

Ref. No: 1011



63 Underhill Road, East Dulwich
London, SE22 0QR

T: 07980 838979
E: guyvp@gvp.demon.co.uk

CHECK-OUT INSPECTION REPORT

FOR

21 ALDERLY LODGE
RIVER GARDENS
81 STEVENAGE ROAD
LONDON
SW6 6NP

04/09/2003

ON BEHALF OF

Truro Estates
901 Fulham Road
London
SW6 5JJ

TEL: 020 7371 5896
FAX: 020 7371 5117

A check-out inspection has been carried out referring to a copy of an inventory dated 3 September 2001 (updated 9 October 2001), by Specialist Inventories, and apart from any stains, marks etc. indicated on the inventory the following observations were also made:

CONTENTS

GUEST CLOAKROOM

Ceiling

Additional comment: (Odd cobwebs.)

Lighting

Additional comment: (dusty).

Walls

Additional comment: (tile grouting discoloured in places).

Window

Additional comment: (Interior brown frame paint splashed, sill dusty)

Floor

Additional item: Cream mat beneath basin and cream toilet mat (both slightly dirty).

Basin

Additional comment: (basin and taps watermarked)

Content

Additional Items: Clear plastic soap dish (slightly paint marked).

Clear plastic towel ring (slightly paint marked).

MAIN HALL

Lighting

Replacement items: Ceiling mounted, brushed chrome fitting with frosted glass up-lighter shade.

Brushed metal double light switch.

Walls

Additional comment (Minor indentations, white painted over, 1 nail, odd scuff mark).

Floor

Additional comment (odd marks).

Fitted Unit

Additional comment: (lightly paint marked on edges).

Contents

Additional items: Ironing board with cover.

2 buckets and assorted brushes and mops.

1 x dark coloured wooden telephone table (chipped to edges) with telephone directories.

1 x dark coloured wooden dining chair with patterned seat.

1 x wood effect bureau desk with double opening doors (one door broken, lightly chipped to edges).

KITCHEN

Kitchen Units

Additional comment: (some cupboards and drawers dirty inside).

Dryer

Amended comment: (Now working).

Contents

Additional items: Assorted cleaning products

BATHROOM

Door

Additional comment: (odd minor paint marks on rear).

Lighting

Amended description: 4 chrome trimmed, low voltage halogen down lighters.

Radiators

Amended description: White double vane.

Bath

Amended description: Chrome taps

Additional Item: Glazed shower screen (watermarked) with white metal edging.

Additional comment: (chrome items limescaled).

Basin

Amended description: Chrome mixer tap.

Toilet

Amended description: Cistern hidden in white painted compartment.

Contents

Additional items :

Pine coloured wooden double towel rail

Pine coloured wooden toilet roll holder

Toilet brush in blue Perspex canister.

1 cream plastic pedal bin.

Toilet mat.

BEDROOM HALL

Skirting

Additional Comment: (paint chipped and dusty).

BEDROOM 1

Door

Additional comment: (paint cracked on edges).

Ceiling

Additional item: smoke alarm.

Lighting

Replacement item: Ceiling mounted white fitting with 3 spot lights.

Windows

Amended comment: (windows glazing no longer soiled)

Content

Additional Items: 1 x 2 drawer cream bedside cabinet to match wasdrobe.
Pine coloured wooden double bed with mattress and 2 pillows.

BEDROOM 2

Skirting

Amended comment: (door stopper now missing).

Content

Missing item: 2 drawer bedside cabinet (now in bedroom 1).
Additional Items: Desk shelf with attached 3 drawer pedestal to match fitted unit (damaged at bottom right-hand corner of pedestal unit and marked on top).
3 x dark wooden dining chairs with gold and beige patterned seat pads (chipped to edges, pads dirty).
Pine coloured wooden double bed with mattress and 2 pillows.
1 x blue coloured rug.

BEDROOM3

Walls

Additional comment: (odd marks).

Skirting

Additional comment: (wear and tear paint chips)

Content

Additional items: 1 x 3 drawer chest of drawers to match fitted unit
2 x dark wooden dining chairs with arms, with beige and gold seat pads (lightly chipped to edges).
1 x brown leather effect reclining chair (foot pad broken).
1 x picture on picture hook.
Wall mounted intercom.

EN-SUITE BATHROOM

Door

Additional comment: (interior side chipped).

Window

Not mentioned in inventory: frosted glass panel with brown metal surround, wooden white painted frame and wooden white painted windowsill with 2 closures.

Lighting

Amended description: 3 x chrome trimmed low voltage halogen down lighters and one ceiling mounted light fitting above shower with white glazed shade.

Walls

Additional comment: (lightly marked).

Floor

Additional comment: (saw-dust remnants near door).

Shower

Additional comment: (all chrome items and shower panel watermarked).

Content

Additional items:

White toilet brush in blue persepx canister.

Pine coloured wooden toilet roll holder.

Cream coloured pedal bin.

Pine coloured wooden towel rail

BALCONY

Furniture

Additional Items: Set of 3 wooden chairs and 1 table (damaged on corner, all items wetahered).

RECEPTION ROOM

Walls

Additional comment: (3 picture hooks and one picture).

Contents

Additional Items: 2 x dark blue armchairs.

1 x dark blue 3 seater sofa.

1 x dark wooden dining table.

6 x dark wooden matching dining chairs with cream seat pads.

1 x dark wooden sideboard with 3 sliding drawers and 2 opening cupboards (lightly chipped to edges), with eight brass handles (tarnished).

2 x grey coloured table lamps with cream shades.

1 x cream and blue patterned rug with tassled edges.

GENERAL DESCRIPTION OF CONDITION

The property has been left on the whole in a presentable condition with limited signs of generally expected wear and tare, but would benefit further with light cleaning. Additional furniture has been noted.

SERVICES	LOCATION	SERIAL NO	READINGS
GAS	In kitchen cupboard	407023	7175.6
ELECTRICITY	Communal cupboard in basement	K76A19241	10487.2