



Property Inventories

Check Out

123 Sample Street,
Sample City,
Sampleshire,
AB1 2CD

Visit date: July 4th 2026
Clerk: A. Clerk

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Notes

Abbreviations Used:

WO: Working order
 NW: Not working
 NT: Not tested
 RHS: Right-hand side
 LHS: Left-hand side

This report has been prepared by Property Inventories Ltd. The condition of the property at the start of the tenancy, as described in this report, will be compared to the condition of the property at the end of the tenancy. Details of any alterations of the property after the inventory has been agreed upon should be noted on a separate sheet and agreed upon by the tenant and managing agent/landlord. At the end of the tenancy, a 'Check-out report' should be conducted to determine any changes to the inventory. Tenants should inform the managing agent/landlord of items removed from the property during the tenancy.

All observations within this report are made on a visual basis only, without movement of items or alteration to the presentation of the Property unless expressly stated. Areas which are concealed, obstructed or not readily accessible may not be fully inspected.

All items should be returned to their original position (as laid out in the inventory); this includes stored or boxed items not used during the tenancy. Any item(s) listed as NOT SEEN could result in a replacement cost or a charge being made to the tenant (not allowing for betterment*). Managing agents/landlords may also charge for the removal of unapproved items left behind at the end of the tenancy that were not included in the original inventory.

*Improvement beyond normal upkeep and repair that adds to the value of real property

At the time of the property Check-out, all personal items (including consumable items) should have been removed and cleaning of the property completed. No further cleaning will be permitted once the check-out report is being prepared. Tenants will have been given the date and time of the Check-out and must provide access, or let the appointing Inventory Clerk know the details of their departure from the property. Additional costs may be incurred if the clerk is not able to complete the report, is delayed more than 20 minutes, or is asked to return at another time without 24 hours' notice.

The following notes may assist you in a problem-free move at the end of the tenancy:

Access / Obstructed Areas

The report is prepared on a visual basis, and items are inspected as presented at the time of inspection. Clerks are not required to move furniture, appliances, heavy items, fragile items, fitted items or personal/landlord belongings in order to inspect concealed or obstructed areas.

Areas hidden behind, beneath or above furniture, appliances, window coverings, stored items or other obstructions may not be fully inspected. Where access is restricted, the clerk may record the item or area as not fully inspected, not tested or not seen, as appropriate.

Cleaning

Soiling is not considered to be 'Fair Wear and Tear' (reasonable use of the premises by the tenant and the ordinary operation of natural forces, i.e., the passage of time).

At Check-out, all cleaning is expected to be thorough and the property to be present in a tidy order to a similar standard as at Check-in. A professional clean may be required by the agent/landlord (please refer to your tenancy agreement). If the standard of cleaning is not satisfactory, the cost of further cleaning could be added to any other charges outside fair wear and tear on the Check-out report. Most common areas overlooked, which are checked by the clerk during the Check-out are listed below:

- Skirting boards, dado & picture rails and recessed areas of doors, light fitting and shade, blinds
- (Venetian blind slats) and extractors are free from dust and light scuffs
- Light bulbs replaced where needed (including kitchen extractor fans, oven and fridge)
- Mildew, scale, soap residue and grease, to be removed from tiled areas including grout and seals
- Kitchen cupboards (door edges, drawers, shelves, undersides of wall units, and handles) to be clean
- Kitchen appliances should be cleaned to include seals, trays, and glass.
- Fridge and freezers should be emptied, wiped and freezers defrosted
- Bathroom and kitchen fixtures limescale to be removed, if possible (including shower heads)
- Linens and curtains should be cleaned (please check labels for cleaning instructions)
- Drawers and wardrobe unit interiors should be clean and clear of dust / debris
- Windows should be cleaned (inside and out, subject to access)
- Upholstery, sofa bases, cushion covers and dining/other chairs to be cleaned (please check labels)
- Gardens, including any garden furniture and/or patios to be clean and clear of rubbish

Soft Furnishings

Soft furnishings, including sofa and chair cushions, are inspected as presented and as visible at the time of inspection. Excessive discolouring, soiling or damage may result in repair or cleaning costs being charged to the tenants. Discolouration due to smoke, staining, burn marks or tears to curtains may also incur costs.

Flooring

Carpets should be vacuumed including edges and corners. Depending on the terms of the tenancy agreement and/or the length of tenancy,

flooring should be professionally cleaned. Please retain all receipts for such work. Hard floors require sweeping and mopping where necessary (please use appropriate chemicals). Tenants may be charged for any soiling or staining and will incur costs for damage such as heavy stains and burns. If flooring is badly damaged you may be charged for the cost of replacement without allowing for betterment.

Decorations

It is advisable to ask for permission prior to putting nails, pins and other fixtures into walls and avoid putting tack or tape on walls. This is often not allowed under most tenancy agreements. All additional marks will be noted at Check-out and any damage or repair work in order to make good any marks could be charged to the tenant.

Beds & Linens (to include bedding)

Mattresses, bed bases, pillows, duvets and bedding are inspected as presented at the time of inspection and only as visible at that time. Areas concealed by bedding, mattress protectors or other items may not be visible and may not be inspected. Beds are inspected as presented at the time of inspection. Areas concealed by bedding, mattress protectors or other items may not be fully visible or fully inspected. Charges could be made for cleaning, compensation or a percentage of the replacement cost. All linen should be left cleaned, pressed and folded.

Kitchen Surfaces and Sinks

Kitchen surfaces and sinks will be examined for knife cuts, cup marks, scorch and burn marks. Using appropriate items such as chopping boards and heat pads will help prevent damage.

Crockery, chinaware, and kitchen utensils

All items will be checked for soiling, chips, burn marks, loose handles, etc. If damage has occurred outside of fair wear and tear, compensation or replacement costs could be incurred at the end of the tenancy.

Keys

All keys listed in the inventory should be kept safely and handed back at the end of the tenancy. Should any keys be lost or not returned to the agent or Inventory Clerk, the tenant may be charged replacement costs for new cut keys or possibly changing the locks. Any extra keys cut during the tenancy should also be returned.

Gardens & Balconies

If a gardener is not employed for the property, you will be required to maintain the garden. This includes the cutting of lawns, weeding, and maintaining the garden according to the season. If the standard is found to be untidy and not within season, the tenant may be charged for any necessary work at the end of the tenancy. We recommend asking permission prior to removing any plants or trees as this may result in replacement costs.

Smoke Alarms / Alarm systems

Smoke / CO alarms have been tested by the Inventory Clerk where accessible and noted in the report.

Actions / Liabilities

Any actions / liabilities noted within this report are provided as guidance only and do not represent a final determination of liability. Final responsibility or deductions should be agreed between the relevant parties or determined through the appropriate deposit resolution process.

WO / Working Order

Any note such as 'WO' or 'working order' records only an apparent basic operation observed at the time of inspection, where noted, and does not amount to a full test of functionality, safety, performance, reliability or ongoing condition. It should not be relied upon as confirmation that the item is free from faults, defects or other issues, whether visible, concealed or intermittent. Lights are checked for working order only. Gas appliances, electrical appliances and water supplies are not tested.

Disclaimers

Check-out reports are used to give landlords / managing agents an independent, third party view of the condition of a property and its contents at the end of a tenancy. The check-out report provides comments on differences in condition compared to the original inventory and check-in report supplied to the inventory clerk by the managing agent / landlord. Note that these original reports may not have been prepared by Property Inventories Ltd, so there may be some unknowns, which will be highlighted in this report. Where reference numbers were included in the original inventory, we try to include these same numbers in the check-out report for ease of reference.

This check-out report has been prepared at the end of the tenancy using an unsigned inventory and check-in report prepared by Property Inventories Ltd.

This report provides an unbiased record of (i) the contents of the property, (ii) the condition of the contents and (iii) the property's internal condition as at the date of the report, and is undertaken by an Inventory Clerk acting as an independent third party. The Inventory Clerk is not a qualified surveyor, nor an expert in antiques, fabrics, woods, metals etc. This report is not an accurate description of every piece of furniture and equipment, nor is it a structural survey and cannot be relied upon as such. An opinion as to whether the items recorded in this inventory are replica, reproduced or genuine is not being offered.

The report is not a guarantee of, nor a report on, the functionality or safety of any of the property's contents, but merely a statement that the contents were viewed in the property at the time this report was undertaken.

Items located in cellars, attics, locked rooms, locked cupboards, inaccessible storage areas and/or packed boxes will not be inspected unless special arrangements have been made prior to the appointment. Items inside these areas will remain the sole responsibility of the

landlord.

No reliance should be placed on this report to identify latent, concealed or non-visible defects. Property Inventories accepts no liability for any such matters, or for any condition which could not reasonably have been identified during a visual and non-invasive inspection.

Reports are prepared on a visual and non-invasive basis. The property and its contents are inspected as presented at the time of inspection. The Inventory Clerk is not required to move furniture, appliances, heavy items, fragile items, fitted items, or landlord/tenant belongings in order to inspect areas that are concealed, obstructed, inaccessible or not safely visible.

Heavy items and heavy furniture may not be fully examined, as the clerk may be unable to move these safely. This includes, but is not limited to, appliances, beds, large mattresses, sofa beds and sofas. Mattress undersides and other concealed areas may therefore not be fully inspected.

Sofa and chair cushions are inspected as presented. Clerks are not required to remove or lift sofa/chair cushions, particularly where cushions are fixed, heavy, awkward to handle, or where doing so may disturb the presentation of the item. Areas beneath cushions may therefore not be fully visible or fully inspected.

Beds are inspected as presented at the time of inspection. Clerks do not routinely strip fully made beds or remove bed linen. Mattress protectors, bedding and mattresses are inspected as presented. The Inventory Clerk is not required to lift, turn or remove such items and any inspection beneath them is undertaken solely at the Clerk's discretion. Where a mattress protector, bedding, furniture or other item conceals part of the bed or mattress, concealed areas may not be fully visible or fully inspected.

Blinds, curtains and other window coverings are checked only where accessible and where they can be operated without undue risk of damage. Areas behind closed, obstructed or inaccessible blinds/curtains may not be fully visible or fully inspected.

We do not examine items where this would involve handling belongings in a way that could cause damage, disturb the presentation of the property, or create a risk to the clerk. We examine properties in the condition as seen and do not seek to alter the condition or presentation of the property while carrying out the inspection.

Any comment such as 'WO' or 'working order' records only an apparent basic operation observed at the time of inspection, where noted, and does not amount to a full test of functionality, safety, performance, reliability or ongoing condition. It should not be relied upon as confirmation that the item is free from faults, defects or other issues, whether visible, concealed or intermittent. Fire alarms, smoke detectors and/or CO alarms are tested by the Inventory Clerk where accessible and noted in the report. Lights are checked for working order only. Gas appliances, electrical appliances and water supplies are not tested. Under no circumstances can this report provide a qualified opinion of the property's gas safety profile. Nor is it the responsibility of Property Inventories to schedule an inspection from a Gas Safe registered engineer. This report is unable to provide any qualified opinion on the property's electrical safety profile.

Ensuring items comply with the Furniture and Furnishings (Fire Safety) Regulations is not the responsibility of the Inventory Clerk. Comments found in this report such as 'FFR label seen' or similar give no guarantee of the item's compliance with the Furniture and Furnishings (Fire Safety) Regulations.

It is the responsibility of the landlord and tenant or their agents to agree among themselves the accuracy of this report.

Where no specific condition comment is noted, the item is free from noticeable soiling and damage and no further notes are needed for its description.

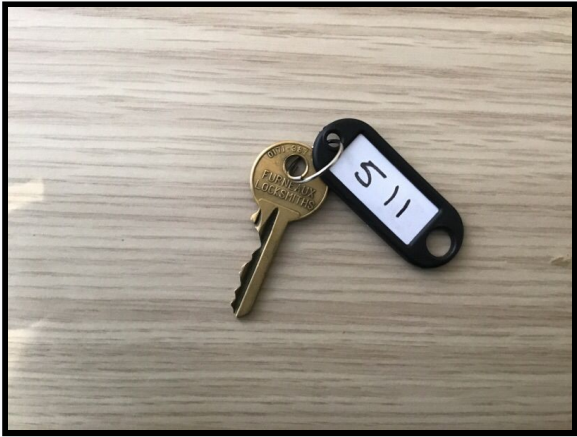
Checklist

Item	Value	Comments
Keys detailed / photographed?	Yes	See Keys section
Keys Handed Over?	No	Collected from concierge Returned to concierge
Meter Readings Taken?	Yes	See Meters section
Smoke / CO Alarms	Yes	Tested and in WO
Overall Condition	Yes	Property Cleanliness In the opinion of the inventory clerk, the property has been cleaned to a good domestic standard and is shown in a tidy condition, including flooring and windows Decorative Order The property is shown in good decorative order with minor marks and defects noted Maintenance / Repair Issues All maintenance / repair issues have been noted in the report

1. *Meter Readings*

Ref	Name	Serial Number & Location	Reading at Inventory & Check In	Reading at Check Out
1.1	Electricity meter	Serial Number: 1234567 Location: Communal hallway riser cupboard	60153.6	77333.4

2. Keys



Ref	Name	Keys at Inventory & Check In	Keys at Check Out
2.1	Front door	1 Yale	<i>As Inventory & Check In</i>

3. Schedule Of Condition

Ref	Name	Condition at Inventory & Check In	Condition at Check Out
General Cleanliness			
3.1	Professional/Domestic/Poor Standard	The property has been cleaned to a professional standard with minor omissions	The property has been cleaned to a good domestic standard
Decorative Order			
3.2	Decorative Order	The property was seen in good decorative order with minor marks and defects where noted	<i>As Inventory & Check In</i>
Lighting			
3.3	Condition / Cleanliness	2 NW in kitchen / reception	<i>All bulbs now seen in WO</i>
Windows & Frames			
3.4	Condition / Cleanliness	Exterior weather soiling	<i>As Inventory & Check In + Cracked pane in bedroom</i>
Blinds / Curtains			
3.5	Condition / Cleanliness	Good order WO	<i>As Inventory & Check In</i>
Smoke / CO Alarms			
3.6	Tested / WO	Smoke alarm tested and in WO Carbon monoxide alarm tested and NW	<i>As Inventory & Check In + Carbon monoxide alarm now seen in WO</i>
Beds / Mattresses			
3.7	Condition / Cleanliness	Good order	<i>As Inventory & Check In + Not previously mentioned mattress</i>
Furnishings			
3.8	Condition / Cleanliness	Good order	<i>As Inventory & Check In + Gapping to wardrobe back panel</i>
Woodwork			
3.9	Condition / Cleanliness	Good order	<i>As Inventory & Check In + Dust</i>
Flooring			

3. Schedule Of Condition (Cont.)

Ref	Name	Condition at Inventory & Check In	Condition at Check Out
3.10	Condition / Cleanliness	Good order with wear and marks where noted	<i>As Inventory & Check In +</i> Angle chips to bedroom floorboards
Fridge & Freezer			
3.11	Condition / Cleanliness	WO Light in WO Defrosted	<i>As Inventory & Check In +</i> Crack to door shelf
Hob			
3.12	Condition / Cleanliness	Good order	<i>As Inventory & Check In +</i> Light burnt on grease to 1 burner
Oven			
3.13	Condition / Cleanliness	Good order	<i>As Inventory & Check In +</i> Light burnt on grease 'D' handle loose
Cooker Hood			
3.14	Condition / Cleanliness	Fan and lights in WO	<i>As Inventory & Check In +</i> 1 Light NW Light grease Filter sticky to touch
Dishwasher			
3.15	Condition / Cleanliness	Good order	<i>As Inventory & Check In</i>
Washer / Dryer			
3.16	Condition / Cleanliness	Good order	<i>As Inventory & Check In +</i> Dust and 2 hair clips to seal
Exterior Areas			
3.17	Front Approach / Garden	None	<i>As Inventory & Check In</i>

4. Front Door / Architrave

Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
(External) Front Door & Architrave				
4.1	Door	Painted white wood 6 Panels	Angle chips mid to low level Light rubs to low level	<i>As Inventory & Check In</i>
4.2	Door frame	Painted white wood Obscure glass transom		
Door Fixtures				
4.3	Spyhole	Chrome		
4.4	Letterbox	Chrome		
4.5	Lever handle with integrated lock	Chrome		
(Internal) Front Door & Architrave				
4.6	Door	Painted white wood 6 Panels	Angle chip to mid level	<i>As Inventory & Check In</i>
4.7	Door frame	Painted white wood Obscure glass transom	Angle chip to low level RHS	<i>As Inventory & Check In</i>
Door Fixtures				
4.8	Reverse of spyhole	Chrome		
4.9	Letterbox	Chrome		
4.10	Lever handle with integrated twist lock	Chrome	Twist lock in WO	<i>As Inventory & Check In</i>
4.11	Door closing mechanism	Grey metal Dorma	WO	<i>As Inventory & Check In</i>

5. Kitchen / Reception



Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
Ceiling				
5.1	Ceiling	Painted white		
Ceiling Mounted Fixtures				
5.2	Recessed spotlights	14 White plastic	2 NW Gapping	As Inventory & Check In + All bulbs now seen in WO
5.3	Sprinkler	White plastic		
5.4	Smoke alarm	White plastic	Tested and in WO	As Inventory & Check In
 Ref #5.4				
Walls				

5. Kitchen / Reception (Cont.)

Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
5.5	Walls	Painted white	Rubs and light marks in places Heavier below telephone jack Scuff above entry phone Paint chips above entry phone	As Inventory & Check In + 4 White plastic hooks high level LHS entry Explain/Remove - Tenant
 Ref #5.5				
Wall Mounted Fixtures				
5.6	Thermostat	Drayton White plastic		
5.7	Hot water control panel	Drayton White plastic		Dust Clean - Tenant
 Ref #5.7				
5.8	Entry phone	White plastic	NT	As Inventory & Check In + Dust Clean - Tenant

5. Kitchen / Reception (Cont.)

Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
 Ref #5.8				
5.9	Air vent	White plastic		
5.10	Board	Pink and grey fabric	Photos pinned to top	Not seen Explain/Replace - Tenant
5.11	Carbon monoxide alarm	Pifco White plastic	Item added after Check In	Not previously mentioned Tested and in WO
 Ref #5.11				
Windows & Frames				
5.12	Sash window	3 Painted white wood Painted white fixtures	Cords intact Exterior weather soiling Painted over defects	As Inventory & Check In
5.13	Reveals	As walls	Rubs to RHS of RHS window	As Inventory & Check In
5.14	Sills	Painted white wood		Brown ring marks to RHS sill Clean - Tenant

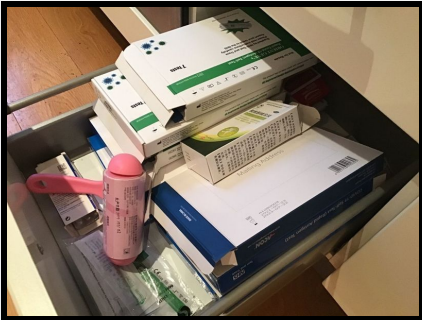
5. Kitchen / Reception (Cont.)

Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
 Ref #5.14				
Window Coverings				
5.15	Venetian blinds	3 Dark wood Matching pelmets Cords 9 Light wood acorns	WO	As Inventory & Check In
Heating				
5.16	Double panelled radiator	2 White manufacturer's finish with grille to top	NT Both end caps seen Light marks to front Paint chips to top of RHS	As Inventory & Check In
Switches & Sockets				
5.17	Chrome switches and sockets as fitted to include:	Double dimmer switch 2 Telephone jacks Outlet with numerous black cables		
Woodwork				
5.18	Skirting	Painted grey wood	Light marks in places	As Inventory & Check In + Dust Clean - Tenant
 Ref #5.18				

5. Kitchen / Reception (Cont.)

Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
Flooring				
5.19	Floorboards	Light wood laminate	Wear and use commensurate with age Rubs throughout Heel indentations Usage scratches - heavy patch to centre Discoloured circular patch forward of fridge	As Inventory & Check In
Kitchen Units				
5.20	Kitchen units	White laminate Chrome 'D' handles 4 Under unit spotlights White and grey laminate kickboard Integrated grey plastic air vent	Lights in WO	As Inventory & Check In
5.21	Wall units	4 Single units 1 Full length unit Housing gas meter, grey metal panel, 3 fuse switches	Light usage marks Cabling protruding behind unit LHS of hob	As Inventory & Check In + Light grease LHS cooker hood Clean - Tenant
 Ref #5.21				
5.22	Base units	3 Single units	Light wear	As Inventory & Check In + Chipping and staining to under sink unit Explain/Repair - Tenant Clean - Tenant

5. Kitchen / Reception (Cont.)

Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
 Ref #5.22  Ref #5.22				
5.23	Drawers	2 Clusters of 4 drawers 2 White plastic cutlery trays		Miscellaneous items to interior of 1 to include multiple covid test boxes Explain/Remove - Tenant
 Ref #5.23				
5.24	Fascia	4 Fascias Housing fridge, freezer, boiler and dishwasher		
Worktops & Splashbacks				
5.25	Worktop	Black ceramic Integrated drainage grooves 3 Sections		Light limescale to base of taps Sticky to touch Light dust Clean - Tenant

5. Kitchen / Reception (Cont.)

Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
 Ref #5.25				
5.26	Upstand	As worktop		
5.27	Splashback	Chrome		
Sinks / Taps				
5.28	Single bowl sink with waste and overflow	Stainless steel		
5.29	Mixer tap with dual control	Chrome	Water marks Limescale to spout	As Inventory & Check In + Limescale to recesses Clean - Tenant
 Ref #5.29				
Appliances				
5.30	Cooker hood	Chrome Siemens Filter 2 Lights	Fan and lights in WO	As Inventory & Check In + 1 Light NW Light grease to edges of underside Filter sticky to touch Replace Bulb - Tenant Clean - Tenant

5. Kitchen / Reception (Cont.)

Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
 Ref #5.30  Ref #5.30  Ref #5.30				
5.31	Hob	Chrome Siemens 4 Burners 2 Black metal trivets 4 Grey plastic dials	NT Light wear	As Inventory & Check In + Light burnt on grease to edges of 1 burner Clean - Tenant
 Ref #5.31  Ref #5.31				
5.32	Oven	Siemens Model No.: HB131550B Chrome 'D' handle Integrated LED display 2 Dials 5 Buttons Clear glass observation window <i>Contents:</i> 2 Chrome tracks 2 Chrome racks Grey metal baking tray Chrome trivet	NT Usage marks	As Inventory & Check In + Light burnt on grease to walls and baking tray 'D' handle loose Clean - Tenant Maintenance - Landlord

5. Kitchen / Reception (Cont.)

Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
5.33	Fridge freezer	Siemens Model No.: FD8603 <i>Fridge:</i> 5 Clear glass shelves with white plastic trim Clear plastic salad crisper Clear and white plastic tray 5 Clear plastic full length door shelves 2 Clear plastic half length door shelves with lids Clear plastic bottle guard 2 Clear plastic egg trays <i>Freezer:</i> 3 Clear plastic drawers	WO Light WO Defrosted	As Inventory & Check In + Crack to door shelf Explain/Repair - Tenant

5. Kitchen / Reception (Cont.)

Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
5.34	Dishwasher	Siemens Model No.: SD13J1S 2 Grey metal trays Grey plastic cutlery holder 2 Grey plastic glass separators	NT	As Inventory & Check In
   <i>Ref #5.34</i> <i>Ref #5.34</i> <i>Ref #5.34</i>				
5.35	Washing machine	White manufacturer's finish Bosch Model No.: FD9409 493267	NT	As Inventory & Check In + Dust and 2 hair clips to seal Clean - Tenant Explain/Remove - Tenant
   <i>Ref #5.35</i> <i>Ref #5.35</i> <i>Ref #5.35</i>				
5.36	Microwave	Chrome Siemens Model No.: HF17055GB Glass turntable Integrated LED display Grey plastic dial 12 Grey plastic buttons	NT	As Inventory & Check In + Light grease to interior Burn mark to interior of door Clean - Tenant Explain/Repair - Tenant

5. Kitchen / Reception (Cont.)

Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
   <i>Ref #5.36</i> <i>Ref #5.36</i> <i>Ref #5.36</i>				
5.37	Boiler	White manufacturer's finish Icos	NT	As Inventory & Check In
 <i>Ref #5.37</i>				
Built-in cupboard				
5.38	Door, frame and fixtures	Painted white wood door and frame Chrome 'D' handles 2 Doors High level cupboard	Painted over defects Angle chips Shrinkage cracking Not fully examined due to height	As Inventory & Check In
5.39	Built-in cupboard interior	Painted white ceiling and walls Dark wood floor	Heavy painted over defects Unfinished walls and floor Not fully examined due to contents	As Inventory & Check In
5.40	Built-in cupboard contents	Megaflo water immersion heater Associated pipework 3 Fuse switches Light wood and grey metal shelf Tin of paint Piece of white wood		
Furnishings & Contents				
5.41	Carbon monoxide alarm	White plastic Honeywell	Tested and NW	Tested and WO

5. *Kitchen / Reception (Cont.)*

Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
		 Ref #5.41		

6. Bathroom



Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
Door & Architrave				
6.1	Door	Painted white wood	Angle chip mid level interior White plastic adhesive hook	As Inventory & Check In + Angle chip to opening edge FWT
 Ref #6.1				
6.2	Door frame	Painted white wood	Scuffs to high level Chips and notable scuffs to high level	As Inventory & Check In
Door Fixtures				
6.3	Pair of lever handles	Chrome		
6.4	Seperate twist lock	Chrome		
6.5	Over door hanger	Chrome 2 Quadruple hooks with light wood caps		

6. Bathroom (Cont.)

Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
Ceiling				
6.6	Ceiling	Painted white	Seam visible to LHS	As Inventory & Check In
Ceiling Mounted Fixtures				
6.7	Speaker	Grey	Red light seen flashing	As Inventory & Check In
6.8	Motion sensor	White plastic		
6.9	Recessed spotlights	2 White		
6.10	Sprinkler	White metal		
6.11	Air vent	White metal		
Walls				
6.12	Walls - part painted	Painted white	Seams visible Light rub mid level LHS	As Inventory & Check In + Occasional light marks FWT
 Ref #6.12				
6.13	Walls - part tiled	Dark grey tiles Grey grout		Water marks Clean - Tenant

6. Bathroom (Cont.)

Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
 Ref #6.13				
6.14	Walls - part tiled	Light grey tiles Grey grout		
Wall Mounted Fixtures				
6.15	Medicine cabinet	2 Mirrored doors 2 Fixed panes with integrated lights with obscure shades 4 Obscure glass shelves with chrome brackets Chrome and white plastic shavers only socket Chrome and white plastic fuse switch White plastic thermostat	Lights WO	As Inventory & Check In + Assorted toiletries to interior Explain/Remove - Tenant
 Ref #6.15				
6.16	Integrated shelf	Dark grey tiles Grey grout		Ring marks Water marks Clean - Tenant

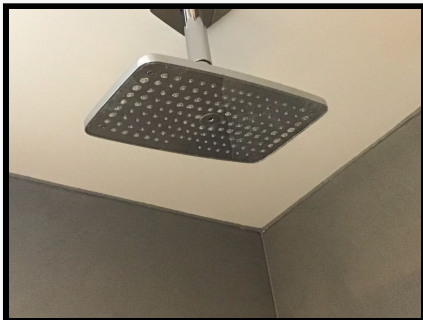
6. Bathroom (Cont.)

Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
 Ref #6.16				
6.17	Television	Black Aquavision Associated grey plastic remote	NT	As Inventory & Check In
Heating				
6.18	Ladder style radiator	Chrome	NT	As Inventory & Check In
Switches & Sockets				
6.19	Satin chrome and white plastic switches and sockets as fitted to include:	Light switch with 7 black buttons		
Flooring				
6.20	Tiled flooring	Grey speckled tiles Grey grout Chrome and black rubber doorstep	Discolouration to grout	As Inventory & Check In
Toilet				
6.21	Toilet with concealed cistern and flush	White ceramic Chrome flush		
 Ref #6.21				

6. Bathroom (Cont.)

Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
6.22	Toilet seat and lid	White plastic Chrome hinges Soft close		
Basin				
6.23	Basin with integrated overflow, waste and pop-up plug	White ceramic Chrome fixtures		Light residue Clean - Tenant
 Ref #6.23  Ref #6.23  Ref #6.23				
6.24	Mixer tap with single temperature control and plug control	Chrome		
Bath / Shower				
6.25	Bath with overflow and waste	White enamel Light grey tiled surround	Water marks to tiled surround	As Inventory & Check In + Residue Ring marks and toiletries to surround Clean - Tenant
 Ref #6.25  Ref #6.25  Ref #6.25				

6. Bathroom (Cont.)

Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
 Ref #6.25				
6.26	Shower controls	Chrome 2 Dials		Limescale to recesses Clean - Tenant
6.27	Shower control	Chrome 1 Dial		
6.28	Shower flex and head	Chrome and grey plastic		
6.29	Overhead showerhead	Ceiling mounted Chrome		
 Ref #6.29				
6.30	Shower screen	Tempered glass and chrome Rubber seal		Water marks Clean - Tenant

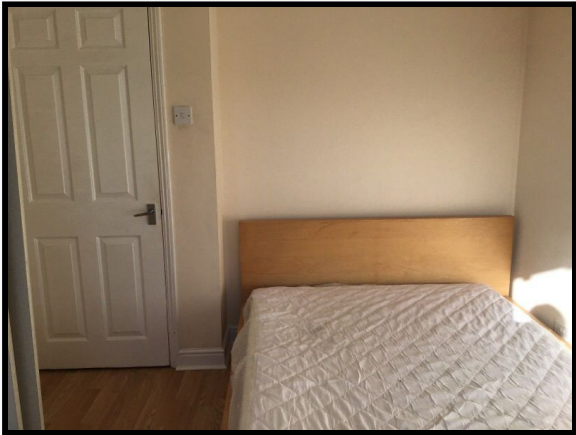
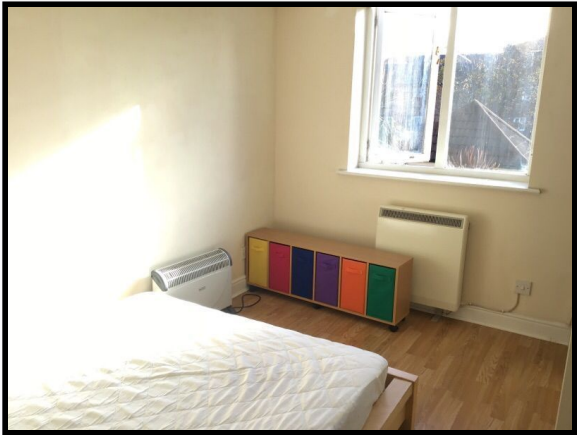
6. Bathroom (Cont.)

Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
 Ref #6.30				
6.31	Bath panel	Dark grey tiles Grey grout		
Furnishings				
6.32	Toilet roll holder	Beige marble base Chrome bar		Chrome bar askew Explain/Repair - Tenant
 Ref #6.32				
6.33	Pedal bin	Chrome and black plastic		
6.34	Toilet brush and holder	Chrome		Now seen as white plastic Explain/Replace - Tenant

6. Bathroom (Cont.)

Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
 Ref #6.34				
6.35	Stool	White plastic Grey spot patterned top		
6.36	Bath mat	Grey fabric	Light wear	Not seen Explain/Replace - Tenant

7. Bedroom



Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
Door & Architrave				
7.1	Door	Painted white wood 6 Panels		Angle chips to high level FWT
 Ref #7.1				
7.2	Door frame	Painted white wood		Angle chips to high level FWT
 Ref #7.2				
Door Fixtures				

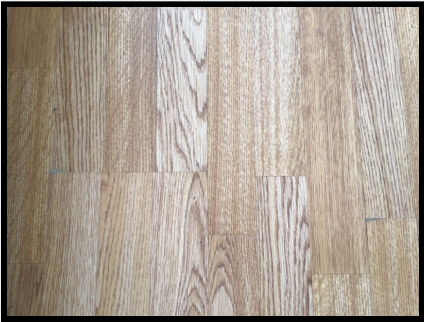
7. Bedroom (Cont.)

Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
7.3	Pair of lever handles	Chrome		Loose Maintenance - Landlord
 Ref #7.3				
Ceiling				
7.4	Ceiling	Painted white	Shrinkage cracking to centre	As Inventory & Check In
Ceiling Mounted Fixtures				
7.5	Ceiling rose, cord, pendant, bulb and shade	White plastic White paper globe shade	WO	As Inventory & Check In + Brown stains to shade Shade askew Clean - Tenant Maintenance - Landlord
 Ref #7.5				
Walls				
7.6	Walls	Painted magnolia	Not fully examined due to furnishings Painted over defects	As Inventory & Check In + Rubs and marks FWT

7. Bedroom (Cont.)

Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
				
		Ref #7.6	Ref #7.6	
Windows & Frames				
7.7	Window casement	White metal 1 Fixed frame 1 Movable frame Brass lever handle Brass closing arm	Exterior weather soiling	As Inventory & Check In + Cracked pane RHS high level - appears cracked from exterior Explain/Repair - Tenant
				
		Ref #7.7	Ref #7.7	Ref #7.7
7.8	Reveals	As walls		
7.9	Sill	Painted white wood		
Window Coverings				
7.10	Roller blind	Silver fabric White plastic beaded chain	WO	As Inventory & Check In
Heating				
7.11	Electric heater	White metal	NT	As Inventory & Check In
Switches & Sockets				

7. Bedroom (Cont.)

Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
7.12	White plastic switches and sockets as fitted to include:	Corded outlet		
Woodwork				
7.13	Skirting	Painted white wood	Not fully examined due to furnishings	As Inventory & Check In
Flooring				
7.14	Floorboards	Light wood laminate	Not fully examined due to furnishings	As Inventory & Check In + Angle chips in places FWT
 Ref #7.14				
Furnishings				
7.15	Single bed	Light wood Matching headboard		Light wear Mattress and protector to top FWT Explain/Remove - Tenant
 Ref #7.15  Ref #7.15				

7. Bedroom (Cont.)

Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
7.16	Wardrobe	Light wood 2 Mirrored sliding doors 4 Shelves 2 Chrome rails		Gapping to back panel of LHS section Maintenance - Landlord
 Ref #7.16				
7.17	Storage unit	Light wood 6 Multi-coloured fabric drawers		Small chips to LHS Shaded marks FWT
 Ref #7.17				
7.18	Electric radiator	White metal	Item added after Check In	Not previously mentioned Explain/Remove - Tenant

7. *Bedroom (Cont.)*

Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out
		 Ref #7.18		

Actions Required

Ref	Action Required	Responsibility	Comments
5.5 Kitchen / Reception » Walls	Explain/ Remove	Tenant	Rubs and light marks in places Heavier below telephone jack Scuff above entry phone Paint chips above entry phone 4 White plastic hooks high level LHS entry
5.7 Kitchen / Reception » Hot water control panel	Clean	Tenant	Dust
5.8 Kitchen / Reception » Entry phone	Clean	Tenant	NT Dust
5.10 Kitchen / Reception » Board	Explain/ Replace	Tenant	Not seen
5.14 Kitchen / Reception » Sills	Clean	Tenant	Brown ring marks to RHS sill
5.18 Kitchen / Reception » Skirting	Clean	Tenant	Light marks in places Dust
5.21 Kitchen / Reception » Wall units	Clean	Tenant	Light usage marks Cabling protruding behind unit LHS of hob Light grease LHS cooker hood
5.22 Kitchen / Reception » Base units	Explain/Repair	Tenant	Light wear Chipping and staining to under sink unit
5.22 Kitchen / Reception » Base units	Clean	Tenant	Light wear Chipping and staining to under sink unit
5.23 Kitchen / Reception » Drawers	Explain/ Remove	Tenant	Miscellaneous items to interior of 1 to include multiple covid test boxes
5.25 Kitchen / Reception » Worktop	Clean	Tenant	Light limescale to base of taps Sticky to touch Light dust
5.29 Kitchen / Reception » Mixer tap with dual control	Clean	Tenant	Water marks Limescale to spout Limescale to recesses
5.30 Kitchen / Reception » Cooker hood	Replace Bulb	Tenant	Fan and lights in WO 1 Light NW Light grease to edges of underside Filter sticky to touch

Actions Required			
5.30 Kitchen / Reception » Cooker hood	Clean	Tenant	Fan and lights in WO 1 Light NW Light grease to edges of underside Filter sticky to touch
5.31 Kitchen / Reception » Hob	Clean	Tenant	NT Light wear Light burnt on grease to edges of 1 burner
5.32 Kitchen / Reception » Oven	Clean	Tenant	NT Usage marks Light burnt on grease to walls and baking tray 'D' handle loose
5.32 Kitchen / Reception » Oven	Maintenance	Landlord	NT Usage marks Light burnt on grease to walls and baking tray 'D' handle loose
5.33 Kitchen / Reception » Fridge freezer	Explain/Repair	Tenant	WO Light WO Defrosted Crack to door shelf
5.35 Kitchen / Reception » Washing machine	Clean	Tenant	NT Dust and 2 hair clips to seal
5.35 Kitchen / Reception » Washing machine	Explain/Remove	Tenant	NT Dust and 2 hair clips to seal
5.36 Kitchen / Reception » Microwave	Clean	Tenant	NT Light grease to interior Burn mark to interior of door
5.36 Kitchen / Reception » Microwave	Explain/Repair	Tenant	NT Light grease to interior Burn mark to interior of door
6.1 Bathroom » Door	FWT	N/A	Angle chip mid level interior White plastic adhesive hook Angle chip to opening edge
6.12 Bathroom » Walls - part painted	FWT	N/A	Seams visible Light rub mid level LHS Occasional light marks
6.13 Bathroom » Walls - part tiled	Clean	Tenant	Water marks

Actions Required			
6.15 Bathroom » Medicine cabinet	Explain/ Remove	Tenant	Lights WO Assorted toiletries to interior
6.16 Bathroom » Integrated shelf	Clean	Tenant	Ring marks Water marks
6.23 Bathroom » Basin with integrated overflow, waste and pop-up plug	Clean	Tenant	Light residue
6.25 Bathroom » Bath with overflow and waste	Clean	Tenant	Water marks to tiled surround Residue Ring marks and toiletries to surround
6.29 Bathroom » Overhead showerhead	Clean	Tenant	Limescale to recesses
6.30 Bathroom » Shower screen	Clean	Tenant	Water marks
6.32 Bathroom » Toilet roll holder	Explain/Repair	Tenant	Chrome bar askew
6.34 Bathroom » Toilet brush and holder	Explain/ Replace	Tenant	<i>Now seen as white plastic</i>
6.36 Bathroom » Bath mat	Explain/ Replace	Tenant	Not seen
7.1 Bedroom » Door	FWT	N/A	Angle chips to high level
7.2 Bedroom » Door frame	FWT	N/A	Angle chips to high level
7.3 Bedroom » Pair of lever handles	Maintenance	Landlord	Loose
7.5 Bedroom » Ceiling rose, cord, pendant, bulb and shade	Clean	Tenant	WO Brown stains to shade Shade askew
7.5 Bedroom » Ceiling rose, cord, pendant, bulb and shade	Maintenance	Landlord	WO Brown stains to shade Shade askew

Actions Required			
7.6 Bedroom » Walls	FWT	N/A	Not fully examined due to furnishings Painted over defects Rubs and marks
7.7 Bedroom » Window casement	Explain/Repair	Tenant	Exterior weather soiling <i>Cracked pane RHS high level - appears cracked from exterior</i>
7.14 Bedroom » Floorboards	FWT	N/A	Not fully examined due to furnishings Angle chips in places
7.15 Bedroom » Single bed	FWT	N/A	Light wear Mattress and protector to top
7.15 Bedroom » Single bed	Explain/Remove	Tenant	Light wear Mattress and protector to top
7.16 Bedroom » Wardrobe	Maintenance	Landlord	Gapping to back panel of LHS section
7.17 Bedroom » Storage unit	FWT	N/A	Small chips to LHS Shaded marks
7.18 Bedroom » Electric radiator	Explain/Remove	Tenant	<i>Not previously mentioned</i>

Declaration

I have read and agree that the contents of this Check Out report are a true and accurate record of the property and its condition at the end of the tenancy.

Please notify the agent or landlord in writing immediately if you have any queries/omissions regarding the contents of this report.