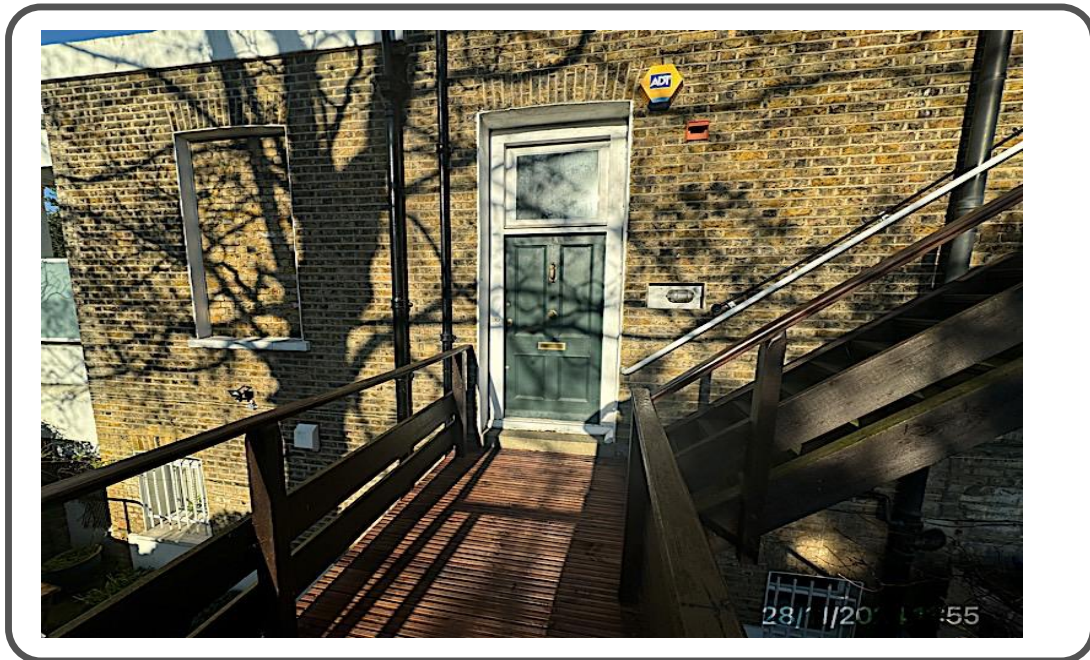


Inventory & Schedule of Condition



Address	123 Fake Street London SW1 1AA
Property Type	Three Bedroom Unfurnished Flat
Date	12 th January 2025

SMART

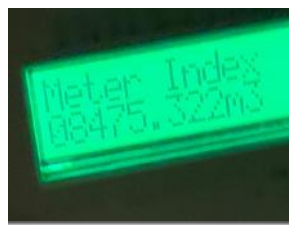
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Check in Form

Booking Reference Number	1111
Photographic Evidence	Click the link provided on the email to download
Clerk	Bobby Bob
Agent	London Key
Tenant Name & email	
Phone Number	
Gas Meter Reading & Location	1111 - Bathroom small cupboard behind bath
Electric Meter Reading & Location	1111 - Hallway cupboard
Water Meter Reading & Location	N\A
Smoke & Carbon Monoxide Alarms	Working
Legionella Flush Undertaken	Yes
Property Professionally Cleaned	Yes
Carpets Professionally Cleaned	Yes
Instruction Manuals	Kitchen
Keys	2 x sets to be provided + garage door key and 2 x fobs for up and over door



Keys



Gas Meter



Electricity Meter



Information

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Schedule of Condition

	Condition	Action
Kitchen	Clean	
Cupboards	Clean	Marks consistent with age, light dust to small cupboard left of fridge freezer
Work Surface	Clean	
Sink & Drainer	Clean	
Extractor	Clean	
Hob	Clean	
Oven and grill	Clean	
Washing Machine	Clean	
Dish Washer	Clean	
Fridge	Clean	Surface scratches and indentations to front of door
Freezer	Clean	As above
Bathroom	Clean	
Toilet	Clean	
Hand Basin	Clean	
Bath	Clean	
Shower	Clean	Showerhead clean, shower cubicle clean, tray clean, doors and panel clean

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Schedule of Condition – Continued

	Condition	Action
Hallway	Clean	
Reception	Clean	
Bedroom One	Clean	
Bedroom Two	Clean	
Bedroom Three	Clean	
Garden	Seasonal	
General Comments	<p>All appliances tested for power Sanitaryware in working order The property is in good condition at start of tenancy</p>	

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Terms & Conditions

Whilst all care and diligence has been taken to provide a fair and accurate report of the condition of the property and contents, we will not be held responsible for any items missed or damage not seen after 7 days from the date of this report

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. This inventory is no guarantee, or report on, the adequacy or safety of, any 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.

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 check-in or check out will be compiled by the Clerk assuming 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.

Windows are not checked to see whether they open or not. It is the Tenants responsibility to report on non-opening windows. Every effort has been made to carefully check the property and its contents; however, our representative cannot move heavy contents, lift rugs or turn over mattresses.

Settling cracks to walls and ceilings are accepted and will not be mentioned unless necessary. All measurements are in centimetres/metres and are approximate unless stated otherwise. Properties with cluttered cupboards and large amounts of assorted crockery, cutlery, glasses etc will not have items listed individually. We cannot stipulate shades of paint; base colours will only be noted. Contents of garages, garden sheds, cellars and lofts will not be inspected, if the landlord wishes them to be included a list should be provided for inclusion on the Comments page.

Smoke and Carbon Monoxide Alarm (England) Regulations 1st October 2015

Our clerks test the smoke alarm on behalf of the landlord using a smoke detector canister, carbon monoxide alarms will be tested for power by pressing the button if accessible. Smart Inventory will take no responsibility for damage or mal-function during the testing of such alarms.

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.

Tenants \ Landlords comments

Both parties have 7 days to make any comments following receipt of the inventory. Any comments will then be added on the e sign document that is sent from our system when the inventory has been uploaded. Comments will not be added on a room-by-room basis and we are unable to upload any photos onto our fixed template.

Meter readings

These can only be taken if they are accessible and clearly marked. It is the **landlord's responsibility** to advise the Letting Agent \ Inventory Clerk of the location and serial numbers before attending the property.

[For full Terms & Conditions please click on the link at the end of this report](#)

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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.

Whilst all care and diligence will be taken to provide a fair and accurate report of the condition of the property and its contents at check out, Smart Inventory Service Ltd will not be held responsible for any items missed, damaged or not seen after 7 days of the date of this report. Please note that we are unable to lift heavy items of furniture or fully test appliances Property left in lofts, cellars and locked rooms, which has not been inventoried is the sole responsibility of the landlord

Where a charge is recommended in respect of depreciation, please use the following formula for calculating the allowance - $\text{Cost} \div \text{by life expectancy} \times \text{remaining life} = \text{value}$

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SMART INVENTORY SERVICE

GARDEN



View 1



View 2



View 3



View 4

	DESCRIPTION	CONDITION
1	Wooden gate	Weathered and marked consistent with age
2	Wooden double gate	Weathered and marked consistent with age
3	Concrete hardstanding	Weathered throughout Algae Heavily cracked in places
4	Outside tap with yellow hose	
5	Lawn area	Neatly cut Patchy Several weeds seen Light leaf debris
6	Shrubs and plants	In seasonal condition
7	Concrete stepping stones	Weathered and cracked
8	Brick built outbuilding	No access

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ENTRANCE\HALLWAY



View 1



View 2



View 3



View 4

	DESCRIPTION	CONDITION
1	<p>DOOR</p> <p>Frame white wood</p> <p>Reinforced glass panel above door</p> <p>White plastic doorbell push</p> <p>Door wooden panel painted green</p> <p>Brass '1A'</p> <p>Brass knocker</p> <p>Brass handle and letterbox</p> <p>Brass ERA lock and finger plate</p> <p>Two brass Chubb locks with cover</p> <p>White wood threshold</p> <p>Rear of the frame painted white fixed by fire security chain</p> <p>Magnetic contact to top</p> <p>Chrome security chain</p> <p>White metal London bar</p> <p>Rear of the door painted white</p> <p>Return of lock</p> <p>Brass cover for letterbox</p>	<p>Dusty</p> <p>Some cobwebs</p> <p>Not working</p> <p>Surface scratches, indentations and flaking of paint</p> <p>Tarnished and scratched</p> <p>Heavily chipped</p> <p>Light surface scratches</p> <p>Scuff marks and chips around lock</p> <p>Light surface scratches</p> <p>No cover for mortice</p> <p>No cover for spy glass</p>
2	<p>CEILING</p> <p>Painted white</p>	

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3	FIXTURES Coving painted white	
4	FIXED LIGHTING Two matching black pendant lights with long chains Glass shades Three bulbs to each	All working
5	WALLS Painted grey	
6	FIXTURES PIR detector White framed mirror Kidde smoke alarm British gas CO2 alarm White plastic picture hook Two white wood shelving units Honeywell room thermostat Large black framed rectangular mirror Two plastic panel for access one pin, black coat hook	Tested and working Tested and working Slightly loose
7	HEATING Two single radiators Caps intact	
8	WOODWORK Skirting painted white	
9	FLOOR Exposed floorboards painted white Coir mat at entrance Two grey patterned runners	Surface scratches and chips consistent with age and use In used condition
10	CUPBOARD OFF Grey flush fitted door Grey handle Inside not decorated Houses: Electricity circuit breaker Cover intact	

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	<p>Electricity meter ADT alarm panel Remote control on bracket Further circular breaker at base</p>	
11	<p>CUPBOARD TWO Frame white wood White wood panelled door Brass handle, finger plate and lock Ceiling painted white Pendant light Walls painted white White wood shelving unit Skirting painted white Single radiator Both caps intact Floor brown carpet Contents; Henry vacuum and attachments Aluminium stepladder Several paint pots Grey bucket</p>	<p>Working bulb Not shade Rub and scuff marks Indentations throughout Chips throughout Chipped and scratched Light spot marks In used condition</p>

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BATHROOM



View 1



View 2



View 3



Toilet



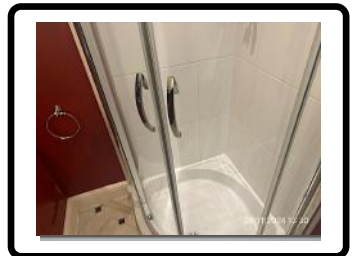
Hand Basin



Bath



Tray



Screen

	DESCRIPTION	CONDITION
1	DOOR Frame white wood White wood panelled door Brass handle and lock both sides To reverse chrome hook	Tarnished and scratched
2	CEILING Painted white	Flaking of paint by entrance
3	FIXTURES White plastic vent	
4	FIXED LIGHTING Four white inset downlighters Two circular wall mounted lights with obscure shade	Working bulbs Working bulb

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5	WALLS Painted dark red	L-R Old defects under painted over Few light scuffs and surface scratches
6	FIXTURES Chrome towel rail Black framed rectangular mirror Large rectangular mirror above bath Chrome toilet roll holder Two chrome hooks Chrome towel ring	Surface scratches consistent with age
7	WINDOWS CURTAINS & BLINDS Single glazed casement Pushout bar intact Reinforced obscure glass Two security bars Sill painted white	No curtains or blinds
8	HEATING Chrome towel rail Single radiator painted red Both caps intact	
9	WOODWORK Skirting painted white	
10	FLOOR Marble effect tiles with black diamond pattern Three steps down	
11	CUPBOARD OFF Two double cupboards under hand basin Left cupboard houses; Washing machine One shelf Right cupboard houses; One shelf Small double cupboard above toilet One shelf Double cupboard houses Bosch washer dryer	Backing cut out

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	Gas meter cupboard located behind bath in right corner	
12	TOILET White vitreous toilet Enclosed cistern White wood seat and riser Chrome and white ceramic flush	To be replaced
13	HAND BASIN White vitreous inset into black marble worktop Chrome waste and plug Two chrome taps with white ceramic indicators Chrome spout	White shaded marks throughout White shaded marks under
14	BATH White vitreous Chrome claw feet Chrome waste Chrome overflow Attached chrome chain and plug Chrome mono bloc with attached chrome effect hose leading to chrome and white ceramic shower head mounted on chrome park Two chrome taps with white ceramic indicators Chrome and white ceramic lever	
15	SHOWER Shower cubicle Chrome bracket Tempered glass panelling and sliding doors with chrome handles White vinyl shower tray Chrome waste Chrome shower control with white ceramic and chrome lever and tap Chrome grill corner shelf Chrome static overhead shower	Sealant good Worn at edges

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BEDROOM ONE (LEFT OF ENTRANCE)



View 1



View 2



View 3



View 4

	DESCRIPTION	CONDITION
1	DOOR Frame white wood White wood doors with obscure glass panes White handle to front Black to reverse	
2	CEILING Painted white	
3	FIXTURES Coving painted white	
4	FIXED LIGHTING Chandelier uplighter with curved arms and glass droplets	All five candle bulbs working
5	WALLS Painted white	
6	FIXTURES Two black metal cleats Two arched alcoves Each with three tempered glass shelves Chrome halogen inset light to top with working bulbs Ornate white framed mirror	
7	WINDOWS CURTAINS & BLINDS Door to terrace	

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	<p>Light wood panels with clear glass panels</p> <p>Right door with brass handles, finger plate and lock</p> <p>Two white metal security gates with chrome locks</p> <p>Terrace beyond</p> <p>Walls painted white</p> <p>Fixed glass panels</p> <p>Obscure glass panel</p> <p>Terracotta tiles to floor</p> <p>Black circular metal table with two matching chairs</p> <p>Black curtain rail with matching finials</p>	<p>Lightly scratched</p> <p>Weathered throughout</p> <p>Flaking of paint</p> <p>Lightly weathered</p> <p>Marks consistent with age</p> <p>Weathered</p> <p>No curtains</p>
8	<p>HEATING</p> <p>Radiator behind wooden panel</p>	
9	<p>FLOOR</p> <p>Fitted beige carpet</p>	
10	<p>CUPBOARDS</p> <p>Two double cupboards with black handles</p> <p>Inside;</p> <p>One shelf to each</p> <p>On top left cupboard;</p> <p>Chrome key</p> <p>Two chrome bleed keys</p> <p>Exposed floorboards painted white</p> <p>Large beige rug</p>	<p>Marks throughout consistent with age and use</p>
11	<p>SOCKETS & SWITCHES</p> <p>All white plastic</p>	

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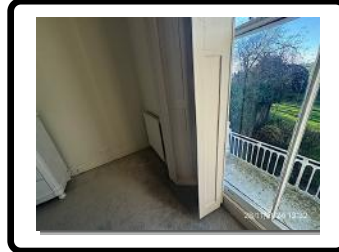
BEDROOM TWO



View 1



View 2



View 3



View 4

	DESCRIPTION	CONDITION
1	DOOR Frame white wood White wood panelled door Brass handle, finger plate and lock both sides Chrome double hook	Some light surface scratches and chips To reverse, small chip top right
2	CEILING White painted	Some paint flaking above window
3	FIXTURES Coving painted white	
4	FIXED LIGHTING Chandelier uplighter with brass base Five curved arms with working candle bulbs Leaf pattern and glass droplets	Flaking of paint adjacent
5	WALLS Painted magnolia	L-R Scuff mark above small radiator A few light rub marks mid level
6	FIXTURES Magnolia painted vent	
7	WINDOWS CURTAINS & BLINDS Single glazed sash Cords and locks intact Small terrace beyond	Marks consistent with age

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	Concrete base White metal balustrade Doors Two wooden panelled bi-fold doors White metal bar brass lock and key	Heavily cracked and weathered Rusting Heavy flaking of paint and weathered Marks consistent with age
8	HEATING Radiator one left of window, single Both caps intact Radiator two, single	Heavy scuff marks to top and to base Right cap missing
9	WOODWORK Skirting painted white	
10	FLOOR Fitted beige carpet	Light wear to main traffic areas Furniture indentations and shading
11	FREESTANDING FURNITURE White wood ornate trickle wardrobe with oval mirror door White wood chest of three drawers Two half width drawers and white handles	
12	SOCKETS & SWITCHES White plastic dimmer and sockets	

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BEDROOM THREE



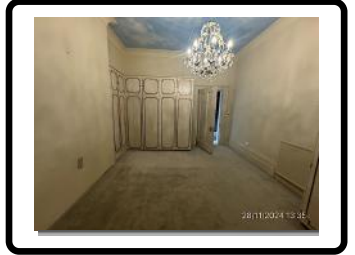
View 1



View 2



View 3



View 4

	DESCRIPTION	CONDITION
1	<p>DOOR Frame white wood White wood panelled door</p> <p>Brass handle, finger plate and lock both sides One brass hook to reverse</p>	<p>Surface scratches Heavy chips to outside edges To reverse flaking of paint</p>
2	<p>CEILING Painted blue sky and clouds</p>	
3	<p>FIXTURES Coving painted white</p>	
4	<p>FIXED LIGHTING Chandelier uplighter with curved arms Working candle bulbs Leaf pattern and glass droplets</p>	
5	<p>WALLS Painted magnolia</p>	
6	<p>FIXTURES Velcro strip above wardrobe Magnolia painted vent Panic button No key seen One hook</p>	

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7	<p>WINDOWS CURTAINS & BLINDS</p> <p>Single glazed sash Cords and locks intact Wooden panelled bi-fold shutter blinds</p> <p>Metal bar lock and key</p>	<p>Marks throughout consistent with age</p> <p>Heavily marked throughout consistent with age and use</p>
8	<p>HEATING</p> <p>Two radiators All caps intact</p>	
9	<p>WOODWORK</p> <p>Skirting painted magnolia</p>	<p>Fixture missing to breast</p>
10	<p>FLOOR</p> <p>Fitted beige carpet</p>	<p>Light wear to main traffic area Furniture indentations and shading</p>
11	<p>BUILT-IN WARDROBE</p> <p>Distressed wood effect with gold coloured trim Crystal effect handles L-R Double wardrobe Inside; Brass hanging rail Two drawer unit</p>	<p>All handles intact</p>
12	<p>DOUBLE WARDROBE</p> <p>Brass hanging rail Four wooden shelves Double wardrobe with double top box to top Inside; Ten brass rails Chrome hanging rail Above, double wardrobe Brass hanging rail Three drawer wood drawers Five white wood shelves Double top box above</p>	<p>Slightly marked to top Fixture holes to left wall</p>

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13	SOCKETS & SWITCHES All white plastic; White plastic panic button	
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RECEPTION



View 1



View 2



View 3



View 4

	DESCRIPTION	CONDITION
1	<p>DOOR Frame white wood Door white wood panelled Brass handle, finger plate and lock both sides To reverse, plastic and chrome hook</p>	<p>Cable clips right side Some hairline cracks Light chips to outside edges Small indentations caused by radiators top</p>
2	<p>CEILING Painted white</p>	
3	<p>FIXTURES Ornate coving painted white Ornate white plaster ceiling rose</p>	
4	<p>FIXED LIGHTING Brass chandelier uplighter with curved arms Glass droplets</p>	<p>All candle bulbs working</p>
5	<p>WALLS Painted magnolia</p>	
6	<p>FIXTURES PIR detector Two plastic picture hooks Large gold gilt framed ornate mirror</p>	<p>Marks consistent with age</p>
7	<p>WINDOWS CURTAINS & BLINDS Single glazed sash</p>	<p>Marks throughout consistent with age</p>

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	Cords intact White wood bi-fold shutters with white metal security bar and brass lock	
8	HEATING Two radiators behind white wood lattice panels	
9	WOODWORK Skirting painted white	
10	FLOOR Fitted beige carpet	Light wear to main traffic area. Some light ruffling and minor indentations
11	FIREPLACE Brown mottled marble surround and mantle Cast iron insert and grate Black stone hearth	In used condition Light marks
12	FREESTANDING FURNITURE White triple sofa	Light stains to cushions and arms
13	SOCKETS & SWITCHES All white plastic	

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KITCHEN



View 1



View 2



View 3



Sink

	DESCRIPTION	CONDITION
1	<p>DOOR</p> <p>Frame white wood</p> <p>White wood panelled door</p> <p>Brass handle, finger plate and lock both sides</p> <p>To reverse, small hook</p> <p>Brass picture hook and wooden hook</p>	
2	<p>CEILING</p> <p>White painted</p>	
3	<p>FIXTURES</p> <p>Coving painted white</p>	
4	<p>FIXED LIGHTING</p> <p>Six white halogen inset down lighters</p> <p>Working bulb</p>	
5	<p>WALLS</p> <p>Painted magnolia</p>	
6	<p>FIXTURES</p> <p>PIR detector</p> <p>White plastic hook</p> <p>Magnetic knife rack</p> <p>Two black handled knives</p> <p>White plastic hood</p> <p>White wood shelving unit on top</p> <p>Several keys</p>	

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	Sill black granite Glass splashback	No curtains or blinds
7	WOODWORK Skirting painted white	Wear seen
8	FLOOR Marble effect diamond pattern	
9	SOCKETS & SWITCHES All brushed chrome	
10	KITCHEN CUPBOARDS White wood panelled doors with metal handles	
11	BASE CUPBOARDS L to R – Tall larger cupboard with four doors Inside not decorated Two light wood slatted shelves Chrome rack to reverse of left door Fire blanket Single cupboard One shelf Door to integrated dishwasher Corner cupboard One shelf Double cupboard under sink Cleaning products within Corner cupboard One shelf Four drawer unit Single cupboard One shelf Double cupboard Inside; Two wooden barstools Narrow single cupboard One shelf	Marks consisting with age
12	WALL CUPBOARDS L to R – Narrow single cupboard Two shelves Narrow single cupboard	

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	<p>Two shelves Narrow single cupboard Two shelves Boiler cupboard: Boiler CO2 alarm fitted to left side panel White casing Double cupboard Two shelves Narrow single cupboard Two shelves below Two pull out drawers Narrow single cupboard Two shelves Below, two pull out drawers Double cupboard above fridge freezer</p>	Dusty
13	<p>WORK SURFACE - Black speckled granite with matching splashback Integrated drainer</p>	
14	<p>SINK - One and half bowl sink Full bowl with chrome waste Chrome overflow Half bowl Chrome waste and waste protector Circular overflow Chrome mono bloc tap with white ceramic indicators</p>	Surface scratches to bowl

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APPLIANCES



Extractor



Hob



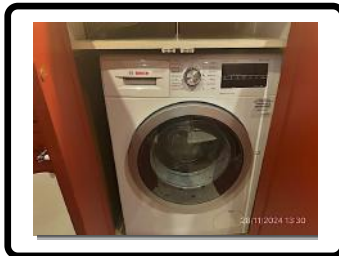
Oven



Fridge



Freezer



Washing Machine



Dishwasher



Boiler

	DESCRIPTION	CONDITION
1	EXTRACTOR – No brand name	Fan working Both bulbs working
2	GAS HOB – Gas hob Stoves Tempered glass safety lid	
3	HOB – Black surround Four gas burners Two black pan stands All control dials intact	
4	OVEN AND GRILL – Tempered glass viewing windows with chrome handle Inside grill; Grill pan and chrome rack	

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	<p>Temperature gauge Inside oven; Two chrome racks</p>	
5	<p>FRIDGE\FREEZER - Siemens brushed steel effect casing Freezer to top Inside; Chrome grill shelf Fridge under Reverse of door Two full width dairy shelves Three half width shelves inside Four glass shelves with silver coloured trim Chrome bottle holder Two plastic salad crispers</p>	<p>Surface scratches and marks to both doors</p>
6	<p>WASHING MACHINE - Bosch located in bathroom cupboard</p>	
7	<p>DISHWASHER - Siemens Inside; Two pull out drawers and plastic cutlery cage</p>	<p>Door stiff</p>
8	<p>BOILER - White casing</p>	

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DETACHED GARAGE



View 1



View 2



View 3



View 4

	DESCRIPTION	CONDITION
1	DOOR Black metal remote up and over door	Weathered throughout Light working to inside
2	CEILING Asbestos roof	
3	WALLS Exposed brickwork	Marks consistent with age
4	FIXTURES Wooden shelves	Some broken
5	FIXED LIGHTING Two metal lights	No shades
6	WINDOWS CURTAINS & BLINDS Reinforced fixed glass window Black wooden door with reinforced glass pane Black wooden door with metal handle and lock	Weather marks throughout Marks throughout consistent with age
7	FLOOR Concrete flooring	Marks throughout
8	SOCKETS & SWITCHES White plastic	

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SMART

INVENTORY SERVICE

9	MISCELLANEOUS Several pots of paint Some hand tools	Well in used condition
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Declaration

You will be emailed a copy of this inventory together with a separate e-Signature Form where you are invited to sign the report and/or make any comments you may wish to add. If no such additional notes are made by you within 7 days and the form remains unsigned, the inventory will be deemed to have been read and accepted.

Electronic Signature Law –Smart e-Signature Form 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.

Terms and Conditions

For Full Terms & Conditions

Landlord\ Consumer click here :- <https://smart-inventory.co.uk/b2c-terms-conditions/>

Agent\ Business client click here :- <https://smart-inventory.co.uk/b2b-terms-conditions/>

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