

CHECK IN REPORT

Date: 17 April 2019

'The Property'

**FLAT 3,
6A DAD,
LO
EC**



Property description

Furnishing: Heavily - Furnished

Bedrooms: 1

Receptions: 1

Additional: 0

On Behalf of

Client: Estate Agents

Inspection clerk

Name: Mohammed Backtear

Produced by

Company: Mohammed Backtear

Telephone: -

Email: mbacktear@yahoo.com

Website: -

TERMS & CONDITIONS

This is an independent report (this "Report") that provides a fair and accurate record solely of the contents and condition of the property specified on the front sheet (the "Property") and does not form a, or any part of a, valuation or structural survey report or assessment.

It is the responsibility of the Property's Landlord and the Tenant or the respective agents to agree between themselves the accuracy of this Report.

The persons used to prepare this Report (the 'clerk'), are not experts in fabrics, woods, materials, appliances, antiques etc., nor qualified surveyors. The Report should not be used as an accurate description of each and every piece of furniture or equipment in the Property.

The Clerk has not moved any heavy items, or accessed lofts, high-level cupboards, any area behind locked doors, basements, cellars, or similar. Possessions and other property that have been left in these mentioned areas which have not been accounted for in this Report, are the sole responsibility of the Landlord.

This Report is compiled on the basis that all items listed are in good order and clean and any defects or soiling are noted where appropriate. Where an item is listed with no supporting comments it is deemed clean and undamaged.

The Clerk is unable to value any of the items in the Property, nor determine whether an item is genuine or a reproduction. The Clerk has only provided a description of items for identification purposes in order to compare the condition of the item at the end of the tenancy to that at the beginning.

Compliance with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended) (the "Regulations") regarding furnishing, gas, electrical and similar service is the responsibility of the Landlord. Where this Report indicates 'fire label seen' against an item, this should not be interpreted to mean that the item complies with the Regulations. Instead, it is a record that the item had a label similar to that described in the guidance published by the Department for Business, Innovation, and Skills (available at <http://www.berr.gov.uk/files/file24685.pdf>) at the time this Report was compiled.


Any electrical appliances tested was for power only and only where practicable. Any smoke alarms present have not been tested for power and are the sole responsibility of the Landlord. Boilers, gas fires, water supply and radiators have not been tested. The relevant utility companies must check all meter readings, as the clerk cannot be held responsible for any discrepancies. Where meters cannot be located or inaccessible, the clerk is not responsible for reading such meters.

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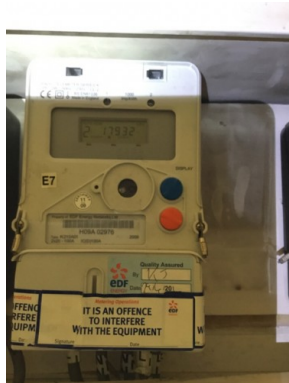

GENERAL CONDITION	
Condition of property	THE PROPERTY IS OVERALL GOOD
Cleaning	CLEAN AT THE POINT OF CHECK IN
Garden/balcony	-
Ceilings	CEILING IS CLEAN
Walls	WALLS ARE CLEAN
Windows	THE WINDOWS ARE IN GOOD CONDITIONS (EXCEPT MENTIONED)
Flooring	THE FLOOR OF PROPERTY IS PROFESSIONALLY CLEANED
Kitchen/Appliances	THE APPLIANCES OF PROPERTY ARE PROFESSIONALLY CLEANED
Bathroom	BATHROOM IS PROFESSIONALLY CLEANED
Furniture	IN GOOD CONDITION

REPORT NOTES
-

KEYS		
Key Opens	Quantity	Type
Property front door and building entrance	2x	Silver colour Yale-type keys

PHOTOGRAPHS	
	
Keys	24/04/2019

METERS			
Type	Location	Reading IN	Reading OUT
Electricity Meter	Communal hallway cupboard	1: Rate 1: 26144 kWh Rate 2 :17932 kWh	-

PHOTOGRAPHS			
			
Meters - Electricity Meter	24/04/2019	Meters	24/04/2019
			
Meters	24/04/2019		

MANUALS	
No.	Description

HALL			
No.	ITEM	DESCRIPTION	CONDITION
1.	Door exterior	White colour painted wooden multiple panels door	Light level dirt to the bottom and light level scuff marks ; undamaged
1.1	Lock	Chrome colour Sterling lock and finger pull and a chrome colour lock.	The lock with finger pull in working condition
1.2	Door Viewer	Chrome colour door viewer, chrome colour '3' letter	Clean; undamaged
2.	Door interior	White colour painted wooden multiple panels door	Eight pins to the edges; otherwise, clean; undamaged
2.1	Hook(s)	Two chrome colour coat hooks	Clean; undamaged
2.2	Door Viewer	White colour painted door viewer	Cover missing
2.3	Lock	Brass colour (top) and chrome colour (bottom) twist lock	Clean; undamaged
3.	Door architrave	White colour painted wooden door frame	Light level scuff marks interior left bottom
4.	Flooring	Natural colour wooden floor	Clean; undamaged
5.	Skirting	Cream colour painted wooden skirting	Clean; undamaged
6.	Walls	Cream colour painted walls	Clean; undamaged
7.	Wall - Right	Cream colour painted wall	Clean; undamaged

8.	Wall - Front	Cream colour painted wall	Light level discolouration near switch
8.1	Mirror	Four square shaped full-length mirror	Clean; undamaged
9.	Wall - Left	Cream colour painted wall	Clean; undamaged
10.	Wall - Back	Cream colour painted wall	Clean; undamaged
10.1	Intercom	White colour Brand: galmar telephone intercom, integrated visual display	Clean; undamaged; in working condition
10.2	Consumer Unit	White colour consumer unit with cover	Clean; undamaged
10.3	Fire Bell	Red-black GENT fire safety bell	Clean; undamaged
11.	Ceiling	Cream colour painted ceiling , white colour painted wooden molding	Clean; undamaged
11.1	Heat alarm	White colour Gent Optical heat alarm	Clean; undamaged
12.	Lighting	2x white colour hanging LED lights with shade	Clean; undamaged; in working condition
13.	Switches and Sockets	White colour switches and isolators	Clean; undamaged; in working condition
14.	Storage Cupboard	White colour painted wooden multiple panels door, chrome colour lever handle	Slight scratch to top right panel
14.1	Hot water cylinder and tank	Grey colour hot water cylinder and white colour water tank	Clean; undamaged
14.2	Clothe washing machine	Silver colour clothe washing machine	Clean; undamaged; not tested

14.3	Misc	Two vacuum cleaners, fabric pockets with petty items, clothe hanger	Clean; undamaged
14.4	Lights	White colour hanging LED light with shades	Clean; undamaged; in working condition
15.	Contents 1	2x White colour metal show racks	Clean; undamaged

PHOTOGRAPHS



Hall

24/04/2019



Hall - Door exterior

24/04/2019



Hall

24/04/2019



Hall

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Hall

24/04/2019



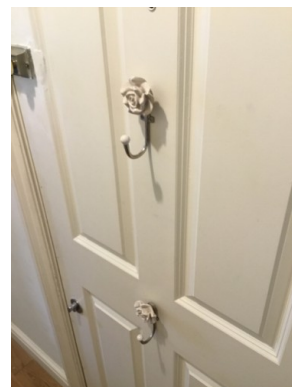
Hall - Door interior

24/04/2019



Hall

24/04/2019



Hall

24/04/2019



Hall

24/04/2019



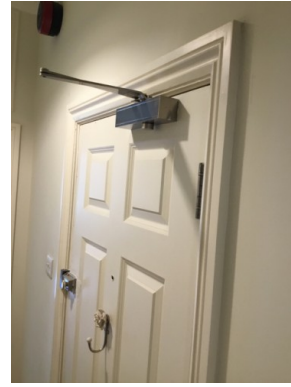
Hall

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Hall

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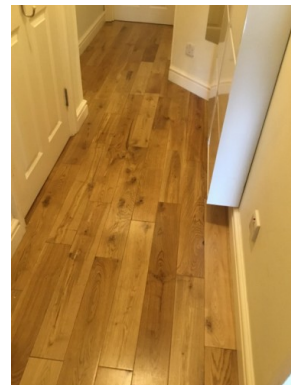
Hall - Door architrave

24/04/2019



Hall - Door architrave

24/04/2019



Hall - Flooring

24/04/2019



Hall - Skirting

24/04/2019



Hall - Wall - Front

24/04/2019



Hall

24/04/2019



Hall - Wall - Back

24/04/2019



Hall

24/04/2019



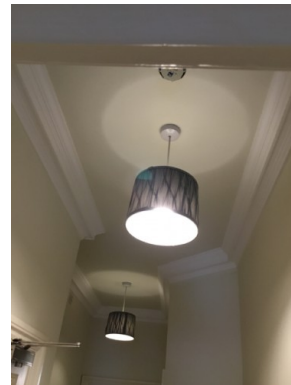
Hall

24/04/2019



Hall

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Hall - Ceiling

24/04/2019



Hall

24/04/2019



Hall - Switches and Sockets

24/04/2019



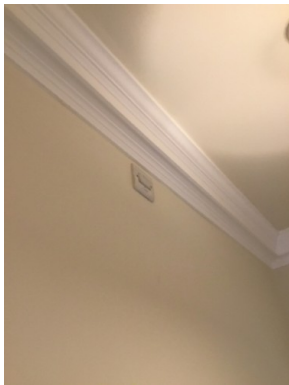
Hall

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Hall - Switches and Sockets

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Hall

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Hall

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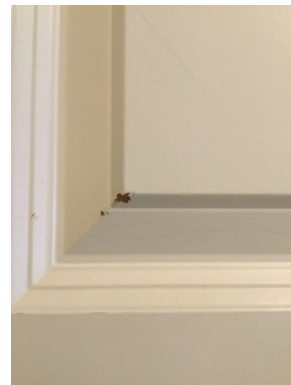
Hall - ,

24/04/2019



Hall - Storage Cupboard

24/04/2019



Hall

24/04/2019



Hall

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Hall

24/04/2019



Hall

24/04/2019



Hall

24/04/2019



Hall - Storage Cupboard --» Lights

24/04/2019

BEDROOM			
No.	ITEM	DESCRIPTION	CONDITION
16.	Door exterior	White colour painted wooden multiple panels door	Clean; undamaged
16.1	Handle	Chrome colour lever handle	Clean; undamaged
17.	Door interior	White colour painted wooden multiple panels door	Clean; undamaged
17.1	Handle	Chrome colour lever handle	Clean; undamaged
18.	Door architrave	White colour painted wooden door frame	Light level chips to exterior
19.	Flooring	Natural colour wooden floor	Clean; undamaged
19.1	Misc	Beige colour floor rug	Clean; undamaged
20.	Skirting	White colour painted wooden skirting	Clean; undamaged
21.	Walls	Cream colour painted walls	Clean; undamaged
22.	Wall - Right	Cream colour painted wall	Clean; undamaged
23.	Wall - Front	Cream colour painted wall	Clean; undamaged
24.	Wall - Left	Cream colour painted wall	Clean; undamaged
24.1	Mirror	Four full-length square shape wall mounted mirror	Clean; undamaged
24.2	Artwork	Artwork	Clean; undamaged

24.3	Fire safety	Gent wall mounted fire safety alarm	Clean; undamaged
25.	Wall - Back	Cream colour painted wall	Clean; undamaged
26.	Ceiling	Cream colour painted ceiling, white colour painted wooden molding	Clean; undamaged
27.	Lighting	3x spotlights, chrome colour light fitting, decorated with beads	Two in working condition
28.	Windows	2x White colour painted wooded frame sash window, and four glazed panes two sliding glazed panels	Crack on right bottom pane of left window
28.1	Curtain(s)	2x Beige colour floral paired curtains and same colour linings	Clean; undamaged
29.	Heater	White colour wall mounted electric storage radiator	Clean; undamaged; not tested
30.	Switches and Sockets	White colour single switch, two double sockets and internet socket	Clean; undamaged; in working condition
31.	Storage Cupboard	White colour painted wooden four doors with pull handles, chrome colour clothe hanging rail and wooden shelf	Light level dirt and discolouration to the interior
31.1	Shelf	Natural colour wooden three drawers, iron and iron stand	Clean; undamaged
32.	Contents 1	White colour Wooden double bed base, two integrated drawers, mattress and cover, two pillow and two cushions	Clean; undamaged

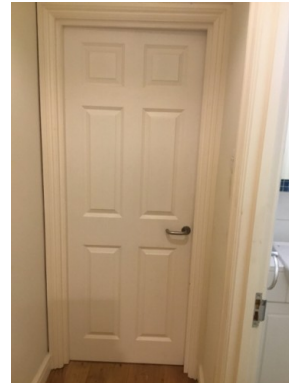
33.	Contents 2	White colour wooden bedside drawer, chrome colour table lamp	Clean; undamaged; in working condition
34.	Contents 3	White colour wooden wardrobe, five drawers in middle and two cabinet both sides, chrome colour standing mirror	Clean; undamaged
35.	Contents 4	White colour wooden chest drawer	Clean; undamaged
36.	Contents 5	White colour wooden and chrome colour clothe hangers	Top part of wooden hanger slightly damage
37.	Contents 6	White colour wooden wardrobe, one wooden shelf and chrome colour hanging rail	Clean; undamaged
38.	Contents 7	White colour wooden sliding (one part mirrored) doors wardrobe, clothe hanging rails and shelves	Clean; undamaged
39.	Contents 8	White colour wooden bedside drawer and chrome colour translucent shaded table lamp	Clean; undamaged; in working condition

PHOTOGRAPHS



Bedroom

24/04/2019



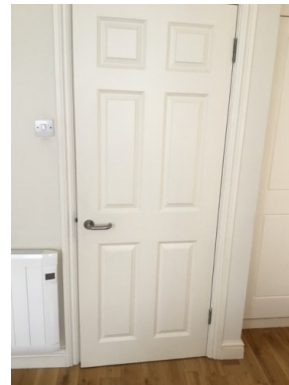
Bedroom - Door exterior

24/04/2019



Bedroom

24/04/2019



Bedroom - Door interior

24/04/2019



Bedroom

24/04/2019



Bedroom - Door architrave

24/04/2019



Bedroom

24/04/2019



Bedroom - Flooring

24/04/2019



Bedroom

24/04/2019



Bedroom - Skirting

24/04/2019



Bedroom - Wall - Right

24/04/2019



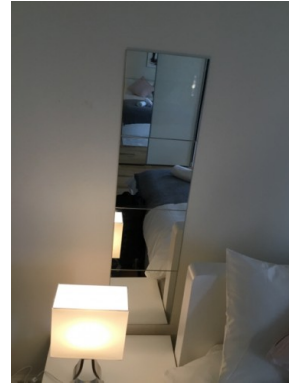
Bedroom - Wall - Front

24/04/2019



Bedroom - Wall - Left

24/04/2019



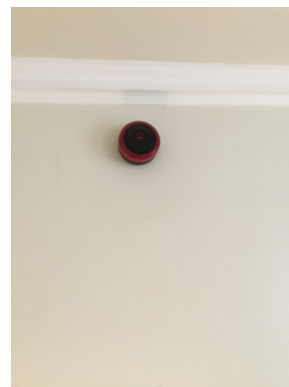
Bedroom

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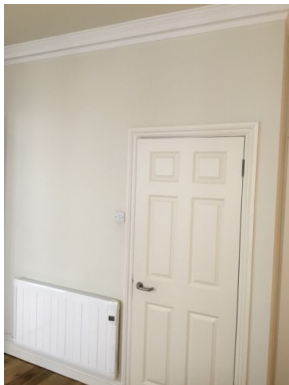
Bedroom

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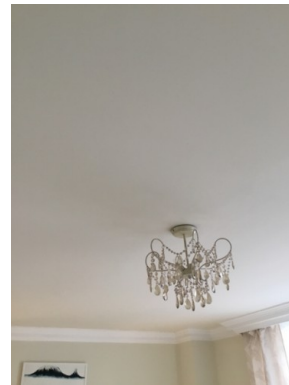
Bedroom

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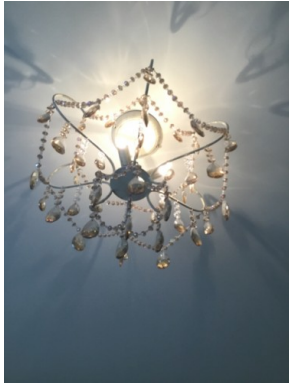
Bedroom - Wall - Back

24/04/2019



Bedroom - Ceiling

24/04/2019



Bedroom - Lighting

24/04/2019



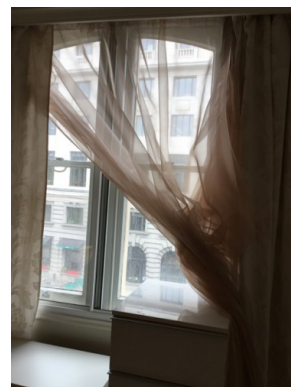
Bedroom - Windows

24/04/2019



Bedroom

24/04/2019



Bedroom - Windows

24/04/2019



Bedroom

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Bedroom

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Bedroom - Heater

24/04/2019



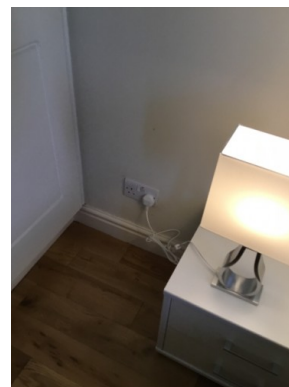
Bedroom - Switches and Sockets

24/04/2019



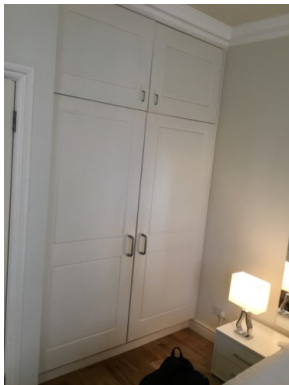
Bedroom

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Bedroom

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Bedroom - Storage Cupboard

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Bedroom

24/04/2019



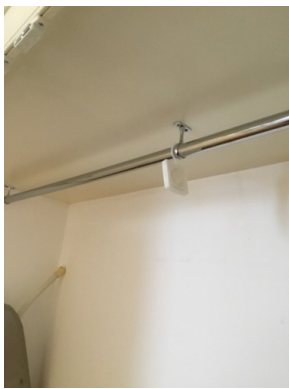
Bedroom - Storage Cupboard --» Shelf

24/04/2019



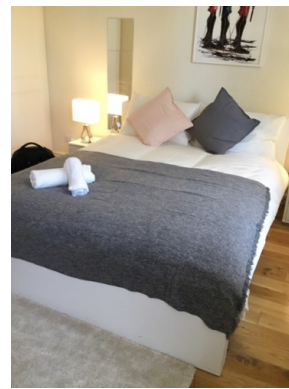
Bedroom

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Bedroom

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Bedroom - ,

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Bedroom - ,

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Bedroom - ,

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Bedroom - ,

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Bedroom - ,

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Bedroom

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Bedroom - ,

24/04/2019



Bedroom - ,

24/04/2019



Bedroom

24/04/2019



Bedroom - , 24/04/2019

BATHROOM			
No.	ITEM	DESCRIPTION	CONDITION
40.	Door exterior	White colour painted wooden multiple panels door	Clean; undamaged
40.1	Handle	Chrome colour lever handle	Clean; undamaged
41.	Door interior	White colour painted wooden multiple panels door	Clean; undamaged
41.1	Handle	Chrome colour lever handle with twist lock, two coat hooks	Clean; undamaged
42.	Door architrave	White colour painted wooden door frame	Clean; undamaged
43.	Flooring	Cream colour rectangular shaped ceramic tiles	Ties intact; grouting discoloured slightly
44.	Skirting	White colour painted wooden skirting	Clean; undamaged
44.1	Door Stop	Silver colour door stop with black rubber top	Clean; undamaged
45.	Walls	Cream colour painted and white ceramic tiles and mosaic tiling	Clean; undamaged
46.	Wall - Right	Cream colour painted and white ceramic tiles and mosaic tiling	Clean; undamaged
47.	Wall - Front	Cream colour painted and white ceramic tiles and mosaic tiling	Clean; undamaged
47.1	Mirror	Full-length mirror	Clean; undamaged

48.	Wall - Left	Cream colour painted and white ceramic tiles and mosaic tiling	Two round adhesive above bathtub
48.1	Misc	Star wall mounted decoration, coat hook	Clean; undamaged
48.2	Shelf	White colour wooden wall mounted cabinet, mirrored door and wooden cabinet underneath washing basin	Clean; undamaged
48.3	Toilet Roll Holder	Chrome colour toilet roll holder	Clean; undamaged
49.	Wall - Back	Cream colour painted and white ceramic tiles and mosaic tiling	Clean; undamaged
49.1	Hand Towel Holder	Chrome colour round hand towel holder	Clean; undamaged
50.	Ceiling	Cream colour painted ceiling	Clean; undamaged
50.1	Extractor fan	White colour ceiling mounted extractor fan	Clean; undamaged; not tested
51.	Lighting	Wall mounted flash light	Clean; undamaged; in working condition
52.	Heater	White colour wall mounted electric storage radiator	Clean; undamaged; not tested
53.	Switches and Sockets	White colour Shavers' only socket and pulling cord switch	Clean; undamaged
54.	Sink	White colour ceramic wash basin, chrome colour mixer tap	Clean; undamaged
55.	Bath	White colour acrylic tap, two chrome colour handles white colour side panel	Clean; undamaged

55.1	Shower Head	Chrome colour two hand held shower head, shower head holder and instant hot water Triton	Clean; undamaged
55.2	Shower Screen	White colour framed three glazed panels, dark colour fabric curtain and white curtain rail, chrome colour curtain bracket	Clean; undamaged
56.	WC	White colour WC, seat, lid and chrome colour flush lever handle	Clean; undamaged
57.	Contents 1	Chrome colour bin, cleaning brush and holder, chrome colour soap box	Clean; undamaged
58.	Contents 2	White colour wooden shelves and clothe hanger	Clean; undamaged

PHOTOGRAPHS



Bathroom

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Bathroom - Door exterior

24/04/2019



Bathroom

24/04/2019



Bathroom - Door interior

24/04/2019



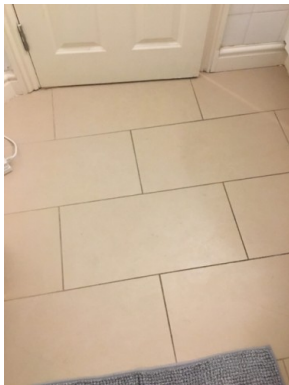
Bathroom

24/04/2019



Bathroom - Door architrave

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Bathroom - Flooring

24/04/2019



Bathroom - Skirting

24/04/2019



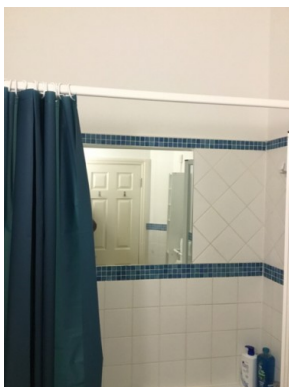
Bathroom

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Bathroom - Wall - Right

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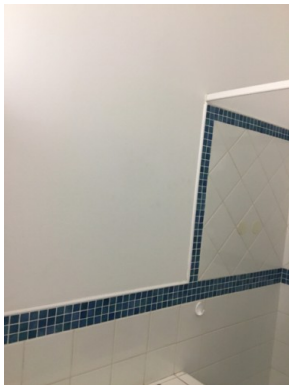
Bathroom - Wall - Front

24/04/2019



Bathroom

24/04/2019



Bathroom - Wall - Left

24/04/2019



Bathroom

24/04/2019



Bathroom

24/04/2019



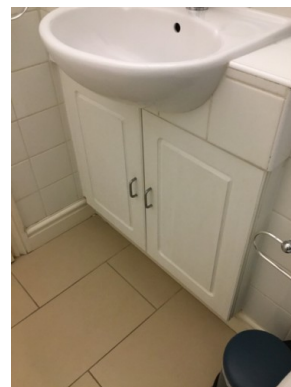
Bathroom

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Bathroom

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Bathroom

24/04/2019



Bathroom - Wall - Back

24/04/2019



Bathroom

24/04/2019



Bathroom - Ceiling

24/04/2019



Bathroom

24/04/2019



Bathroom - Lighting

24/04/2019



Bathroom - Heater

24/04/2019



Bathroom - Switches and Sockets

24/04/2019



Bathroom - Sink

24/04/2019



Bathroom - Bath

24/04/2019



Bathroom

24/04/2019



Bathroom

24/04/2019



Bathroom

24/04/2019



Bathroom - Bath --» Shower Screen

24/04/2019



Bathroom

24/04/2019



Bathroom - WC

24/04/2019



Bathroom - ,

24/04/2019



Bathroom

24/04/2019



Bathroom

24/04/2019



Bathroom - ,

24/04/2019



Bathroom

24/04/2019



Bathroom - Switches and Sockets 24/04/2019

KITCHEN			
No.	ITEM	DESCRIPTION	CONDITION
59.	Door exterior	White colour painted wooden multiple panels door	Clean; undamaged
59.1	Handle	Chrome colour lever handle	Clean; undamaged
60.	Door interior	White colour painted wooden multiple panels door	Clean; undamaged
60.1	Handle	Chrome colour lever handle	Light level discolouration; undamaged
61.	Door architrave	White colour painted wooden door frame	Light lever chip to the edges
62.	Flooring	Cream colour ceramic rectangular shaped tiles	Tiles are intact; light discolouration of grouting
63.	Skirting	White colour painted wooden skirting	Clean; undamaged
63.1	Door Stop	Silver colour door stop with black rubber top	Clean; undamaged
64.	Walls	Cream colour painted and mosaic tiled wall	Clean; undamaged
65.	Wall - Right	Cream colour painted and mosaic tiled wall	Clean; undamaged
66.	Wall - Front	Cream colour painted and mosaic tiled wall	Clean; undamaged
67.	Wall - Left	Cream colour painted wall	Clean; undamaged
67.1	Shelf	White colour wooden shelf	Clean; undamaged

68.	Wall - Back	Cream colour painted and mosaic tiled wall	Clean; undamaged
69.	Ceiling	White colour wooden shelf	Clean; undamaged
70.	Lighting	White colour pendant light with opaque shade	Clean; undamaged; in working condition
71.	Switches and Sockets	White colour switches and sockets	Clean; undamaged; in working condition
72.	Sink	Silver colour stainless-steel 1 1/2 basin with integrated drain board, chrome colour mixer tap	Clean; undamaged
73.	Kitchen Units	White colour wooden base and wall mounted cabinets and drawers	One base unit left to oven missing handle and slight damage of lamination; the rest in good condition
74.	Kitchen tops	Dark colour mottled work tops	Clean; undamaged
75.	Extractor Hood	Chrome colour chimney hood, integrated lights and filter	In working condition; clean and undamaged
76.	Oven	Silver colour frame, handle, controls, glazed pane, trays and grills, Brand: Bosch	Light lever rust on grill; undamaged; cleaned professionally; not tested
77.	Fridge/ Freezer	White colour fridge/ freezer inside wooden cabinet	One freezer cabinet missing; iced not cleaned; not tested
78.	Hobs	Silver colour electric hobs and controls	Clean; undamaged; not tested
79.	Microwave	White colour Brand: Micromat Duo	Clean; undamaged; not tested
80.	Contents 1	Chrome colour toaster	Clean; undamaged; in working condition

81.	Contents 2	Knives and wooden knife block, sandwich toaster, kettle	Clean; undamaged; not tested
82.	Contents 3	Bin, fold-able chair and utensil hanger	Clean; undamaged

PHOTOGRAPHS



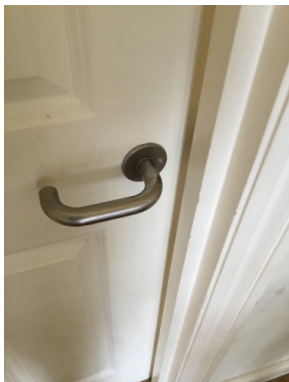
Kitchen

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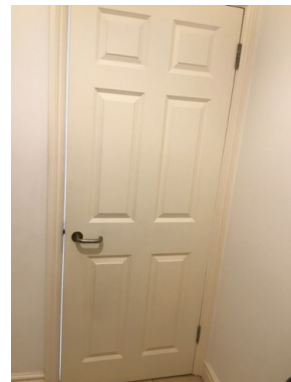
Kitchen - Door exterior

24/04/2019



Kitchen

24/04/2019



Kitchen - Door interior

24/04/2019



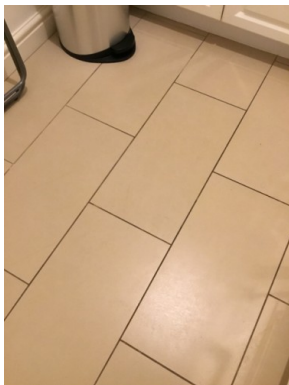
Kitchen

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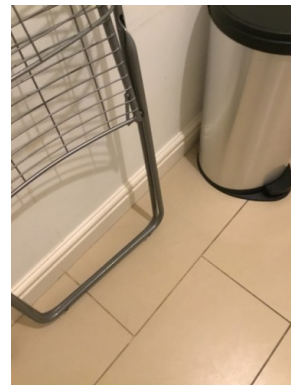
Kitchen - Door architrave

24/04/2019



Kitchen - Flooring

24/04/2019



Kitchen - Skirting

24/04/2019



Kitchen

24/04/2019



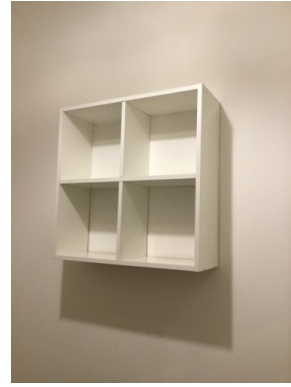
Kitchen - Wall - Right

24/04/2019



Kitchen - Wall - Front

24/04/2019



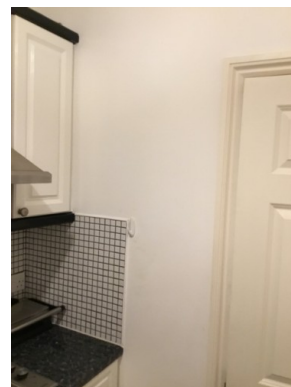
Kitchen - Wall - Left

24/04/2019



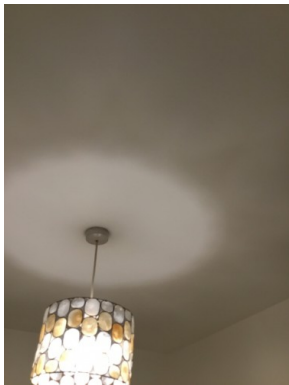
Kitchen

24/04/2019



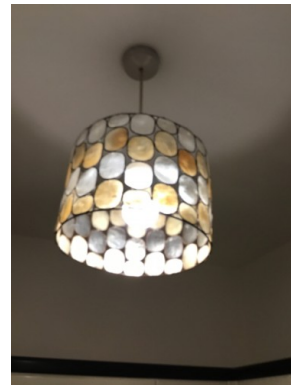
Kitchen - Wall - Back

24/04/2019



Kitchen - Ceiling

24/04/2019



Kitchen - Lighting

24/04/2019



Kitchen - Switches and Sockets

24/04/2019



Kitchen

24/04/2019



Kitchen - Sink

24/04/2019



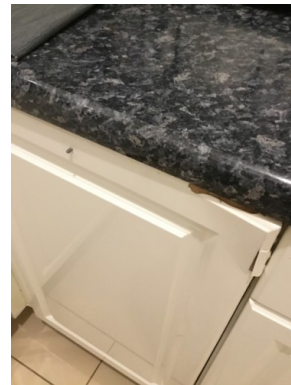
Kitchen - Kitchen Units

24/04/2019



Kitchen

24/04/2019



Kitchen

24/04/2019



Kitchen - Kitchen tops

24/04/2019



Kitchen - Extractor Hood

24/04/2019



Kitchen - Oven

24/04/2019



Kitchen

24/04/2019



Kitchen

24/04/2019



Kitchen - Fridge/ Freezer

24/04/2019



Kitchen - Hobs

24/04/2019



Kitchen - Microwave

24/04/2019



Kitchen - ,

24/04/2019



Kitchen - ,

24/04/2019



Kitchen

24/04/2019



Kitchen

24/04/2019

	
Kitchen - , 24/04/2019	Kitchen 24/04/2019
	
Kitchen 24/04/2019	

RECEPTION			
No.	ITEM	DESCRIPTION	CONDITION
83.	Door exterior	White colour painted wooden multiple panels door	Clean; undamaged
83.1	Handle	Chrome colour lever handle	Clean; undamaged
84.	Door interior	White colour painted wooden multiple panels door	Clean; undamaged
84.1	Handle	Chrome colour lever handle	Light level paint marks
85.	Door architrave	White colour painted wooden door frame	Clean; undamaged
86.	Flooring	Natural colour wooden floor	Clean; undamaged
87.	Skirting	White colour painted wooden skirting	Black marks near kitchen; undamaged
87.1	Door Stop	Silver colour door stop, black rubber top	Clean; undamaged
88.	Walls	Cream colour painted wall	Clean; undamaged
89.	Wall - Right	Cream colour painted wall	Clean; undamaged
89.1	Shelf	White colour wooden shelves	Clean; undamaged
90.	Wall - Front	Cream colour painted wall	Clean; undamaged
91.	Wall - Left	Cream colour painted wall	Light level dirt and chip marks near dining table
91.1	Mirror	2x Wall mounted mirror with candle dish	Clean; undamaged

91.2	Artwork	Artwork	Clean; undamaged
92.	Wall - Back	Cream colour painted wall	Clean; undamaged
92.1	Misc	Wall mounted heating control	Clean; undamaged
93.	Ceiling	Cream colour painted ceiling with white colour painted wooden molding	Clean; undamaged
94.	Lighting	2x Chrome colour beaded light fitting with three lights i	two lights in one and one light in the other fitting in working condition
95.	Windows	Four white colour painted wood frame sash window, eight glazed pane, , two beaded curtain brackets, eight additional protective glazed panes	Discolouration of frame; glazed are intact
95.1	Curtain(s)	Brown colour curtains and nets	Clean; undamaged
96.	Heater	2x White colour wall mounted electric storage radiator	Clean; undamaged; not tested
97.	Switches and Sockets	White colour one triple switch, three double sockets, internet and TV sockets, single socket and extension socket	Crack on one double socket
98.	Contents 1	Chrome colour table with glazed top, two white colour chair	Clean; undamaged
99.	Contents 2	White colour wooden sideboard table, flower base	Clean; undamaged
100.	Contents 3	Chrome colour clear glassed shelves TV table	Clean; undamaged
101.	Contents 4	Wall mounted LG TV	Clean; undamaged; not tested

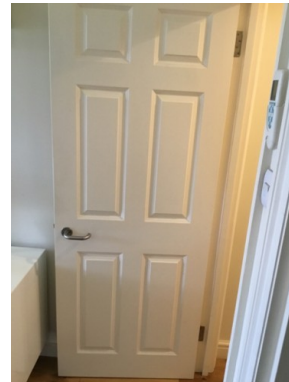
102.	Contents 5	Natural colour wooden framed mirror	Clean; undamaged
103.	Contents 6	Chrome colour table with clear glassed top and two white wooden triple drawers, one table lamp	Clean; undamaged
104.	Contents 7	Light pink revolving chair	Clean; undamaged
105.	Contents 8	Light pink colour double sofa and two cushions	Clean; undamaged
106.	Contents 9	Round clear glassed top of chrome colour table	Clean; undamaged
107.	Contents 10	White colour wooden shelves	Clean; undamaged
108.	Contents 11	Cream colour single sofa with a cushion	Clean; undamaged

PHOTOGRAPHS



Reception

24/04/2019



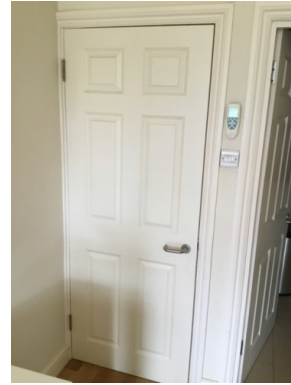
Reception - Door exterior

24/04/2019



Reception

24/04/2019



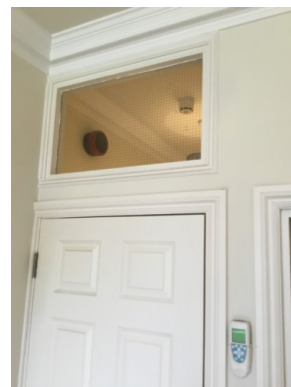
Reception - Door interior

24/04/2019



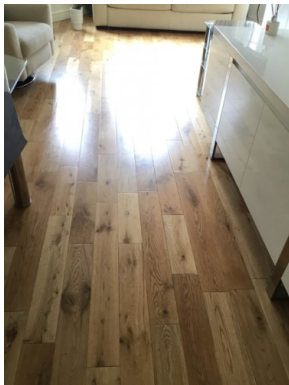
Reception

24/04/2019



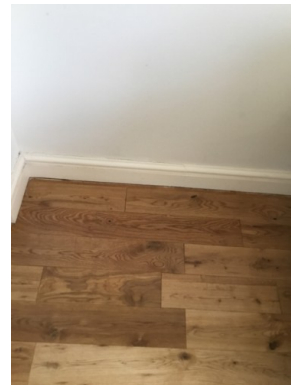
Reception - Door architrave

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Reception - Flooring

24/04/2019



Reception - Skirting

24/04/2019



Reception

24/04/2019



Reception - Wall - Right

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Reception

24/04/2019



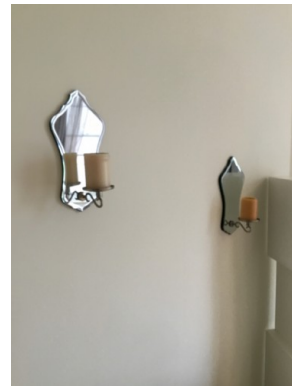
Reception - Wall - Front

24/04/2019



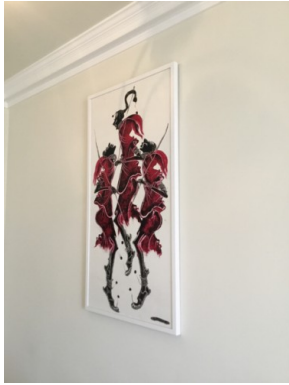
Reception - Wall - Left

24/04/2019



Reception

24/04/2019



Reception

24/04/2019



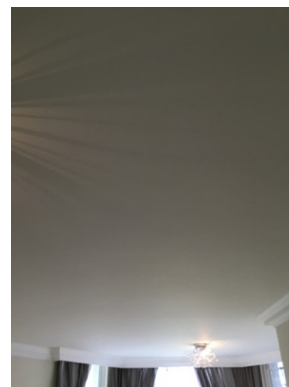
Reception - Wall - Back

24/04/2019



Reception

24/04/2019



Reception - Ceiling

24/04/2019



Reception - Lighting

24/04/2019



Reception

24/04/2019



Reception - Windows

24/04/2019



Reception

24/04/2019



Reception - Heater

24/04/2019



Reception

24/04/2019



Reception - Windows --> Curtain(s)

24/04/2019



Reception

24/04/2019



Reception

24/04/2019



Reception

24/04/2019



Reception

24/04/2019



Reception

24/04/2019



Reception - Switches and Sockets

24/04/2019



Reception

24/04/2019



Reception

24/04/2019



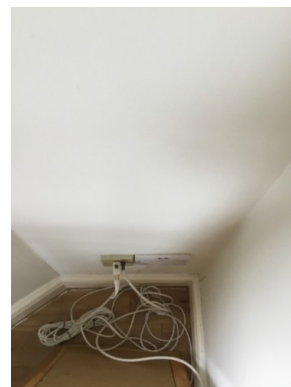
Reception

24/04/2019



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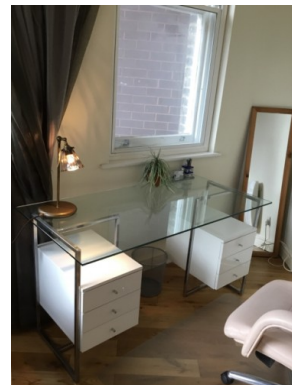
Reception - ,

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24/04/2019



Reception - Wall - Left

24/04/2019

GUIDANCE NOTES

The Check-out inspection will be conducted using this inventory report, any dilapidations (if any) will be based solely on the inventory report.

For the tenant:

All personal possessions should be removed prior to the check-out and the property must be ready for the check-out including the return of all keys. In the event that the property has not been prepared for the check-out, the appointment may be cancelled and a charge for re-scheduling the check-out may be incurred.

Please ensure that all furniture and other items are returned to their original places as listed in the inventory, including any items that have been stored and packed away. This will avoid any possible charges, either for misplaced property, or for the time spent finding and re-positioning items.

The property should be left in the same condition as it was taken at arrival (minus fair wear and tear). The property should be left tidy at the end of the tenancy. Tenants can be disagreeably surprised to find the check-out report commenting unfavorably on the standard of cleaning with a requirement for further cleaning at considerable extra cost. Most commonly missed areas include:

- Lime scale build up on taps, shower heads and wastes
- Ceramic tiles in kitchens and bathrooms
- Kitchen appliances inside and out, including shelving and all rubber seals
- Burned on grease to ovens, grill pans, wire racks and hob burners
- Kitchen units, cupboards and drawers – inside and out
- Soap dispensers and filters of washing machines and dishwashers
- All paint work, skirting boards, picture rails and architraves
- Extractor fans and air vents
- Ceiling/wall light fittings, shades and bulbs
- Curtains and blinds
- Carpets and flooring
- Upholstery
- Linen
- Windows

Bedding and linen should be dry cleaned/laundered, ironed and placed neatly in the appropriate room. Beds should not be made up as all mattresses will be examined.

During the check-out, the inventory will be checked and any vacancies and discrepancies to the original will be noted. Following allowances made for “fair wear and tear” the tenant will be liable to pay for repairs, replacement, making good or cleaning (where necessary). Typical discrepancies can include:

- Carpet soiling: spotting, staining, heavy shading, burn marks
- Furniture damage: soiling, staining, breaks, ring/scratch marks, water/liquid marks, dents,
- Walls: picture hook holes, blue tack marks, chips, smoke stains
- Woodwork: chips, scratches, dents
- Curtains: discoloured due to smoke, torn or not freshly cleaned
- Fireplace: unauthorised use, chimneys not swept, damage to mantelpiece
- Mattresses: soiling
- Linen: soiling, staining, not freshly cleaned, tears
- Flooring: heavy usage, scrape/scratch marks, stains, burns

DECLARATION

I/We agree that the contents of this Report are a fair and true representation of the contents and condition of the property.

Tenant

Name:

Signature: Date:

Landlord

Name:

Signature: Date: