



## **Abode Inventories**



### **Inventory & schedule of condition**

#### **Property Address**

Henslowe Road  
East Dulwich  
London  
SE22

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## **1.Front entrance**

### **External**

<b>Front door</b>	Painted black in good condition
<b>Door frame</b>	Painted white with some chips to left hand side panel
<b>Keyhole (Yale)</b>	In good working order
<b>Letter box</b>	Silver in good working condition

### **Internal**

<b>Front door</b>	Painted black in good condition
<b>Door frame</b>	Painted white with some chip marks to right hand side panel
<b>Door lock (Yale)</b>	In good working order
<b>Letter box</b>	Silver in good working order with some paint marks on top left hand side.

## **2.Hallway**

<b>Walls</b>	Newly painted walls in white. 4 scuff marks to right hand side of wall near entrance.
<b>Ceiling</b>	Painted white in good condition with no marks or scuffs.
<b>Floors</b>	Light brown carpet in good condition with 2 small marks to entrance of lounge.
<b>Switches &amp; sockets</b>	Chrome in good working condition as fitted.
<b>Woodwork</b>	Painted white in good condition.
<b>Radiator</b>	Double radiator painted white in good working order.

### **3.Lounge**

<b>Walls</b>	Painted white in good condition with no marks or scuffs.
<b>Ceiling</b>	Painted white with some stain marks to Alcove wall.
<b>Door (External)</b>	Painted white in good condition
<b>Door (Internal)</b>	Painted white in good condition
<b>Door fixtures</b>	Chrome in good working order
<b>Lighting</b>	In good working order
<b>Switches &amp; sockets</b>	Chrome in good working condition as fitted.
<b>Floors</b>	Light brown carpet with no stains or marks
<b>Windows &amp; frames</b>	Sash windows painted white in good working order
<b>Radiator</b>	Double radiator painted white in good working order.
<b>Woodwork</b>	Painted white in good condition.
<b>Centre table</b>	In good condition with some small scratches to legs.
<b>Small coffee table</b>	In good condition with some scratches to legs
<b>Two seater sofa</b>	Sand colour sofa with 3 stains on seats and 1 stain on back rest, 4 cushions in good condition.
<b>Side lamp</b>	In working order and in good condition.
<b>Curtains</b>	2 pairs of cream curtains in good condition and in working order.

#### **4.Utility Cupboard**

<b>Walls</b>	Painted white in good condition with no marks or scuffs.
<b>Ceiling</b>	Painted white in good condition.
<b>Door (External)</b>	Painted white in good condition
<b>Door (Internal)</b>	Painted white in good condition
<b>Door fixtures</b>	Chrome in good working order
<b>Woodwork</b>	Painted white in good condition.
<b>Ironing board</b>	1 x In good condition
<b>Black plastic bin</b>	1 x In good condition and clean.
<b>Bosch Hoover</b>	In fair condition with some dents at the back and in working order.

## **5.Downstairs cloak room**

<b>Walls</b>	Painted white in good condition with no marks or scuffs.
<b>Ceiling</b>	Painted white in good condition.
<b>Door (External)</b>	Painted white in good condition
<b>Door (Internal)</b>	Painted white in good condition
<b>Door fixtures</b>	Chrome in good working order
<b>Lighting</b>	In good working order
<b>Switches &amp; sockets</b>	Chrome in good working condition as fitted.
<b>Radiator</b>	Single radiator painted white in good working order.
<b>Woodwork</b>	Painted white in good condition.
<b>White low level W/C</b>	In good working order
<b>Sink</b>	Whit wall mounted wash basin with chrome mixer tap in good condition.
<b>Flooring</b>	Tiled flooring in good condition.
<b>Dustbin</b>	1x dustbin in good condition

## **6. Breakfast room**

<b>Walls</b>	Painted white in good condition with no marks or scuffs.
<b>Ceiling</b>	Painted white in good condition.
<b>Door (External)</b>	Painted white in good condition
<b>Door (Internal)</b>	Painted white in good condition
<b>Door fixtures</b>	Chrome in good working order
<b>Lighting</b>	In good working order
<b>Switches &amp; sockets</b>	Chrome in good working condition as fitted.
<b>Radiator</b>	Double radiator painted white in good working order.
<b>Windows &amp; frames</b>	Sash windows painted white in good working order
<b>Flooring</b>	Laminate in good condition
<b>Woodwork</b>	Painted white in good condition.
<b>Boiler</b>	Valliant in good working order
<b>Sink &amp; taps</b>	Clean & in good working order
<b>Oven</b>	Clean in good working order 1 x baking tray in clean condition 2 x grills in clean condition
<b>Hob</b>	Clean in good working order
<b>Wall &amp; base units</b>	Clean in good working order
<b>Washing machine</b>	Idesit in good working order
<b>Fridge freezer</b>	Idesit clean in good working order
<b>Microwave</b>	Panasonic in clean good working order

**Dishwasher**

Diplomat in good working order

**Dustbin**

Black with lid broken.

**Dinning table & chairs**

1 x table with scratch marks on all legs  
4 x chairs in good condition with no stains or marks.

**Blinds**

2 x Roman blinds clean in good working order.

## **7.Bathroom**

<b>Walls</b>	Painted white in good condition with no marks or scuffs.
<b>Ceiling</b>	Painted white in good condition.
<b>Door (External)</b>	Painted white in good condition
<b>Door (Internal)</b>	Painted white in good condition
<b>Door fixtures</b>	Chrome in good working order
<b>Lighting</b>	Spot lights in good working order
<b>Switches &amp; sockets</b>	Chrome in good working condition as fitted.
<b>Radiator</b>	Double radiator painted white in good working order.
<b>Windows &amp; frames</b>	Sash windows to side aspect painted white in good working order
<b>Flooring</b>	Black tiled in good condition
<b>Woodwork</b>	Painted white in good condition.
<b>Bath</b>	Panel enclosed bath in good condition Mildew and mould around wall sides of bath sealent. Bath panel has water damage at bottom.
<b>Shower attachment</b>	In good working order.
<b>Shower curtain</b>	1x blue in clean condition
<b>Shower rail</b>	1 x rusty condition
<b>Wash basin</b>	Wall mounted basin clean in good condition.
<b>Sink taps</b>	In good working order.
<b>Blind</b>	1 x in good condition
<b>Mirror</b>	1 x in good condition

## **8. Bedroom one**

<b>Walls</b>	Painted white in good condition with no marks or scuffs.
<b>Ceiling</b>	Painted white in good condition.
<b>Door (External)</b>	Painted white in good condition
<b>Door (Internal)</b>	Painted white in good condition
<b>Door fixtures</b>	Chrome in good working order
<b>Lighting</b>	Spot lights in good working order
<b>Switches &amp; sockets</b>	Chrome in good working condition as fitted.
<b>Radiator</b>	Double radiator painted white in good working order.
<b>Windows &amp; frames</b>	Sash windows to front aspect painted white in good working order
<b>Flooring</b>	Light brown carpet in good condition.
<b>Woodwork</b>	Painted white in good condition.
<b>Bed frame</b>	1 x in good condition
<b>Mattress</b>	1 x in good condition. 1 x stain on top left hand side of mattress.
<b>Chest of draws</b>	1 x in fair condition. First draw has dent on bottom left hand side Second draw slightly hard to open and close.
<b>Wardrobe</b>	1 x pine wardrobe in good condition.
<b>Study table</b>	1 x in very bad condition-damaged and broken.
<b>Curtain</b>	1 x in fair condition 2 x stains on bottom of right hand side of left curtain

## **9. Bedroom two**

<b>Walls</b>	Painted white in good condition with no marks or scuffs.
<b>Ceiling</b>	Painted white in good condition.
<b>Door (External)</b>	Painted white in good condition
<b>Door (Internal)</b>	Painted white in good condition
<b>Door fixtures</b>	Chrome in good working order
<b>Lighting</b>	Spot lights in good working order
<b>Switches &amp; sockets</b>	Chrome in good working condition as fitted.
<b>Radiator</b>	Double radiator painted white in good working order.
<b>Windows &amp; frames</b>	Sash windows to rear aspect painted white in good working order
<b>Woodwork</b>	Painted white in good condition.
<b>Flooring</b>	Light brown carpet in good condition.
<b>Bed frame</b>	1 x in good condition
<b>Mattress</b>	1 x in good condition.
<b>Chest of draws</b>	1 x in good working condition.
<b>Wardrobe</b>	1 x pine wardrobe in good condition.
<b>Curtain</b>	1 x in good condition

### **10. Bedroom 3**

<b>Walls</b>	Painted white in good condition with no marks or scuffs.
<b>Ceiling</b>	Painted white in good condition.
<b>Door (External)</b>	Painted white in good condition
<b>Door (Internal)</b>	Painted white in good condition
<b>Door fixtures</b>	Chrome in good working order
<b>Lighting</b>	Spot lights in good working order
<b>Switches &amp; sockets</b>	Chrome in good working condition as fitted.
<b>Radiator</b>	Double radiator painted white in good working order.
<b>Windows &amp; frames</b>	Sash windows to rear aspect painted white in good working order.
<b>Woodwork</b>	Painted white in good condition.
<b>Flooring</b>	Light brown carpet in good condition.
<b>Bed frame</b>	1 x in good condition
<b>Mattress</b>	1 x in good condition.
<b>Tall mirror</b>	1 x in good condition
<b>Chest of draws</b>	1 x in good working condition.
<b>Wardrobe</b>	1 x pine wardrobe in good condition.
<b>Curtain</b>	1 x in good condition

## **11.Bedroom 4**

<b>Walls</b>	Painted white in fair condition 4 x holes in walls from hanging. Water damage to window wall.
<b>Ceiling</b>	Painted white in fair condition. Water damage near to window.
<b>Door (External)</b>	Painted white in good condition
<b>Door (Internal)</b>	Painted white in good condition
<b>Door fixtures</b>	Chrome in good working order
<b>Lighting</b>	Spot lights in good working order
<b>Switches &amp; sockets</b>	Chrome in good working condition as fitted.
<b>Radiator</b>	Double radiator painted white in good working order.
<b>Windows &amp; frames</b>	Sash windows to rear aspect painted white in good working order.
<b>Woodwork</b>	Painted white in fair condition with some chip marks to hallway wall.
<b>Flooring</b>	Light brown carpet in good condition.
<b>Bed frame</b>	1 x in good condition
<b>Mattress</b>	1 x in good condition.
<b>Wall mirror</b>	1 x in good condition
<b>Chest of draws</b>	1 x in good working condition.
<b>Wardrobe</b>	1 x pine wardrobe in good condition.
<b>Book shelf</b>	2 x in good condition
<b>Curtain</b>	1 x in good condition

## **12.Garden**

<b>Door (External)</b>	Painted white in good condition
<b>Door (Internal)</b>	Painted white in good condition
<b>Door fixtures</b>	Chrome handles in good working order
<b>Rear garden</b>	Mainly paved borders to sides In fair condition, lots of weeds.
<b>White plastic garden chairs</b>	2 x in fair condition. 1 x crack on seat of one chair.
<b>White plastic garden table</b>	1 x in fair condition. 2 x cracks on two legs.
<b>BBQ stand</b>	In good condition.
<b>Wheel barrow</b>	1 x in good condition
<b>Green hose pipe</b>	1 x in fair condition, very dirty.

### **13.Keys**

**Key type**

1 x Yale  
3 x Chub

**Sets**

4 x sets provided to tenants including keys to garden door.

### **14.Meter readings**

**Gas**

1127328 3

**Electric**

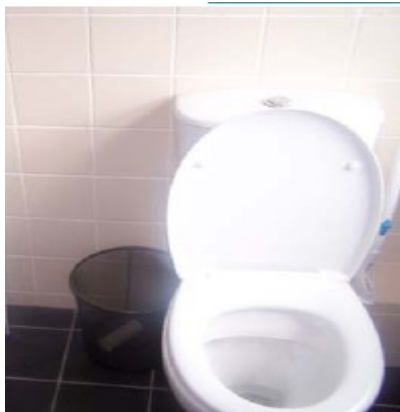
61561 5

## 15.Photos

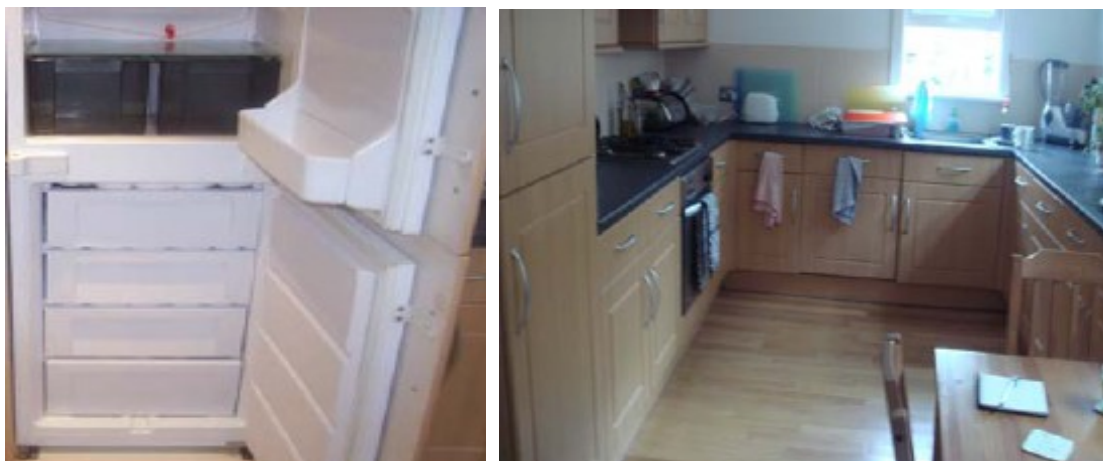
### Lounge



### Downstairs cloakroom



### Breakfast room





### **Bathroom**



### Bedroom 1



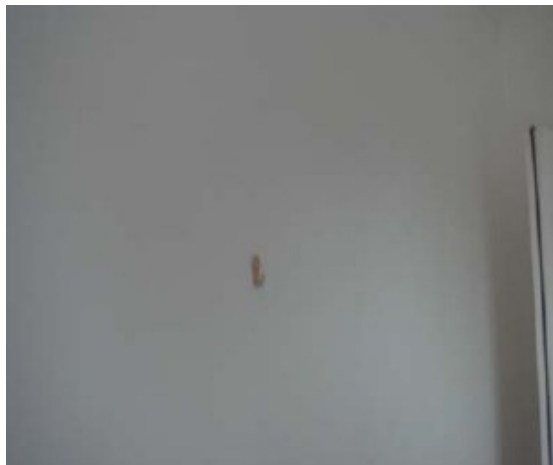
### Bedroom 2



### Bedroom 3



#### **Bedroom 4**



#### **16.Summary**

**In the opinion of the inventory clerk, the property has been cleaned to a professional standard and shown in a tidy condition including carpets and windows. The property is in good decorative order apart from the minor marks noted in this report. There are some minor repairs needed to the water damage marks which need to be Notified to the agent or landlord.**

**Please notify the agent or landlord immediately if you have any queries/omissions regarding the contents of this report. It is standard practice for changes to be accepted within 5 business days from the date of this report otherwise the descriptions and conditional comments made will be considered accurate even if no signatures have not been added to the report.**

I have read and agreed that the content of this report are a true and accurate record of the property and condition of the items listed on the day of move in.

**17. Signatures**

**Tenant**

Print name (s)

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Signature (s)

---

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Date

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**Inventory Clerk**

Print name

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Date

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