

Check in inventory

2701 South Bank Tower
55 Upper Ground
London SE1

An unfurnished 2 bedroom flat

Agent CBRE Residential

Check in date 8 July 2021

Live Oak Inventories Limited

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TENANCY DATES

Check in	Check out	Length of tenancy
8 July 2021		

GENERAL COMMENTS

Check in	Check out
None	

SUMMARY OF CONDITION

Check in	Check out
New build	

SUMMARY OF CLEANLINESS

	Check in	Check out
Overall cleanliness	Professionally cleaned with any minor residual issues as noted	
Odours	Drain type smell in shower room	
Lighting	Clean	
Walls	Clean	
Woodwork	Clean	
Floors	Clean	
Curtains and blinds	Variously marked as noted	
Windows	Clean within	
Sofas, mattresses etc	Not applicable	
Kitchen units	Clean	
Worktops	Clean	
Sink	Water marks otherwise clean	
Appliances	Clean	
Bathroom fittings	Clean and free of scale unless stated otherwise	
Linens and towels	Not applicable	
Outside space/garden	Not applicable	
Garage	Not applicable	

PHOTOGRAPHS

Check in	Check out
<p>Photos were taken at the inspection. These can be viewed or downloaded here</p>	

KEYS

Check in	Check out
<p>1 flat door key taken from and returned to concierge</p> 	
<p>Name</p>	
<p>Signed</p>	

UTILITY METERS

Meters	Check in	Check out
<p>Electric</p> <p>Location Riser cupboard outside flat. T-bar key required</p> <p>Meter no The porter explained that the meters were not noted/allocated to the individual flats but that the 1st meter in the riser was for flat 2701. This meter number is for the 1st (upper left meter in the cupboard). Photos of the other 5 meters can be viewed and downloaded by clicking on the photo link. Meter no E15BG04437</p>	<p>Reading 8823.533</p> 	<p>Reading</p>
<p>Water</p> <p>Location Flat entrance hall cupboard</p> <p>Meter no 310049270</p>	<p>Reading 000094.994</p> 	<p>Reading</p>

UTILITY METERS

Meters	Check in	Check out
<p>Sontex</p> <p>Location Flat entrance hall cupboard</p> <p>Meter no 16182987</p>	<p>Reading 00022507</p> 	<p>Reading</p>
<p>Sontex</p> <p>Location Flat entrance hall cupboard</p> <p>Meter no 16187693</p>	<p>Reading 00014956</p> 	<p>Reading</p>

SAFETY ALARMS

Room	Alarm type	Tested at check in?	Tested at check out?
Entrance hall	Smoke alarm 	Yes	
Bedroom 1	Smoke alarm 	Yes	
Reception room and kitchen	Heat alarm 	Yes	

SAFETY ALARMS

Room	Alarm type	Tested at check in?	Tested at check out?
Reception room and kitchen	Smoke alarm 	Yes	
Bedroom 2	Smoke alarm 	Yes	
Other comments at check in		Other comments at check out	
Alarms press tested and working The property is safety alarm compliant			

GUIDANCE NOTES

This inventory is an objective record of the condition of the property and contents for the purposes of this residential tenancy. It has been compiled after a thorough visual inspection by an Inventory Clerk independent of agent, landlord or tenant. It extends only to the property to which the tenant has sole responsibility and only covers issues specifically relevant to the inventory process

In line with normal industry practice and the guidelines laid down by the Association of Independent Inventory Clerks the following are not tested as part of the inventory process

- Electric circuits, central heating or hot water systems
- Electric radiators, fan heaters and gas fires
- Entryphone systems
- Fire extinguishers, fire blankets and other safety equipment (less smoke, heat or carbon monoxide alarms)
- Bath, shower and kitchen taps or fittings
- Smaller electrical items and audio visual equipment

The following other limitations apply

- Furniture and larger rugs and carpet off cuts are not moved as part of the inventory process
- Sofa beds are not extended. Consequently the bed mechanism is not tested nor the mattress inspected
- Mattresses on beds are not lifted or turned. Consequently the bed base below the mattress will not be inspected. Only the upper exposed side of the mattress will be checked and then only where practicable
- Windows are not opened
- Boxed items, items of a personal nature (clothing etc), consumables and items considered to have no replacement value are not individually inspected or listed

Photographs

Where practicable, photographs are taken as part of the Check in process. These images can be viewed or downloaded by clicking the link on the photographs schedule towards the beginning of this report

Glossary

Wear: This is a general term used throughout our inventories and denotes the effects of normal day to day usage and wear to an item. This may include normal rubbing, scuffs and marks including chipping and scratches. This may be quantified from very minor to very heavy. Any other defects to an item will be specifically noted in addition to this general term

Condition comments

Where there are no comments in the check in condition column, items or contents are free of any obvious wear or damage

Greyed out areas

Greyed out areas on the inventory denote cupboards or wardrobes and their contents

Smoke and Carbon Monoxide Alarm (England) Regulations 2015

As part of the Check in and Check out inventory process all accessible alarms will be tested where possible. This will be a simple push test whereby the test button on each alarm will be depressed to test if the alarm sounds. Where an alarm sounds the alarm will be noted as **Working**. Where no sound is made, the alarm will be noted as **Not working**

For ease of reference a summary of alarms tested and any other information deemed relevant by the inventory clerk is noted on the safety alarm schedule of this report

Some alarm systems will require more specialist testing than Live Oak are able to offer. These will be noted as such on the safety alarm schedule

The testing of alarms is done in good faith, the aim of which is merely to inform the landlord or managing agent of potential issues relating to them. Live Oak accepts no responsibility or liability for the alarms, whether they work or not or if they are compliant or not

Live Oak will take no responsibility for damage or malfunction during the testing of alarms or reporting on any other safety related matters

Live Oak Inventories Limited has been trading since 1996, is an executive member of the Association of Independent Inventory Clerks and Safecontractor approved

ENTRANCE HALL

Check in photos



Entrance hall

No	Item	Condition at check in	Check out comments and additional items		
1	Front door exterior. Brown wood with metal fittings Knob Lock Spy hole				
2	Front door interior matching exterior Spy hole and cover Knob Twist lock	Long dull scuff above/right of spy hole			

Entrance hall					
No	Item	Condition at check in	Check out comments and additional items		
3	Door frame. Brown wood Numeral plaque Spotlight Door closure	Light working Interior Wear to plate			
4	Ceiling. Painted white	Patchy in reflected light Odd scuffs A couple of chips beyond smoke alarm Cracking			
5	Lighting. White finished ceiling spotlights	Working			
6	Walls. Painted white	Couple of minor marks			
7	Switches and sockets as fitted. Metal				
8	Skirting boards. Painted pale beige				
9	Floor. Brown wood	A couple of minor scratches			

Entrance hall					
No	Contents	Condition at check in	Check out comments and additional items		
10	Threshold. Metal	Wear			

Entrance hall					
No	Contents	Condition at check in	Check out comments and additional items		
11	Near left cupboard. Beige finished				
12	Interior	Ceiling very roughly finished and incomplete Some soiling and marks to walls Rough finishes to same Faint marks and patches to floor			
13	Contents				
14	Door seal				
15	Light sensor				
16	Rail	Wear			
17	Unit. Lutron				
18	Box. Schneider	Some rubbing and wear Related labels			
19	Fused switches				
20	Thermostat/switches. AEG	Related labels Labels peeling			
21	Light. LED	Working			
22	Near right cupboard as before				
23	Interior	As before			
24	Contents				

Entrance hall					
No	Contents	Condition at check in	Check out comments and additional items		
25	Door seal				
26	Switches	Related labels			
27	Pipework and boxes				
28	Meter. Water				
29	Meters. 2 Sontex				
30	5 L plastic container full of liquid				
31	Plant and boxes. Assorted	Related labels Some shading and marks to Nuaire unit			
32	Light. LED	Working			
33	Sprinkler covers. White finished				
34	Smoke alarm. Fitted white plastic				
35	Doorstop. Metal/rubber				
36	Far right cupboard as before				
37	Interior	As before			
38	Contents				
39	Hot water cylinder. Megaflo Lagged and unlagged pipework				
40	Structure/shelf	Patchy and marked			

Entrance hall					
No	Contents	Condition at check in	Check out comments and additional items		
41	Washer dryer. Siemens model IQ 500	Related labels Piece of blue tape behind door			
42	Light. LED	Working			
43	Light sensor				
44	Switches and sockets				
45	Entry phone. BPT				
46	Doorstop as before				

BEDROOM 1

Check in photos



Bedroom 1

No	Item	Condition at check in	Check out comments and additional items		
47	Door. Beige finished Metal handles				
48	Door frame. Painted beige	Couple of minor marks			
49	Ceiling as before				
50	Spotlight as before	Working			
51	Walls as before				
52	Switches and sockets as before				
53	Skirting boards as before				

Bedroom 1					
No	Item	Condition at check in	Check out comments and additional items		
54	Floor as before	Couple of thin light coloured scratches forward of wardrobes Raised board edge to same Couple of further scratches to far right corner			

Bedroom 1					
No	Contents	Condition at check in	Check out comments and additional items		
55	Sprinkler covers as before				
56	Doorstop as before				
57	Blackout blinds. 2 white				
58	Roller blinds. 2 white	Beige discolour to base of left blind along stitching Some paint type marks towards base to same blind Same blind rucking on roller to right when raised Couple of paint marks to right blind Some scuffing and a couple of notable black marks to base to same			
59	Windows. White finished framed	Couple of light marks Notable gap between extreme edges of frames and walls Couple of beige marks to base of right window			

Bedroom 1					
No	Contents	Condition at check in	Check out comments and additional items		
60	Cupboard as before	Couple of minor marks to right hand doors			
61	Interiors	Some rough finishes within to right cupboard Wi-Fi label to right wall to same Dust and debris to floor to same			
62	Contents	Dusty in right cupboard			
63	Door seals. 3				
64	Shelves. 2	Patchy soiling? to fronts			
65	Shelf lights. 2	Working			
66	Rails. 2				
67	Ceiling vent				
68	Plant, boxes and wires. Assorted	Related labels. Some wires cut			
69	Router. Hyperoptic				
70	Socket. Hyperoptic	Front loose			
71	Router/boxes. 2 odd Openreach				
72	Sockets				
73	Smoke alarm as before				
74	Vent. White finished				

SHOWER ROOM

Check in photos



Shower room					
No	Item	Condition at check in	Check out comments and additional items		
75	Door and handles as before Matching twist lock 2 matching robe hooks				
76	Door frame as before	Couple of faint marks Some wear to plates			
77	Ceiling as before				
78	Spotlights. White finished	Working			
79	Concealed lights over shelves	Working			
80	Under shelves light. LED	Working			
81	Concealed lights over shower	Working			

Shower room					
No	Item	Condition at check in	Check out comments and additional items		
82	Wall tiles. Brown ceramic or glass				
83	Brown stone wall panels Metal strip	Metal patchy and marked			
84	White Corian wall panels	Several dark scuffs to far left corner			
85	Floor tiles. Brown ceramic	Light debris			

Shower room					
No	Contents	Condition at check in	Check out comments and additional items		
86	Threshold. Metal	Couple of scratches			
87	Towel rails. Metal				
88	WC roll holder. Metal				
89	Shelves. White Corian Opaque glass panel				
90	Cabinet. Brown wood grain laminate Mirrored panel and door				
91	Interior				
92	Contents				
93	Pressure light switch				
94	Concealed light	Working			

Shower room					
No	Contents	Condition at check in	Check out comments and additional items		
95	Shelves. 2				
96	Shaver socket				
97	Rubber mat. Black rubber non-fitted rectangular/oval	Lying on base within cupboard			
98	Flush buttons. Metal				
99	Surface and access panel behind WC and extending around basin. White Corian				
100	Flush buttons. Metal				
101	WC. White ceramic White plastic seat and lid	Gap along rear edge in join with wall Remains of white sticker pad to rear right. Sticker pad damaged			
102	Basin. White Corian Metal fittings				
103	Shower screen/door. Glass				
104	Shower fittings. Metal	1 spout missing to fixed showerhead Notable colour variation and some heavy discolour to spouts to handheld shower			
105	Shelf. Metal	Wash marked/smeared			
106	Ceiling vent. White plastic				
107	Ceiling/light sensor. White plastic				

RECEPTION ROOM AND KITCHEN

Check in photos



Reception room and kitchen

No	Item	Condition at check in	Check out comments and additional items		
108	Ceiling as before Matching access panels	Patchy in reflected light Rough finishes under paint between panels to kitchen area Cracking Some soiling to far panel to kitchen Couple of light marks in places to remainder			
109	Spotlights as before	Working			
110	Under unit light. LED and diffuser	Working			
111	Painted walls as before	Couple of minor marks only			
112	Splashback panel. Grey stone	Approximately 14 distinct dark patches or marks			

Reception room and kitchen					
No	Item	Condition at check in	Check out comments and additional items		
113	Switches and sockets as before	Centre section missing to 1 socket to right wall			
114	Skirting boards as before				
115	Wood floor as before Matching access panels	A couple of minor scratches			
116	Kitchen units. Pale beige laminate	Dent/chip to door right of wine fridge See contents of kitchen units for any issues			
117	Worktop. White flecked stone Matching breakfast bar	Sealant splitting to right edge to main worktop section			
118	Sink. Metal 2 strainer plugs Tap				

Reception room and kitchen					
No	Appliances	Condition at check in	Check out comments and additional items		
119	Washer dryer. Siemens model IQ 500	In entrance hall cupboard as detailed previously Noted here for reference only			
120	Fridge freezer. Bosch 5 fridge door racks Butter dish and lid 5 shelves Salad box Light and cover 3 freezer drawers	Related labels			
121	Upper oven. Miele Fitted rack Fitted glass oven dish	Related labels			
122	Lower oven. Miele Fitted rack 2 fitted roasting tins, 1 with insert				
123	Dishwasher. Siemens 2 racks Cutlery basket Spray attachment	Related labels			
124	Extractor. Miele				
125	Hob. Miele induction				

Reception room and kitchen					
No	Appliances	Condition at check in	Check out comments and additional items		
126	Wine fridge. CDA 5 racks				

Reception room and kitchen					
No	Contents of kitchen units	Condition at check in	Check out comments and additional items		
127	Wall cupboards				
128	Shelves. 1 per cupboard				
129	Cupboard between ovens				
130	Appliance and fused switches				
131	Base cupboards				
132	Shelves. 1 per cupboard				
133	Drawers				
134	Utensil tray. Fitted plastic				
135	Grill pan handle. Double metal				
136	Appliance and instruction manuals. Large quantity of assorted				

Reception room and kitchen					
No	Contents of kitchen units	Condition at check in	Check out comments and additional items		
137	Folder. Black cardboard. Consort. Homeowners manual				
138	Bin unit 4 bins each with lid				

Reception room and kitchen					
No	Miscellaneous contents	Condition at check in	Check out comments and additional items		
139	Sprinkler covers as before				
140	Control panel. Siemens				
141	Pull up socket array	Soiling			
142	Heat alarm. Fitted white plastic				
143	Roller blinds as before	<p>Couple of faint beige marks to left blind (blind 1)</p> <p>Further beige discolour over stitching as before to same</p> <p>Some soiling and marks to base of blind 2 corresponding with opening section of window</p> <p>Area of very heavy marks to base to same</p> <p>Beige discolour over stitching as before to bases of blinds 3 and 4</p> <p>Distinct white patches to blind 5 mid level to left half</p> <p>Some scuffs and marks to base to same corresponding with opening section of window</p>			

Reception room and kitchen					
No	Miscellaneous contents	Condition at check in	Check out comments and additional items		
144	Windows as before	Cracking and gapping to edges of frame as before in places Odd beige marks to bases as before			
145	Recess and shelves below breakfast bar. Brown wood grain laminate				
146	White plastic keyring. Mailbox type key				
147	Doors through to balcony room. Brown metal	Paint marks			
148	Smoke alarm as before				
149	Vents matching previous				

BEDROOM 2

Check in photos



Bedroom 2

No	Item	Condition at check in	Check out comments and additional items		
150	Door as before				
151	Door frame as before	Couple of minor marks			
152	Ceiling as before				
153	Spotlight as before	Working			
154	Concealed light over far wall	Working			
155	Walls as before				
156	Switches and sockets as before				
157	Skirting boards as before				
158	Floor as before	A couple of minor scratches			

Bedroom 2					
No	Contents	Condition at check in	Check out comments and additional items		
159	Sprinkler covers as before				
160	Control panel as before				
161	Vent as before				
162	Wardrobe matching previous	Couple of minor marks Small shallow chip to front to left of doors			
163	Interiors				
164	Contents				
165	Door seal				
166	Shelves. 2	Faint patchy marks to fronts			
167	Lights. 2	Working			
168	Rails. 2				
169	Blackout blind as before	Couple of minor marks Couple of further marks to base and lower left corner			
170	Door as before to balcony room				
171	Wardrobe matching previous	Shelf slightly patchy and marked to front Light working			
172	Doorstop as before				

Bedroom 2					
No	Contents	Condition at check in	Check out comments and additional items		
173	Doorstop as before				
174	Smoke alarm as before				

BALCONY ROOM

Check in photos



Balcony room

No	Item	Condition at check in	Check out comments and additional items		
175	Ceiling as before				
176	Spotlight as before	Working			
177	Walls as before				
178	Light switch as before				
179	Skirting boards as before				
180	Wood floor as before				
181	Floor tiles. Grey ceramic				

Balcony room					
No	Contents	Condition at check in	Check out comments and additional items		
182	Reverse of door into reception room				
183	Blackout blind as before over door to reception room	Soiling and marks to/towards base, more to right			
184	Blackout blind as before to windows	Paint marks and soiling Further marks to bases			
185	Roller blinds as before	Some scuffs and marks to bases Beige discolour behind stitching to right blind Pull cord to same blind broken			
186	Windows as before	As before Paint marks			
187	Floor join strips. Metal	Light wear, more to right strip Slightly patchy and marked, more to right			
188	Reverse of door into bedroom 2				
189	Sprinkler cover as before				

BATHROOM TO BEDROOM 2

Check in photos



Bathroom to bedroom 2

No	Item	Condition at check in	Check out comments and additional items		
190	Door as before				
191	Door frame as before				
192	Ceiling as before				
193	Spotlights as before	Working			
194	Concealed light over left wall	Working			
195	Lights above and below shelves as before	Working			
196	Concealed lights within shower	Working			
197	Concealed lights above and below cabinet	Working			
198	Wall tiles and glass panels as before				

Bathroom to bedroom 2					
No	Item	Condition at check in	Check out comments and additional items		
199	White Corian wall panels as before				
200	Brown stone wall panels as before	Metal patchy and marked			
201	Floor tiles as before	Some soiling			

Bathroom					
No	Contents	Condition at check in	Check out comments and additional items		
202	Threshold as before				
203	Sensor as before				
204	Towel rails as before				
205	Bath. White enamel Metal fittings				
206	Bath panel. Tiled matching walls				
207	Wall shelves as before				
208	Cabinet over basin as before				
209	Surface/surround to basin. Brown stone				
210	Basin. White Corian Metal fittings				
211	Double towel rail. Metal				

Bathroom					
No	Contents	Condition at check in	Check out comments and additional items		
212	Shower door matching previous	Discolour to seal to base of door			
213	Shower fittings as before	Wash and water marks to fixed showerhead			
214	Shelf as before	Patchy			
215	Vent as before				
216	Cabinet as before	No shaver socket			
217	Surface behind WC. Brown stone Flush buttons as before				
218	WC as before	Gap to rear edge as before Light soiling			
219	WC roll holder as before				

DECLARATION

Subject to any marginal comments above, I/we acknowledge that this inventory is a fair and accurate description of the property, its contents and their condition

Landlord's signature

Print name

Date

Tenant's signature

Print name

Date

Please note that if no objections and or amendments are received within 7 days of receipt of this report, the contents will be considered accepted by the relevant parties