



Property Inventories

Check Out

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Visit date: March 28th 2023
Clerk: A. Clerk

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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.

When the inventory clerk visits the property to prepare the check-out report, they will update the inventory they are supplied with by hand to reflect any changes to the previous comments. The check-out report then provides a typed listing of these comments, while the new, annotated 'working inventory' is returned to the managing agent / landlord for further use if they wish. The inventory clerk also gives their opinion on liability of any comments on condition noted in the check-out report. Where no comments on a particular item are included in the check-out report, the comments and descriptions in the original working inventory remain applicable to the current state of the property and no further comments are necessary. Property located in cellars, attics and locked rooms and / or boxes will typically not be inspected and will remain the sole responsibility of the landlord. Some heavy items and furniture may not be fully examined as the clerk may not be able to move these safely (for example, the underside of large mattresses). We test lights, fire alarms and / or smoke detectors to check working ability. Gas, electrical appliances are not tested. The Inventory Clerk compiling the report for the property is not qualified to test these items. The Fire and Safety Regulations regarding furniture, electrical, gas and other similar appliances are ultimately the responsibility of the instructing party and not Property Inventories Ltd. Where the inventory states 'FFR label seen', this should not be taken to mean that the furniture actually complies with the regulations, merely that the label was viewed on the furniture at the time the inventory was undertaken.

Abbreviations Used:

AN: Appears new
MCA: Marks commensurate with age
PC: Poor condition
BOG: Burnt on grease
MCU: Marks commensurate with use
RFC: Requires further cleaning
FS: Finger soiled
NS: Not seen
RHS: Right-hand-side
FC: Fair condition
NT: Not tested
SC: Shrinkage cracking
GC: Good condition
NW: Not working
TBR: To be removed
L: Landlord
NV: No value
WIU: Well in use
LHS: Left-hand-side
ODU: Old defects under
WO: Working order

This inventory 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 to 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 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:

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 presented 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, 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

Excessive discolouring, soiling or damages 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 the 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, and duvets will be examined for soiling where practically possible. 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 the changing of 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


Alarms have been tested by the Inventory Clerk where accessible and noted in the report.

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	<p>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</p> <p>Decorative Order The property is shown in good decorative order with minor marks and defects noted</p> <p>Maintenance / Repair Issues All maintenance / repair issues have been noted in the report</p>

1. Meter Readings

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

A photograph of a clear plastic electricity meter. The meter has a digital display showing the number 77333.4. Above the display, the unit 'kWh' is printed. Below the display, there are markings for 10000, 1000, 100, and 10. The meter is mounted on a metal riser cupboard in a communal hallway.

2. Keys



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

3. Schedule Of Condition

Ref	Name	Condition at Inventory	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</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 + Cracked pane in bedroom</i>
Blinds / Curtains			
3.5	Condition / Cleanliness	Good order WO	<i>As Inventory</i>
Smoke / CO Alarms			
3.6	Tested / WO	Smoke alarm tested and in WO Carbon monoxide alarm tested and NW	<i>As Inventory + Carbon monoxide alarm now seen in WO</i>
Beds / Mattresses			
3.7	Condition / Cleanliness	Good order	<i>As Inventory + Not previously mentioned mattress</i>
Furnishings			
3.8	Condition / Cleanliness	Good order	<i>As Inventory + Gapping to wardrobe back panel</i>
Woodwork			
3.9	Condition / Cleanliness	Good order	<i>As Inventory + Dust</i>
Flooring			
3.10	Condition / Cleanliness	Good order with wear and marks where noted	<i>As Inventory + Angle chips to bedroom floorboards</i>
Fridge & Freezer			

3. Schedule Of Condition (Cont.)


3.11	Condition / Cleanliness	WO Light in WO Defrosted	<i>As Inventory +</i> Crack to door shelf
Hob			
3.12	Condition / Cleanliness	Good order	<i>As Inventory +</i> Light burnt on grease to 1 burner
Oven			
3.13	Condition / Cleanliness	Good order	<i>As Inventory +</i> Light burnt on grease 'D' handle loose
Cooker Hood			
3.14	Condition / Cleanliness	Fan and lights in WO	<i>As Inventory +</i> 1 Light NW Light grease Filter sticky to touch
Dishwasher			
3.15	Condition / Cleanliness	Good order	<i>As Inventory</i>
Washer / Dryer			
3.16	Condition / Cleanliness	Good order	<i>As Inventory +</i> Dust and 2 hair clips to seal
Exterior Areas			
3.17	Front Approach / Garden	None	<i>As Inventory</i>

4. Front Door / Architrave

Ref	Name	Description	Condition at Inventory	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</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</i>
4.7	Door frame	Painted white wood Obscure glass transom	Angle chip to low level RHS	<i>As Inventory</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</i>
4.11	Door closing mechanism	Grey metal Dorma	WO	<i>As Inventory</i>

5. Kitchen / Reception



Ref	Name	Description	Condition at Inventory	Condition at Check Out
Ceiling				
5.1	Ceiling	Painted white		
Ceiling Mounted Fixtures				
5.2	Recessed spotlights	14 White plastic	2 NW Gapping	<i>As Inventory + All bulbs now seen in WO</i>
5.3	Sprinkler	White plastic		
5.4	Smoke alarm	White plastic	Tested and in WO	<i>As Inventory</i>
 <p>Ref # 5.4</p>				
Walls				
5.5	Walls	Painted white	Rubs and light marks in places Heavier below telephone jack Scuff above entry phone Paint chips above entry phone	<i>As Inventory + 4 White plastic hooks high level LHS entry</i> Explain/Remove - Tenant

5. Kitchen / Reception (Cont.)



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 +
Dust
Clean - Tenant



Ref # 5.8

5.9 Air vent White plastic

5. Kitchen / Reception (Cont.)

5.10	Board	Pink and grey fabric	Photos pinned to top	Not seen Explain/Replace - Tenant
5.11	Carbon monoxide alarm	Pifco White plastic	<i>Item added after Check In</i>	<i>Not previously mentioned</i> 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	<i>As Inventory</i>
5.13	Reveals	As walls	Rubs to RHS of RHS window	<i>As Inventory</i>
5.14	Sills	Painted white wood		Brown ring marks to RHS sill Clean - Tenant




Ref # 5.14

Window Coverings

5.15	Venetian blinds	3 Dark wood Matching pelmets Cords 9 Light wood acorns	WO	<i>As Inventory</i>
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Heating

5. Kitchen / Reception (Cont.)

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
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 + Dust Clean - Tenant
				
Ref # 5.18				
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
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
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 + Light grease LHS cooker hood Clean - Tenant

5. Kitchen / Reception (Cont.)



Ref # 5.21

5.22 Base units

3 Single units

Light wear

As Inventory +
Chipping and staining to
under sink unit

Explain/Repair -
Tenant

Clean - Tenant



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. Kitchen / Reception (Cont.)

5.25	Worktop	Black ceramic Integrated drainage grooves 3 Sections		Light limescale to base of taps Sticky to touch Light dust Clean - Tenant
 <p>Ref # 5.25</p>				
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	<i>As Inventory +</i> Limescale to recesses Clean - Tenant
 <p>Ref # 5.29</p>				
Appliances				
5.30	Cooker hood	Chrome Siemens Filter 2 Lights	Fan and lights in WO	<i>As Inventory +</i> 1 Light NW Light grease to edges of underside Filter sticky to touch Replace Bulb - Tenant Clean - Tenant

5. Kitchen / Reception (Cont.)



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 +
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

NT
Usage marks

As Inventory +
Light burnt on grease to
walls and baking tray
'D' handle loose
Clean - Tenant
**Maintenance -
Landlord**

Contents:
2 Chrome tracks
2 Chrome racks
Grey metal baking tray
Chrome trivet



Ref # 5.32



Ref # 5.32



Ref # 5.32

5. Kitchen / Reception (Cont.)



Ref # 5.32



Ref # 5.32



Ref # 5.32

5.33 Fridge freezer

Siemens
Model No.: FD8603

WO
Light WO
Defrosted

As Inventory +
Crack to door shelf
Explain/Repair -
Tenant

Fridge:
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

Freezer:
3 Clear plastic drawers



Ref # 5.33



Ref # 5.33



Ref # 5.33

5.34 Dishwasher

Siemens
Model No.: SD13J1S
2 Grey metal trays
Grey plastic cutlery holder
2 Grey plastic glass separators

NT

As Inventory

5. Kitchen / Reception (Cont.)



Ref # 5.34



Ref # 5.34



Ref # 5.34

5.35 Washing machine

White manufacturer's finish
Bosch
Model No.: FD9409 493267

NT

As Inventory +
Dust and 2 hair clips to seal

Clean - Tenant

Explain/Remove -
Tenant



Ref # 5.35



Ref # 5.35



Ref # 5.35

5.36 Microwave

Chrome
Siemens
Model No.: HF17055GB
Glass turntable
Integrated LED display
Grey plastic dial
12 Grey plastic buttons

NT

As Inventory +
Light grease to interior
Burn mark to interior of
door

Clean - Tenant

Explain/Repair -
Tenant



Ref # 5.36



Ref # 5.36



Ref # 5.36

5.37 Boiler

White manufacturer's finish
Icos

NT

As Inventory

5. Kitchen / Reception (Cont.)



Ref # 5.37

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	<i>As Inventory</i>
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	<i>As Inventory</i>
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
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Ref # 5.41

6. Bathroom



Ref	Name	Description	Condition at Inventory	Condition at Check Out
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Door & Architrave

6.1	Door	Painted white wood	Angle chip mid level interior White plastic adhesive hook	<i>As Inventory +</i> Angle chip to opening edge FWT
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Ref # 6.1

6.2	Door frame	Painted white wood	Scuffs to high level Chips and notable scuffs to high level	<i>As Inventory</i>
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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		

Ceiling

6.6	Ceiling	Painted white	Seam visible to LHS	<i>As Inventory</i>
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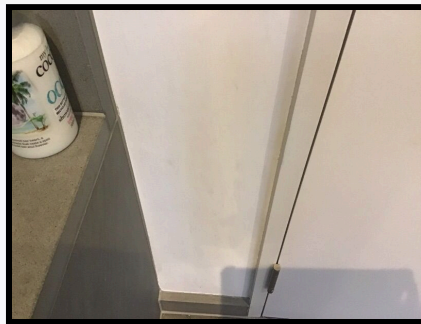
6. Bathroom (Cont.)

Ceiling Mounted Fixtures

6.7	Speaker	Grey		
6.8	Motion sensor	White plastic	Red light seen flashing	As Inventory
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 + Occasional light marks FWT
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Ref # 6.12

6.13	Walls - part tiled	Dark grey tiles Grey grout		Water marks Clean - Tenant
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Ref # 6.13





6.14	Walls - part tiled	Light grey tiles Grey grout		
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Wall Mounted Fixtures

6. Bathroom (Cont.)

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 + Assorted toiletries to interior Explain/Remove - Tenant
 <p>Ref # 6.15</p>				
6.16	Integrated shelf	Dark grey tiles Grey grout		Ring marks Water marks Clean - Tenant
 <p>Ref # 6.16</p>				
6.17	Television	Black Aquavision Associated grey plastic remote	NT	As Inventory
Heating				
6.18	Ladder style radiator	Chrome	NT	As Inventory
Switches & Sockets				
6.19	Satin chrome and white plastic switches and sockets as fitted to include:	Light switch with 7 black buttons		
Flooring				

6. Bathroom (Cont.)

6.20	Tiled flooring	Grey speckled tiles Grey grout Chrome and black rubber doorstep	Discolouration to grout	As Inventory
Toilet				
6.21	Toilet with concealed cistern and flush	White ceramic Chrome flush		
 <p>Ref # 6.21</p>				
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
   <p>Ref # 6.23 Ref # 6.23 Ref # 6.23</p>				
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 + Residue Ring marks and toiletries to surround Clean - Tenant

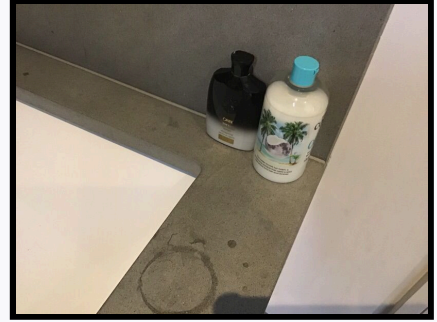
6. Bathroom (Cont.)



Ref # 6.25



Ref # 6.25



Ref # 6.25



Ref # 6.25

6.26	Shower controls	Chrome 2 Dials		
6.27	Shower control	Chrome 1 Dial		
6.28	Shower flex and head	Chrome and grey plastic		
6.29	Overhead showerhead	Ceiling mounted Chrome		Limescale to recesses Clean - Tenant



Ref # 6.29

6.30	Shower screen	Tempered glass and chrome Rubber seal		Water marks Clean - Tenant
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6. Bathroom (Cont.)



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

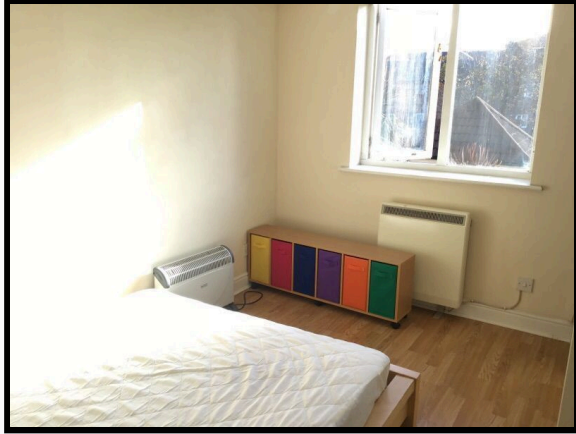


Ref # 6.34

6. Bathroom (Cont.)

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	Condition at Check Out
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Door & Architrave

7.1	Door	Painted white wood 6 Panels		Angle chips to high level FWT
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Ref # 7.1

7.2	Door frame	Painted white wood		Angle chips to high level FWT
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Ref # 7.2

Door Fixtures

7. Bedroom (Cont.)

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

Ceiling Mounted Fixtures

7.5 Ceiling rose, cord, pendant, bulb and shade

White plastic
White paper globe shade

WO

As Inventory +
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 +
Rubs and marks

FWT

7. Bedroom (Cont.)



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 + Cracked pane RHS high level - appears cracked from exterior Explain/Repair - Tenant
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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
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Heating

7.11	Electric heater	White metal	NT	As Inventory
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Switches & Sockets

7.12	White plastic switches and sockets as fitted to include:	Corded outlet		
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Woodwork

7. Bedroom (Cont.)

7.13	Skirting	Painted white wood	Not fully examined due to furnishings	As Inventory
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Flooring

7.14	Floorboards	Light wood laminate	Not fully examined due to furnishings	As Inventory + Angle chips in places FWT
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Ref # 7.14

Furnishings

7.15	Single bed	Light wood Matching headboard		Light wear Mattress and protector to top FWT Explain/Remove - Tenant
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Ref # 7.15



Ref # 7.15

7.16	Wardrobe	Light wood 2 Mirrored sliding doors 4 Shelves 2 Chrome rails		Gapping to back panel of LHS section Maintenance - Landlord
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7. Bedroom (Cont.)



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



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
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

Actions Required

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
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

Actions Required

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
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 Cracked pane RHS high level - appears cracked from exterior
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

Actions Required

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.