b>FIXTURES</b> White plastic baby changer Three stainless steel handles Stainless steel toilet roll dispenser Stainless steel towel rail Stainless steel paper dispenser Chrome bracket with two soap dispensers	
6	<b>FIXED LIGHTING</b> Two chrome inset down lighters Working bulbs	
7	<b>FLOOR</b> Large grey ceramic ties	Marked under hand basin Light spot marks throughout Shaded around toilet area Light marks to grouting
8	<b>PICTURES &amp; MIRRORS</b> Black ornate framed mirror	
9	<b>TOILET</b> White vitreous toilet Grey seat  Chrome lever flush	Lightly marked No riser Loose
10	<b>HAND BASIN</b> Wall mounted white vitreous hand basin White waste Chrome monobloc	Lightly marked Water marked
11	<b>MISC.</b> Wicker bin Chrome pedal bin and lid Chrome toilet brush and holder	



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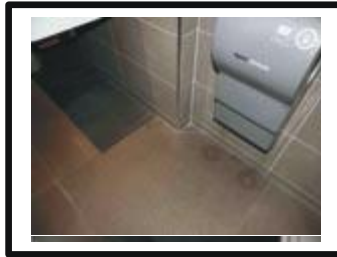
## LADIES TOILET



View 1



View 2



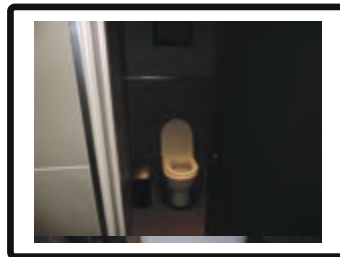
View 3



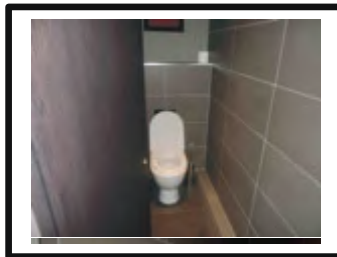
View 4



View 5



View 6



View 7



View 8

	DESCRIPTION	CONDITION
1	<p><b>DOOR</b></p> <p>Frame painted grey</p> <p>Dark wood flush fitted door</p> <p>Stainless steel finger plate and kickboard</p> <p>Red plaque with ladies sign</p> <p>Rear of the frame – the same</p> <p>Rear of the door – the same</p> <p>Stainless steel handle</p>	Lightly worn
2	<p><b>CEILING</b></p> <p>Painted grey</p>	
3	<p><b>FIXTURES</b></p>	

# SMART

INVENTORY SERVICE

	White plastic circular speaker Black plastic heat detector – two green LED lights	
<b>4</b>	<b>WALLS</b> Grey ceramic tiles White grouting	
<b>5</b>	<b>FIXTURES</b> Chrome bracket Stainless steel paper dispenser Chrome bracket with two soap dispensers Grey plastic Dyson air blade hand dryer – working	Purpose unknown
<b>6</b>	<b>FIXED LIGHTING</b> Four down lighters	One bulb not working
<b>7</b>	<b>FLOOR</b> Large grey ceramic tiles	Light spot marks Stained under hand dryer
<b>8</b>	<b>PICTURES &amp; MIRRORS</b> Large black framed mirror Two matching black ornate mirrors	
<b>9</b>	<b>SOCKETS &amp; SWITCHES</b> Brushed steel double socket	
<b>10</b>	<b>HAND BASIN</b> White vitreous large rectangular hand basin with two chrome wastes Two wall mounted chrome spouts Four chrome taps	Lightly marked



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## CUBICLE ONE

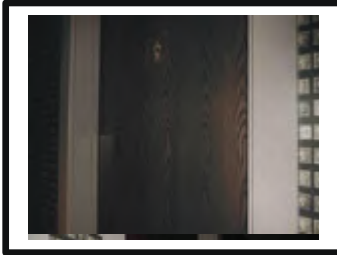
	DESCRIPTION	CONDITION
1	<b>DOOR</b> Frame grey wood Dark wood flush fitted door Stainless steel kick plate Chrome twist lock both sides Chrome hook to reverse	
2	<b>CEILING</b> Painted grey	
3	<b>FIXTURES</b> White plastic vent – working	
4	<b>WALLS</b> Grey ceramic tiles with white grouting Chrome trim	
5	<b>FIXTURES</b> Chrome toilet roll holder	Loose
6	<b>FIXED LIGHTING</b> Inset spotlight Working bulb	
7	<b>FLOOR</b> Large grey ceramic tiles	Light surface scratches Light marks around toilet
8	<b>PICTURES &amp; MIRRORS</b> Black ornate framed Chinese print	
9	<b>TOILET - DURAVIT</b> White vitreous toilet Enclosed cistern White plastic seat and riser Large wall mounted chrome dual flush	Slightly askew and loose
10	<b>MISC.</b> Chrome toilet brush and holder Chrome pedal bin and lid	



## CUBICLE TWO

	DESCRIPTION	CONDITION
1	<b>DOOR</b> Frame grey wood Dark wood flush fitted door Stainless steel kick plate Chrome twist lock both sides Chrome hook to reverse	
2	<b>CEILING</b> Painted grey	
3	<b>FIXTURES</b> White plastic vent – working	
4	<b>WALLS</b> Grey ceramic tiles with white grouting Chrome trim	
5	<b>FIXTURES</b> Chrome toilet roll holder	Loose
6	<b>FIXED LIGHTING</b> Inset spotlight Working bulb	
7	<b>FLOOR</b> Large grey ceramic tiles	Light surface scratches Light marks around toilet
8	<b>PICTURES &amp; MIRRORS</b> Black ornate framed Chinese print	
9	<b>TOILET - DURAVIT</b> White vitreous toilet Enclosed cistern White plastic seat and riser Large wall mounted chrome dual flush	Slightly askew and loose
10	<b>MISC.</b> Chrome toilet brush and holder Chrome pedal bin and lid	

## MENS TOILET



View 1



View 2



View 3



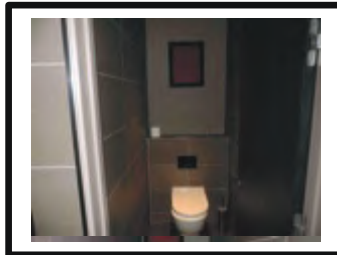
View 4



View 5



View 6



View 7



View 8

	DESCRIPTION	CONDITION
1	<p><b>DOOR</b></p> <p>Frame painted grey                      Dark wood flush fitted door                      Stainless steel finger plate and kickboard                      Red plaque                      Rear of the frame – the same                      Rear of the door – the same                      Stainless steel handle</p>	Slightly worn
2	<p><b>CEILING</b></p> <p>Painted grey</p>	

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INVENTORY SERVICE

<b>3</b>	<b>FIXTURES</b> White plastic circular speaker Two green LED lights White plastic circular vent	
<b>4</b>	<b>WALLS</b> Grey ceramic tiles with white grouting Chrome trim	
<b>5</b>	<b>FIXTURES</b> Chrome air freshener Stainless steel paper dispenser Chrome bracket with two soap dispensers Grey plastic Dyson blade hand dryer	
<b>6</b>	<b>FIXED LIGHTING</b> Five inset spotlights	One bulb not working
<b>7</b>	<b>FLOOR</b> Large grey ceramic tiles	
<b>8</b>	<b>PICTURES &amp; MIRRORS</b> Large black framed mirror Two matching ornate black framed mirrors	
<b>9</b>	<b>HAND BASIN</b> White vitreous double Two chrome wastes Two chrome spouts Four chrome taps	Marked
<b>10</b>	<b>URINAL</b> Two white vitreous urinals Two white vitreous wall mounted panels	Both broken - in process of being replaced



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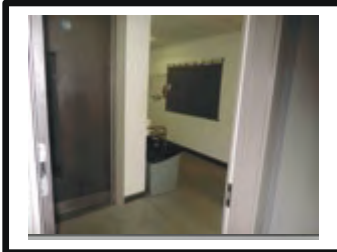
## CUBICLE ONE

	DESCRIPTION	CONDITION
1	<b>DOOR</b> Frame painted grey Door dark wood flush fitted Chrome twist lock both sides	
2	<b>CEILING</b> Painted grey	
3	<b>FIXTURES</b> White plastic vent – working	
4	<b>WALLS</b> Grey ceramic tiles with white grouting	
5	<b>FIXTURES</b> Chrome toilet roll holder	Loose
6	<b>FIXED LIGHTING</b> Inset spotlight working bulb	
7	<b>FLOOR</b> Grey ceramic tiles	
8	<b>TOILET</b> White vitreous toilet Enclosed cistern White plastic seat and riser Large chrome wall mounted dual flush	Broken
9	<b>MISC.</b> Chrome toilet brush and holder	

## CUBICLE TWO

	DESCRIPTION	CONDITION
1	<b>DOOR</b> Frame painted grey Door dark wood flush fitted Chrome twist lock both sides	
2	<b>CEILING</b> Painted grey	
3	<b>FIXTURES</b> White plastic vent – working	
4	<b>WALLS</b> Grey ceramic tiles with white grouting	
5	<b>FIXTURES</b> Chrome toilet roll holder	Loose
6	<b>FIXED LIGHTING</b> Inset spotlight working bulb	
7	<b>FLOOR</b> Grey ceramic tiles	
8	<b>TOILET</b> White vitreous toilet Enclosed cistern White plastic seat and riser Large chrome wall mounted dual flush	Broken
9	<b>MISC.</b> Chrome toilet brush and holder	

## INNER HALLWAY



View 1



View 2



View 3



View 4

	DESCRIPTION	CONDITION
1	<p><b>DOOR</b></p> <p>Frame painted grey            Dark wood flush fitted door            Glass pane            Stainless steel finger plate and kickboard            Stainless steel blue circular plaque            Fire door – keep locked            Rear of the frame – the same            Rear of the door – the same            Stainless steel handle            Chrome lock            Chrome door closer</p>	
2	<p><b>CEILING</b></p> <p>Part suspended with white supports            Part painted white with two access panels</p>	Grubby and marked
3	<p><b>WALLS</b></p> <p>Painted white            Bare plaster all around door to storage room</p>	Rub and scuff marks throughout
4	<p><b>FIXTURES</b></p> <p>Grey notice board with chrome trim            Numerous pins            White board – in use with small black tray</p>	

# SMART

INVENTORY SERVICE

	Several fire warning stickers One CO2 fire extinguisher One Tyco Fire extinguisher	
5	<b>FIXED LIGHTING</b> Six clear and frosted glass shades Working bulbs	
6	<b>WOODWORK</b> Skirting painted black	Nicked and chipped
7	<b>FLOOR</b> Large grey vinyl tiles	Heavy scuffs at entrance Numerous scuffs and chips throughout consistent with use
8	<b>CUPBOARD OFF</b> Several cupboards off	All communal not part of inventory
9	<b>DOORS TO CAR PARK</b> Frame painted grey Grey metal flush fitted door Left door with chrome lever handle and twist lock Security notice	Over painted white in places  Numerous sticker marks



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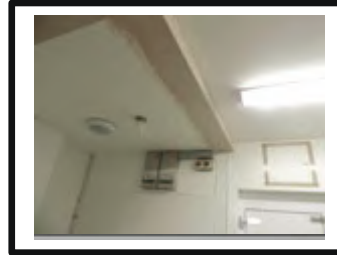
## KITCHEN



View 1



View 2



View 3



View 4



View 5



View 6



View 7



View 8

	DESCRIPTION	CONDITION
1	<p><b>DOOR</b></p> <p>Frame white wood</p> <p>Doors – white wood flush fitted double doors</p> <p>Each with single glazed pane</p> <p>Stainless steel finger plate and kickboard</p> <p>Right door with Ingersoll lock and sticker</p> <p>To reverse</p> <p>Both with stainless steel handles and door closers</p>	<p>Nicked and chipped</p> <p>Nicked and chipped</p>
2	<p><b>CEILING</b></p>	

# SMART

INVENTORY SERVICE

	Painted white Bare plaster right side	
<b>3</b>	<b>FIXTURES</b> White painted access panels	
<b>4</b>	<b>WALLS</b> Part painted white Part white panels Part stainless steel panels to facing wall	Generally scuff marked
<b>5</b>	<b>FIXTURES</b> Various stainless steel shelves Access panel over rear door Nelson Fly killer – working bulb	Duct taped up
<b>6</b>	<b>FIXED LIGHTING</b> Five strip lights Plastic covers Working bulb White plastic circular flush fitted light	Bulb not working
<b>7</b>	<b>FLOOR</b> Grey vinyl	Heavily marked right of entrance Bare patches Scuff marked throughout and chipped
<b>8</b>	<b>SINK</b> Large stainless steel sink and drainer Large overhead shower/tap Chrome monobloc Individual hot and cold taps with red and blue indicators Chrome monobloc tap	Heavily lime scaled Light surface scratches
<b>9</b>	<b>SINK TWO</b> Stainless steel Chrome waste Chrome monobloc Red and blue indicators Large drainer	Light water marks and lime scale Surface scratches
<b>10</b>	<b>MISC</b> Numerous stainless steel appliances	Tenant advises to be replaced from Western style to Chinese in due course



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## Declaration

I/we acknowledge receipt of this e-signable inventory and confirm that all items are in the condition stated. I/we have read and checked this inventory and Schedule of Conditions and agree that it is a true record as at the time of taking occupation.

You are reminded that it is your responsibility at the beginning of the tenancy to note any specific discrepancies on the inventory that you do not agree with i.e. marks on walls, carpets, etc. If no such additional notes are made by you, the tenants, within 10 days of opening the email and the Clerk informed, the inventory will be deemed to have been read and accepted.

Electronic Signature Law -Signable complies with regulations established by [The Electronic Communications Act 2000](#) which confirms the legal status of electronic signatures and grants them the same legality as pen and paper documents.

Signed  
(Tenant)

Name

Date

*Pat Phelan*

Pat Phelan

12th Jan 2025

Signed  
(Inventory Clerk)

Name

Date

*Bobby Bob*

Bobby Bob

12th Jan 2025



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