

Check Out



ROSEMOND
INVENTORY & CLEANING SERVICES

020 8248 5216

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Prepared on behalf of Example Inventories Ltd

Property inspected by Clerky Clerk

Address

123 Sample Street
Sample City
Sampleshire
AB1 2CD



Carried Out

September
17th 2021

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CHECK OUT INFORMATION FOR TENANTS

Please use the following notes as a general guide when preparing to move out of a property at the end of your Tenancy.

Please remember Rosemond Services is an independent company. We are not employed by either the Landlord, Agent or Tenant. We bear no bias to any particular party involved in your Tenancy. Our Inventory Report is compiled as an impartial record of the contents, fixtures and fittings of the property and their condition. The Check-Out Report will be a fair comparison of the property on the date of Check-Out to that on the date of the original Inventory Report compilation. You should bear in mind that if the Inventory Clerk is required to add excessive detail at the time of Check-In, then we reserve the right to apply similar detail at the time of Check-Out.

On the Check-Out day, the Inventory Clerk will compare the property against the Inventory Report used at the start of your Tenancy. The Check-Out report will detail any differences with the condition and cleanliness of the property and its fixtures and fittings. An allowance will be made for Fair Wear and Tear and any deterioration or damage to the property and its fixtures and fittings will be noted along with recommendations of liability where appropriate.

Please note you will not be allowed to re-enter the property after the Check-Out has taken place.

If you have not vacated the property fully at the time of the Check-Out appointment, it may not be possible to complete the Check-Out inspection. Therefore, a return appointment will be necessary – for which an additional charge will be made.

PREPARING THE PROPERTY FOR CHECK-OUT

1. All of your personal belongings must be removed from the property prior to the Check-Out appointment. Items left within the property may be subject to a removal charge. You should be ready to hand over the keys and vacate the property.
2. All items, including furniture and kitchen items, must be returned to their original Inventory location. Inventory Clerks are not able to spend time searching for items not in their correct location. You may be held financially responsible for an Inventory re-check or cost of replacement items as a consequence.
3. Similarly, all items must be unpacked and not left in boxes. Inventory Clerks are not able to spend time unpacking items. You may be held financially responsible for an Inventory re-check or cost of replacement items as a consequence.
4. The property must be thoroughly cleaned throughout before the Check-Out. You will not be allowed to return to the property to finish off the cleaning after the Check-Out has taken place. If the property is not fully cleaned, you may be liable for the cost of professional cleaning. Please bear in mind professional cleaning is of a significantly higher standard than general domestic cleaning. You will need to pay particular attention to woodwork, flooring, windows, household furniture (if applicable), kitchen units and appliances, sanitaryware – especially limescale staining.
5. If pets have been kept at the property, please refer to your Tenancy Agreement to check the specific requirements for professional floor cleaning and de-infestation.
6. If you have broken or damaged any items, try to replace them with matching or items of a similar quality.
7. If the property has a garage, greenhouse or shed, these areas must be emptied of your possessions.
8. All rubbish must be removed from inside and outside of the property, including the dustbins. If rubbish is left, then a removal charge may be charged.
9. It is accepted that during any Tenancy there will be a degree of Wear and Tear to the decoration, fixtures and fittings within a property. If this is deemed to be excessive, you may be charged to make good at the end of your Tenancy. Excessive wear may include heavy scuffs, scratches, chips and indentations, pen or crayon marks, tears to wall coverings, screws or nails drilled into walls. If you have attempted to repair any damage or have touched up paintwork you may be charged to make good if the repair or colour match is poor.
10. Carpets and flooring must be thoroughly cleaned. If you have stained the flooring you may be charged for further cleaning or for compensation/replacement if the stains cannot be removed or if you have damaged the flooring for example, with an iron burn or cigarette burn.
11. Furniture must be thoroughly cleaned. Soft furnishings, sofas, beds, mattresses and similar items will be checked against the Inventory Report for stains or damage. Once again, you may be charged for further cleaning or for compensation/replacement if the stains cannot be removed or if you have damaged the item of furniture for example, with a heavy stain or cigarette type burn or if scratches or ringmarks have been left on polished furniture.
12. Curtains and linen must be laundered or dry cleaned before Check-Out, or once again, charges may apply.
13. Kitchen appliances, equipment and utensils will be checked against the Inventory Report for cleaning issues or damage. If the items need further cleaning or have been damaged beyond the allowance made for Fair Wear and Tear, compensation costs may be charged.
14. Appliance manuals must be left in the property at the Check-Out or you may be charged a replacement cost.

15. Sanitaryware will be checked against the Inventory Report for cleaning issues or damage. If the items need further cleaning or have been damaged beyond the allowance made for Fair Wear and Tear, compensation charges may be made.

16. If your Tenancy agreement states you must maintain the garden then the garden must be kept in a tidy condition – including mowing lawn areas, weeding borders, sweeping paths and patios. The condition of the garden will be compared to the Inventory Report and seasonal variations will be taken into account at Check-Out. If the garden is found to be untidy, professional gardening charges may apply.

Disclaimers

This Check-Out Report is a detailed narrative record from a visual inspection. It is compiled in good faith to provide an accurate descriptive record of the applicable property's contents and the condition and cleanliness of such contents on the date of the Check-Out Report compilation as stated on the cover of this document. It is the duty and ultimate responsibility of the Landlord, Tenant and if applicable, Agent to agree between them the accuracy of this Check-Out Report.

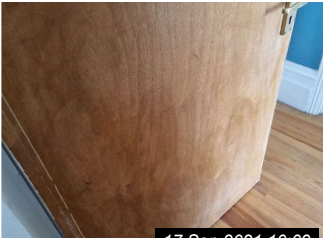
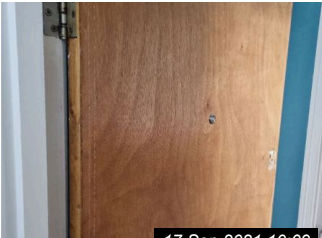
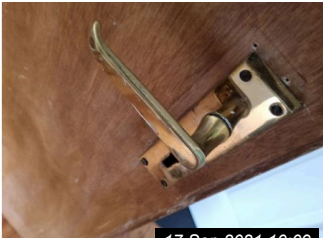
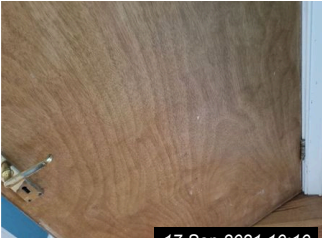
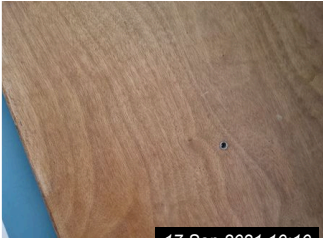
Rosemond services and its staff are not trained or qualified Property Surveyors. Under no circumstances should this Check-Out Report be used as a structural survey of a property. Further to this it should be noted that we are not specifically trained or qualified as legal experts on any type or kind of cloth, wood or other material, nor do we have any specific knowledge of antiques. This Check-Out Report should not be deemed to be a definitive statement of each and every item of equipment or furniture, nor indeed of the authenticity of the aforementioned items.

This Check-Out Report does not provide the Landlord, Tenant or the Landlord's/Tenant's Agent with any kind of guarantee regarding the safety of any equipment, furniture or other contents relating to the property. Any description serves merely as a record in accordance with the purpose of this Check-Out Report. Items listed within the Check-Out Report are deemed to be in good condition without any apparent defect unless otherwise stated. In the case of a significant defect of an item(s) such as clear or obvious damage or soiling, then such item(s) will be described appropriately.

It should be noted that it may not be possible to move certain items of furniture to facilitate inspection behind or beneath such items. In addition, it is not usual practice to inspect and detail attics or cellars. Furthermore, we do not inspect rooms which are locked unless a key has been provided. Nor do we inspect items that are packed for storage or in boxes. It should be noted that it is not our practice to individually list books, CDs, DVDs, cleaning items or other miscellaneous items such as the contents of garden sheds, greenhouses or garages.

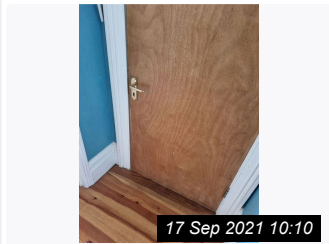
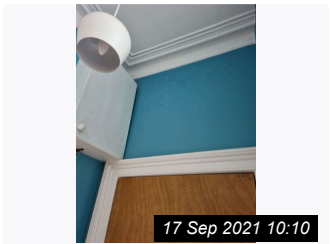
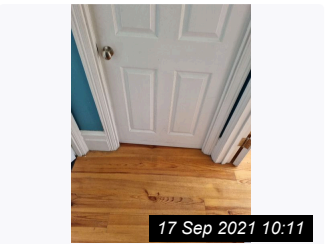
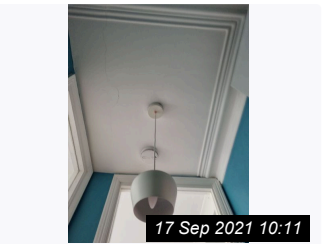
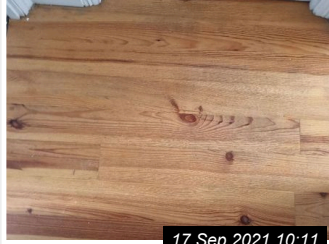
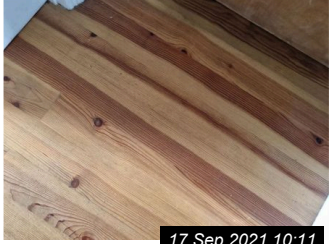
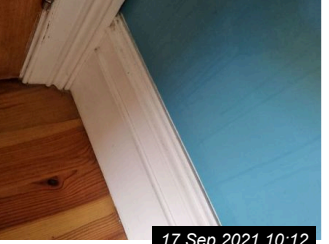
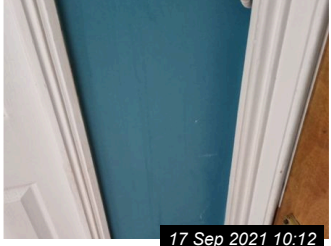
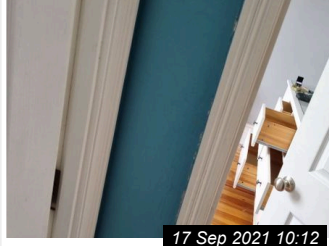
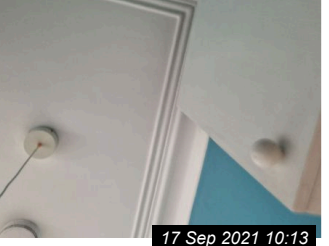
Rosemond services and its staff do not check gas or electrical appliances and give no guarantee with regard to the safety or reliability of such items. It should also be noted that we do not inspect or test smoke alarms or carbon monoxide alarms and that it is the responsibility of the Tenant to make sure that, where fitted, they are working correctly at all times.

The ultimate responsibility for the compliance with the Fire & Safety Regulations for Furnishings, Gas and Electrical services is that of the Instructing Principal. Any note within an Check-Out Report compiled by First Inventory stating 'FFR label seen' should not be interpreted to mean that the item complies with the 'Furniture and Furnishings' (Fire) (Safety) (Amendments) 1993. The reference 'FFR label seen' is merely a record that the item was seen to have a label attached, at the time that the Check-Out Report was compiled, similar or the same as that described in the 'Guide to the Furniture and Furnishings' (Fire) (Safety) Regulations that was originally published by the Department of Trade & Industry in January 1997 (or subsequent editions). Under no circumstances should the note 'FFR label seen' be deemed as a specific statement of fact that the applicable item complies with the aforementioned Regulations.

1. FRONT DOOR					
Ref	Name	Description	Condition at Inventory	Condition at Check Out	Additional Comments
1.1	Door	Wood door Chrome spyhole Brass YALE lock Brass handle Frame wood painted white Reverse of door to match Grey YALE lock and latch Chrome spyhole Brass handle Frame wood painted white	. Fitted upside down. Tarnished. Slightly loose. White paint marks. Painted over old defects. Visible cabling attached. Handle removal marks and 2 x nail removal holes above handle Tarnished Chip to low level Scuff to low level. Painted over old defects.	As Inventory + Fair wear and tear	
 17 Sep 2021 10:09 Ref #1					
 17 Sep 2021 10:09 Ref # 1.1  17 Sep 2021 10:09 Ref # 1.1  17 Sep 2021 10:09 Ref # 1.1  17 Sep 2021 10:09 Ref # 1.1					
 17 Sep 2021 10:09 Ref # 1.1  17 Sep 2021 10:10 Ref # 1.1  17 Sep 2021 10:10 Ref # 1.1					

2. ENTRANCE/ HALLWAY					
Ref	Name	Description	Condition at Inventory	Condition at Check Out	Additional Comments
2.1	Floor	Wooden flooring	White paint splash marks ahead of bathroom	<i>As Inventory +</i> Fair wear and tear Not clean, light dust and debris Needs Cleaning - Tenant	
2.2	Skirting	Wood painted white	Painted over old defects	<i>As Inventory +</i> Fair wear and tear	
2.3	Walls	Painted blue.	Marked around light switch Painted over old defects Faint drip marks to low level RHS	<i>As Inventory +</i> Fair wear and tear Drip marks lhs below light Nail in wall above light Needs Maintenance - Investigate	
2.4	Cornice	Painted white		Shrinkage crack lhs Needs Maintenance - Landlord	
2.5	Ceiling	Painted white	Visible hairline crack.	<i>As Inventory</i>	
2.6	Lighting	White ceiling fitment flex and bulb White shade	Bulb not working	Working order Different to check in: Grey metal shade Different to check in - Tenant	
2.7	Switches	White plastic		Light marks to surface, fair wear and tear	
2.8	Contents	W/M entryphone system		Not tested Good used condition	
2.8.1	-	C/M smoke alarm	Not tested Out of reach	<i>As Inventory</i>	
2.9	Built-in cupboard			Good used condition Fair wear and tear	
2.10	Door	Painted white Handle white Interior set to: Electric meter Fuse box Meter key in situ 2 x spare meter keys		Good used condition	

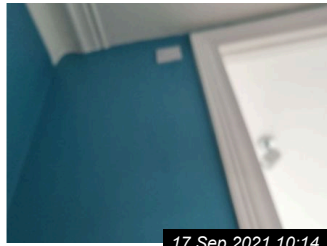
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 17 Sep 2021 10:12 Ref # 2.3	 17 Sep 2021 10:12 Ref # 2.3	 17 Sep 2021 10:12 Ref # 2.3	 17 Sep 2021 10:13 Ref # 2.4
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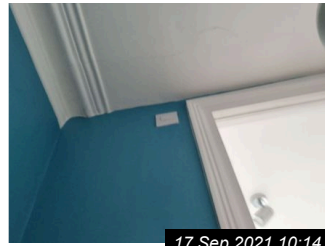
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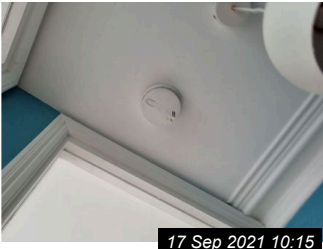
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Ref # 2.7



Ref # 2.8



Ref # 2.8.1



Ref # 2.9



Ref # 2.10



Ref # 2.10

3. BATHROOM

Ref	Name	Description	Condition at Inventory	Condition at Check Out	Additional Comments
3.1	Door	Wood panelled painted white Chrome handle Frame wood painted white Fixed pane above Wooden frame painted white Reverse of door to match Chrome handle Frame wood painted white	Tape removal marks to high level of pane	As Inventory + Fair wear and tear Some dirt around edges of panels Needs Cleaning - Tenant	
3.2	Floor	Brown tiles	Grouting discoloured in places Light dust Tile chipped under radiator White marks ahead of bath	As Inventory + Fair wear and tear Not clean Needs Cleaning - Tenant	
3.3	Skirting	Black tiles to match floor		Not clean Dusty along top edge Needs Cleaning - Tenant	

3. BATHROOM (CONT.)					
3.4	Walls	Part painted white Attached chrome and black doorstop Part tiled white with grey grouting	Paint chip and rub mark to low level RHS. Hairline cracking to high level above bath RHS. Brown spot marks between shelves 1 x painted over brass picture hook Discoloured to the sealant above bath	<i>As Inventory +</i> Fair wear and tear Rhs wall has 1x nail 2x cracked tiles above bath opposite wall Lhs wall has nail above toilet Chip lhs wall high level on entry Scuffs around mirror lhs wall Requires cleaning Needs Maintenance - Tenant + Investigate Needs Cleaning - Tenant	
3.5	Ceiling	Painted white		2 distinct areas of water damage above bath Needs Maintenance - Investigate	
3.6	Lighting	3 x chrome ceiling fitments		Different to check in: 1x chrome fitting missing, hole with black wiring. Water damage around hole Chrome is tarnished Needs Maintenance - Investigate	
3.7	Radiator	W/M chrome heated rail		Fair wear and tear Requires cleaning Piping rusted Needs Cleaning - Tenant	
3.8	Windows	Double glazed white UPVC frame 1 x white handle Integral lock Tiled white windowsill		Light clean required Needs Cleaning - Tenant	
3.9	WC	White WC White seat and lid Chrome push flush	. Loose.	<i>As Inventory +</i> Requires cleaning Needs Cleaning - Tenant	
3.10	Bath	White bath White side panel Chrome push up waste Chrome hot and cold tap Chrome spout Shower door glass folding shower door W/M chrome plate Attached 2 x chrome taps W/M chrome static showerhead	. Rubber seal discoloured. Limescaled	<i>As Inventory +</i> Requires cleaning, light debris and water marks Seal on shower screen mouldy/limescale, seal peeling Needs Cleaning - Tenant	

3. BATHROOM (CONT.)

3.11	Sink	White sink Chrome push up waste Chrome hot and cold taps W/M chrome spout		Requires cleaning Mould around plughole Needs Cleaning - Tenant	
3.12	Built-in cupboard			Usage marks Not clean Cleaning products left inside by tenants Needs Cleaning - Tenant	
3.13	Door	Wood painted white 2 x chrome pulls Interior set to: 3 x drawers 2 x shelves	Laminate chipped to bottom RHS shelf	As Inventory + Fair wear and tear Not clean Needs Cleaning - Tenant	
3.14	Work surface	Wood	Water marked under sink Sealant discoloured behind sink	As Inventory + Not clean Dark mark behind basin Needs Cleaning - Tenant	
3.15	Contents	W/M XPELAIR air vent	Working.	As Inventory	
3.15.1	-	W/M wooden shelves Top shelf with 3 x chrome spotlights attached		Bottom shelf slightly loose Both shelves require cleaning, dusty Needs Cleaning - Tenant	
3.15.2	-	1 x mirror	Not fitted Marked and silvering to the edges	As Inventory + Not clean Needs Cleaning - Tenant	
3.16	Additional items Check out	Steel toilet roll holder Chrome toilet brush and holder Chrome pedal bin	Item added after Check In	All used condition Not clean Different to check in - Tenant	



17 Sep 2021 10:17

Ref #3



17 Sep 2021 10:17

Ref #3



17 Sep 2021 10:17

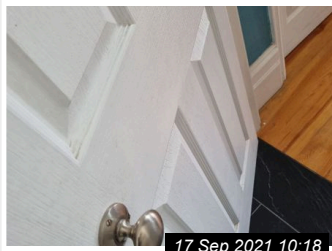
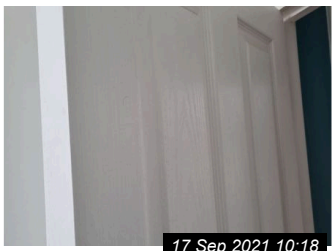
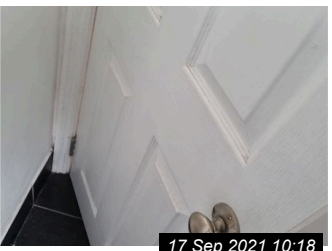
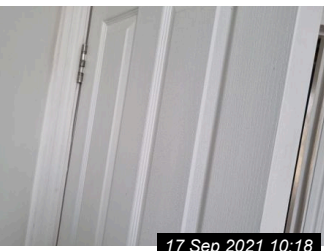
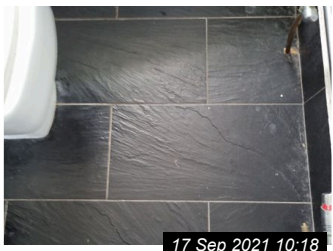
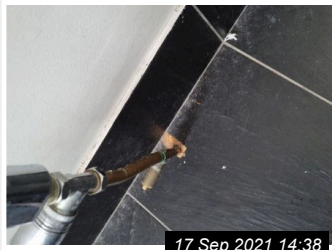
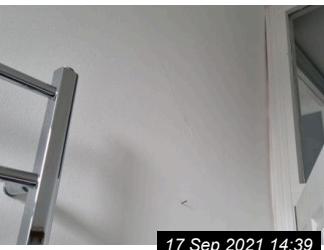
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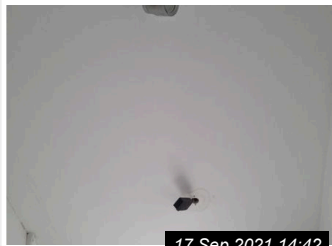
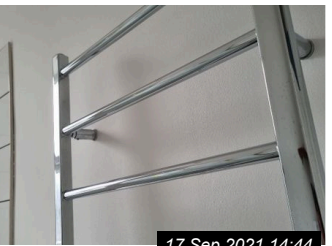
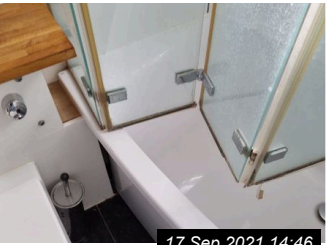
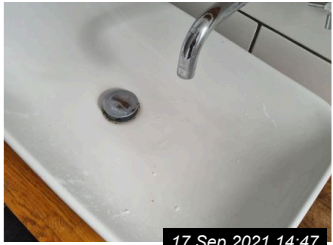
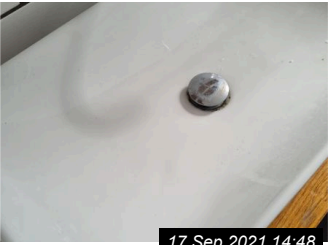
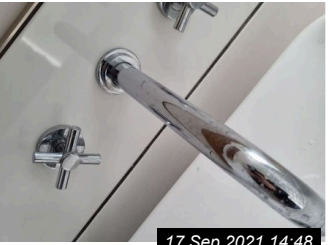


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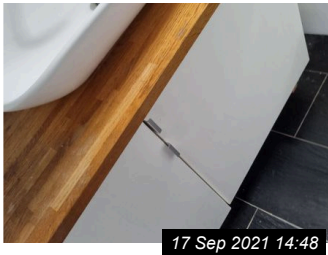
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3. BATHROOM (CONT.)			
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3. BATHROOM (CONT.)



Ref # 3.12



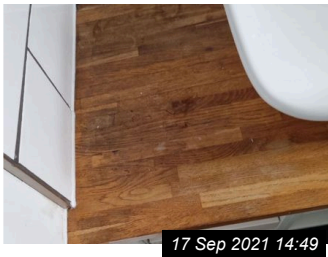
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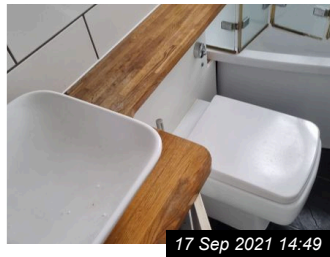
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Ref # 3.14



Ref # 3.14



Ref # 3.15



Ref # 3.15.1



Ref # 3.15.1



Ref # 3.15.1



Ref # 3.15.1



Ref # 3.15.2



Ref # 3.16



Ref # 3.16



Ref # 3.16

4. BEDROOM

Ref	Name	Description	Condition at Inventory	Condition at Check Out	Additional Comments
4.1	Door	Wood panelled painted white Chrome handle Frame wood painted white Fixed pane above and wooden frame painted white Reverse of door to match Chrome handle Frame wood painted white	Tape removal marks to the window pane. Visible wood knots	<i>As Inventory +</i> Fair wear and tear Slightly grubby, requires cleaning Scuffs mid to low level Needs Cleaning - Tenant	

4. BEDROOM (CONT.)					
4.2	Floor	Wooden flooring	Mark to left side on entrance Marked by doorstep and to right side on entrance. Light scratch marks in places Small chip to far RHS. Requires vacuuming under bed Light dust in places	As Inventory + Fair wear and tear Requires cleaning, dusty with light debris Needs Cleaning - Tenant	
4.3	Skirting	Wood painted white	Painted over old defects Shrinkage to the top edges.	As Inventory + Fair wear and tear Not clean Mould/dust opposite door Needs Cleaning - Tenant	
4.4	Walls	Painted grey	Faint scuff marks mid to low level throughout. Heavier marks in places Patchy paintwork above blank plate right side on entrance. Painted over old defects Dusty above wardrobe 1 x brass picture hook	As Inventory + 2 nails rhs wall and opposite wall Far rhs shrinkage crack Lhs of door several nail holes Scuffing and marks above draw unit Fair wear and tear Needs Maintenance - Tenant	
4.5	Cornice	Painted white		Shrinkage cracks lhs wall	
4.6	Ceiling	Painted white		Painted over defects	
4.7	Lighting	Black ceiling fitment, flex bulb Large white shade			
4.8	Switches	White plastic			
4.9	Sockets	White plastic	Marked to the edges	As Inventory + Require cleaning Needs Cleaning - Tenant	
4.10	Windows	Wooden frame painted white 2 x chrome pulls 2 x chrome twist locks Window sill painted white	. Light dust.	As Inventory + Fair wear and tear Requires cleaning Needs Cleaning - Tenant	

4. BEDROOM (CONT.)

4.11	Curtains/ Blinds	Painted white curtain rail 2 x ball end finials 1 x pair of grey curtains	. Dusty. Marked to right side lining Faint marks to left side lining	<i>As Inventory +</i> Fair wear and tear, some small stains
4.12	Contents	Chest of drawers painted white chest 4 x drawers and 4 x smaller drawers 12 x metal pulls Glass to top	Scratch marks to the glass Marked to the edge RHS Straight yellow and white lining to interior of all drawers Bottom left hand drawer has several removal holes	<i>As Inventory +</i> Fair wear and tear Requires cleaning Upper surface heavily marked, draw faces are grubby Needs Cleaning - Tenant Needs Maintenance - Tenant
4.13	Bed frame	White laminate double bed frame Matching headboard	Dusty between slats Wooden slats loose.	<i>As Inventory +</i> Fair wear and tear Requires cleaning, yellow liquid stain rhs Needs Cleaning - Tenant
4.14	Mattress	White and grey double mattress Mattress protector	. Brand new In packaging	Fair wear and tear Dusty Stains to mattress
4.15	Wardrobe	Freestanding white grained laminate wardrobe 1 x mirrored door 2 x black pulls Interior set to: 3 x shelves 2 x white hanging rails	Brown scuff marks to interior of RH	<i>As Inventory +</i> Fair wear and tear Requires cleaning: dust inside and marks to mirror Needs Cleaning - Tenant
4.15.1	-	W/M painted over air vent		Dusty Needs Cleaning - Tenant



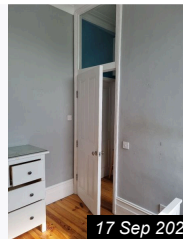
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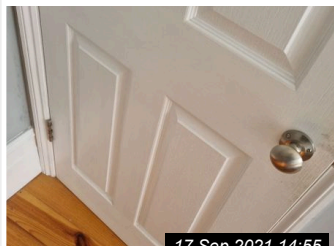
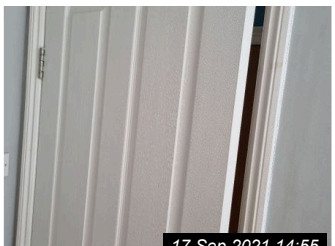
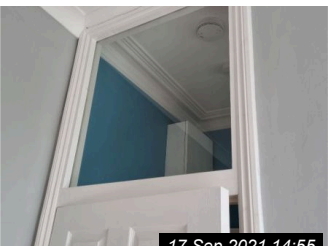
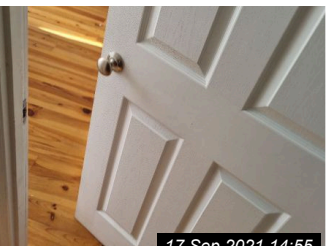
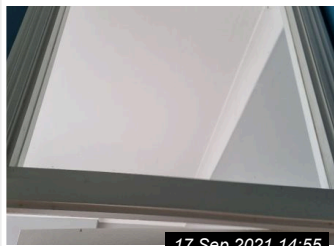
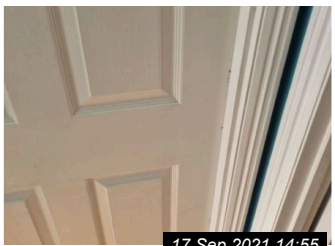
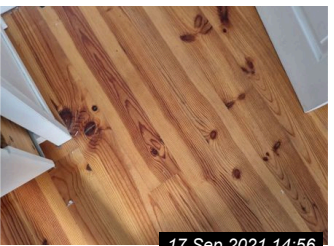
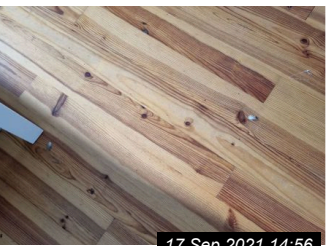
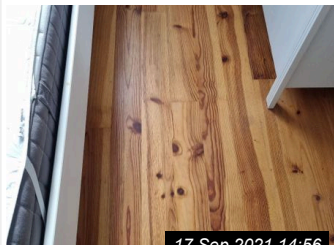
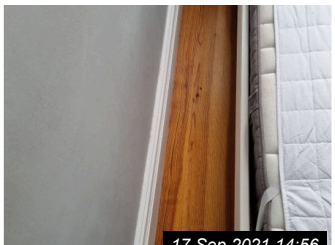
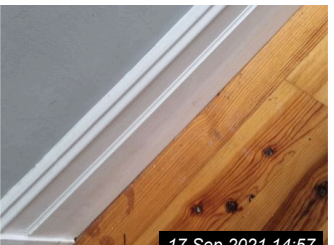
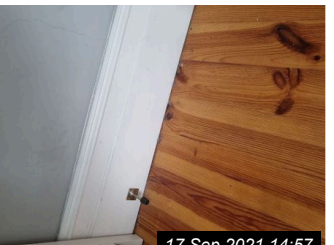
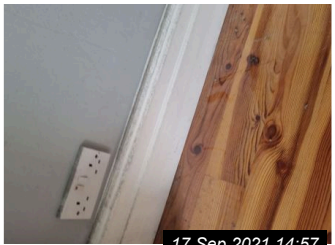
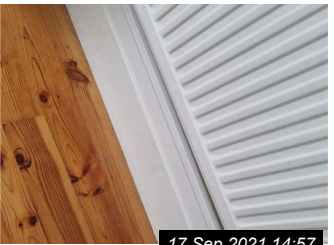
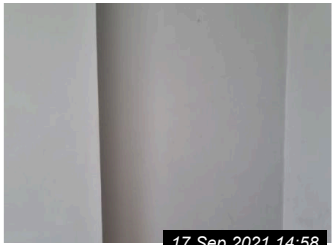
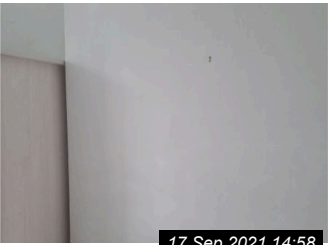
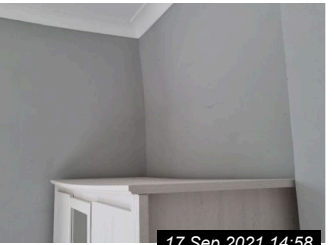
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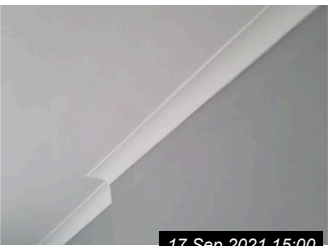
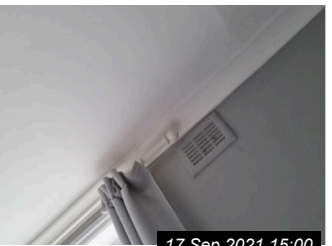
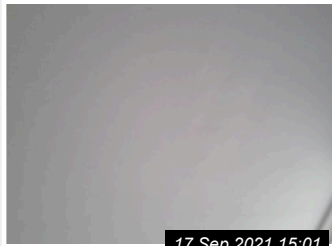
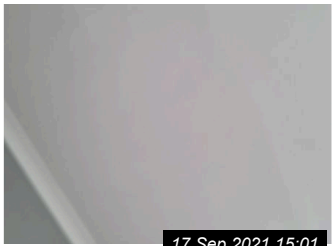
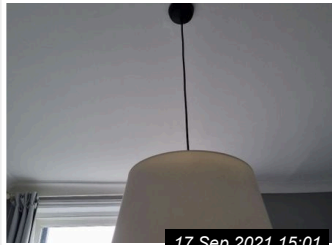
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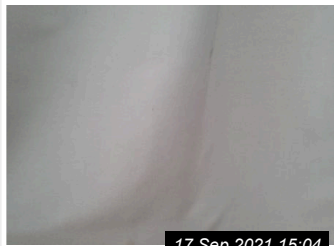
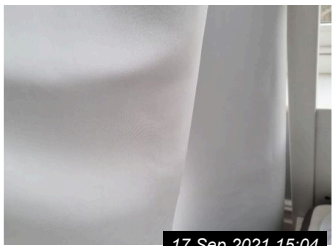
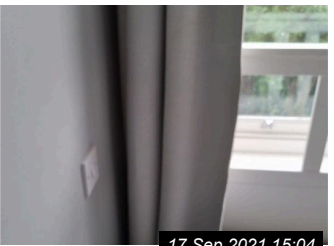
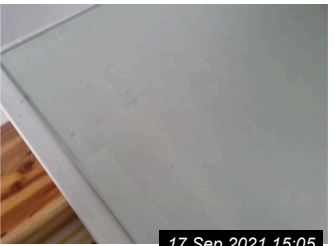
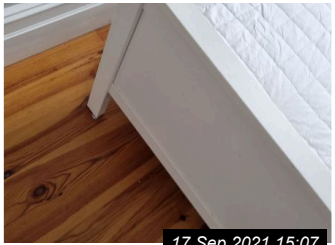
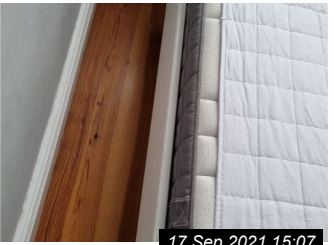


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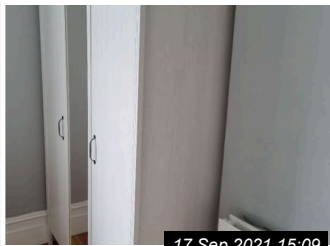
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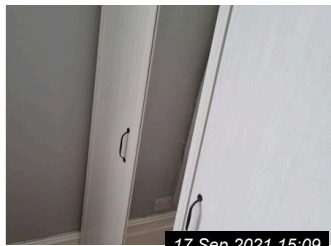
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4. BEDROOM (CONT.)



17 Sep 2021 15:09

Ref # 4.15



17 Sep 2021 15:09

Ref # 4.15



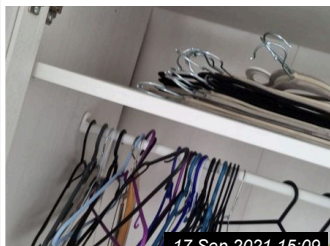
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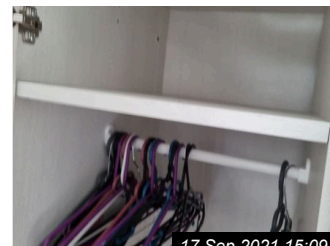
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Ref # 4.15



17 Sep 2021 15:10

Ref # 4.15.1

5. KITCHEN OPEN PLAN RECEPTION

Ref	Name	Description	Condition at Inventory	Condition at Check Out	Additional Comments
5.1	Door	Double panelled door painted white 2 x chrome pulls Frame wood painted white Reverse of door to match 2 x chrome pulls Frame Wood painted white	Paint chip to right hand door LHS leading edge Painted over old defects Scuff marks to low level of both doors	<i>As Inventory +</i> Fair wear and tear Handles slightly loose	
5.2	Floor	Wooden flooring	White marks on entrance Small dent ahead of entrance Scratch marks throughout. 2 x lighter wood strips to centre	<i>As Inventory +</i> Not clean, light debry Fair wear and tear Needs Cleaning - Tenant	

5. KITCHEN OPEN PLAN RECEPTION (CONT.)

5.3	Skirting	Wood painted white		Used condition, fair wear and tear Not clean, dusty Needs Cleaning - Tenant	
5.4	Walls	Painted grey Painted over air vent Part painted yellow to kitchen area 2 x glass splashbacks each with 4 x chrome bolts	Marked around light switch on entrance Few scattered spot marks behind sofa to LH wall. Painted over old defects Drip marks and faint scuff marks and patchy paintwork to low level of chimney breast wall. Hairline cracking to wall RHS of chimney breast wall Further cracking to paintwork to RS of chimney breast wall high level Picture removal marks to wall right of chimney breast. Marked above socket right of radiator 1 x brass picture hook 2 x painted over picture hooks 1 x screw 1 x nail 1 x nail removal hole Few scattered scuff marks in places mainly between shelves Spot marks below kitchen units Few grub marks to same area Top right hand bolt missing from splashback behind hob	As Inventory + Fair wear and tear Marks mid to low level Cobwebs in places Requires cleaning, liquid marks to yellow wall kitchen Needs Cleaning - Tenant	
5.5	Cornice	Painted white			
5.6	Ceiling	Painted white		Painted over defects Some patches	
5.7	Lighting	1 x brown ceiling fitment, flex bulb Large brown shade 1 x yellow ceiling fitment, flex bulb Large yellow shade 1 x grey ceiling fitment, flex, bulb Large grey shade		Different to check in: 2x grey light fittings with metal shades Dusty, requires cleaning Different to check in - Investigate Needs Cleaning - Tenant	

5. KITCHEN OPEN PLAN RECEPTION (CONT.)					
5.8	Switches	White plastic		Require cleaning Needs Cleaning - Tenant	
5.9	Sockets	White plastic		Require cleaning, dusty Needs Cleaning - Tenant	
5.10	Radiators	Painted white	Valve caps complete	As Inventory + Fair wear and tear Requires cleaning Needs Cleaning - Tenant	
5.11	Windows	Wooden frames painted white Each with 2 x chrome pulls 2 x chrome twist lock Windowsill painted white	RH window and LH twist lock missing. London dirt to exterior Light dust	As Inventory + Fair wear and tear Light dust and marks to windows Needs Cleaning - Tenant	
5.12	Curtains/ Blinds	2 x grey roller blinds each with clear plastic pulls attached rope		Used condition Fair wear and tear	
5.13	Kitchen units	Range of wall cupboards painted white Chrome handle 1 x matching base cupboard 2 x matching drawers Interior of 1 x wall cupboard set to: 2 x metal racks Range of base cupboard and drawers in chrome Chrome handles	Marked to exterior of wall cupboard to right of exterior to bottom by handle Panel below sink detached, falls off when opening middle drawers Smear marks to exteriors of wall base cupboard and drawers. Requires cleaning to interior of top drawers to right of oven Grubby to edge of bottom right of oven Drawer under oven interior requires cleaning.	As Inventory + Backboard bubbling in unit above sink Requires cleaning throughout, food crumbs and liquid stains Fair wear and tear Scuffs on draw handles below sink Needs Maintenance - Investigate Needs Cleaning - Tenant	
5.14	Work surface	Wood	Marked appearance to LS of sink.	As Inventory + Requires cleaning Needs Cleaning - Tenant	

5. KITCHEN OPEN PLAN RECEPTION (CONT.)

5.15	Sink	1 ½ stainless steel sinks and drainers 2 x waste 2 x metal strainers Chrome and black mixer tap	. Slightly marked to both wastes	<i>As Inventory +</i> Requires cleaning Fair wear and tear Needs Cleaning - Tenant
5.16	Hob	5 x ring gas hob 5 x trivets 5 x controls 1 x igniters	Tested for power Smallest ring does not operate.	<i>As Inventory +</i> Fair wear and tear Extremely dirty, requires cleaning Needs Cleaning - Tenant
5.17	Oven	ELECTROLUX oven Grey handle 2 x controls 3 x buttons Interior set to: 1 x metal rack 1 x oven tray	Tested for power	<i>As Inventory +</i> Requires cleaning Needs Cleaning - Tenant
5.18	Dishwasher	Integrated HOTPOINT Interior set to: 2 x grey racks 1 x grey cutlery holder		Requires cleaning Needs Cleaning - Tenant
5.19	Washing Machine	Integrated AEG Model number: L69480VFL	Staining to interior of rubber seal Lightly marked to interior of detergent drawer	<i>As Inventory +</i> Requires cleaning, marks to exterior Needs Cleaning - Tenant
5.20	Extractor	Integrated BOSCH	Tested for power and working	<i>As Inventory</i>
5.21	Fridge freezer	Freestanding black ELICA Fridge set to: 2 x glass shelves with white rims. 1 x further glass shelf 2 x white brackets 1 x salad drawer 2 x door shelves Freezer set to: 3 x drawers	. Cracked Scratch marks to front panel	<i>As Inventory +</i> Different to check in: Black Candy fridge freezer Used condition Requires cleaning Ice build up back of fridge Different to check in - Investigate Needs Cleaning - Tenant
5.22	Contents	Boiler integrated		

5. KITCHEN OPEN PLAN RECEPTION (CONT.)

5.22.1	-	7 x W/M wooden shelves on grey bracket		Require cleaning Needs Cleaning - Tenant	
5.22.2	-	Black metal pedal bin	Marked appearance to the exterior	As Inventory + Requires cleaning Needs Cleaning - Tenant	
5.22.3	-	1 x wooden step ladder		Used condition Fair wear and tear	
5.22.4	-	1 x wooden shelving unit with 2 x slatted shelf 2 x grey caster wheels	Marked to the top surface	As Inventory + Fair wear and tear Dusty, requires cleaning Needs Cleaning - Tenant	
5.22.5	-	1 x wood effect laminate folding dining table on black caster wheels	Few light scratch marks to the top surface	As Inventory + Fair wear and tear Requires cleaning Needs Cleaning - Tenant	
5.22.6	-	1 x black metal doorstep			
5.22.7	-	1 x grey material corner sofa 3 x seat cushions 3 x back cushions		Used condition Fair wear and tear Some light debris Needs Cleaning - Tenant	
5.22.8	-	2 x W/M wooden shelves on 4 x white brackets			
5.22.9	-	C/M heat detector	Tested and working	As Inventory	
5.23	Check out	Tenants have left some small items in kitchen cupboard 2x wooden dining chairs used condition	Item added after Check In	Different to check in - Tenant	



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Ref #5



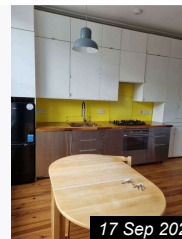
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Ref #5



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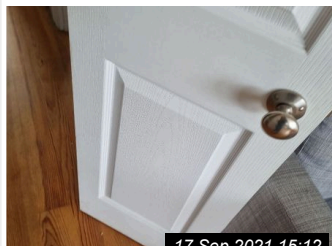
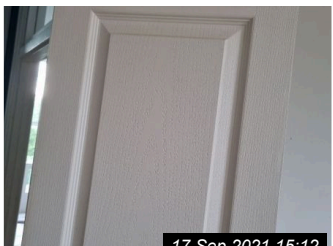
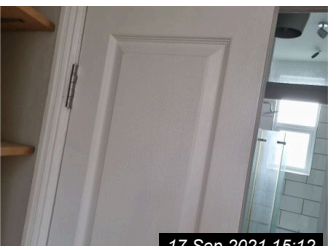
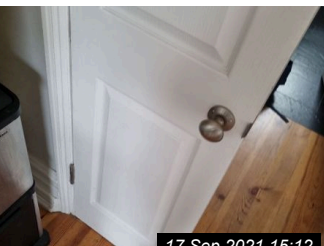
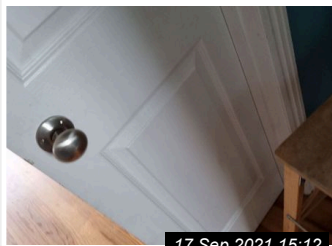
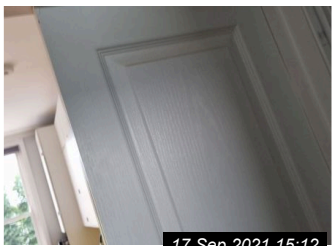
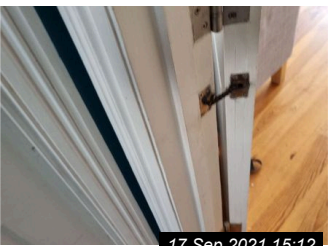
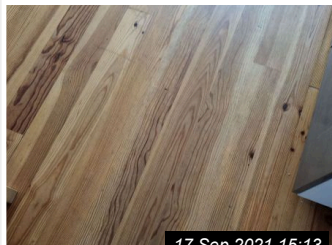
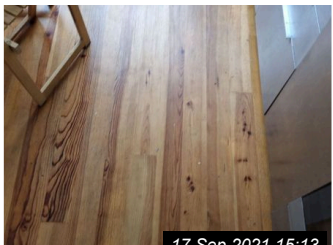
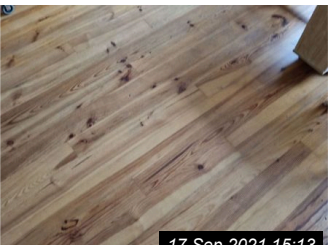
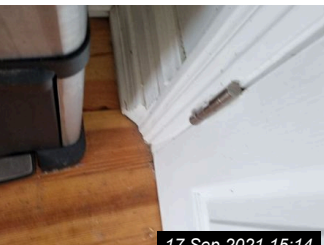
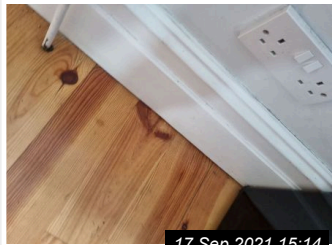
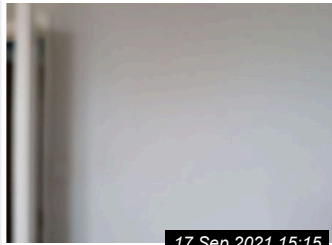
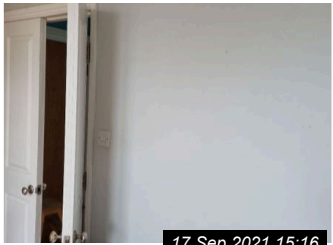
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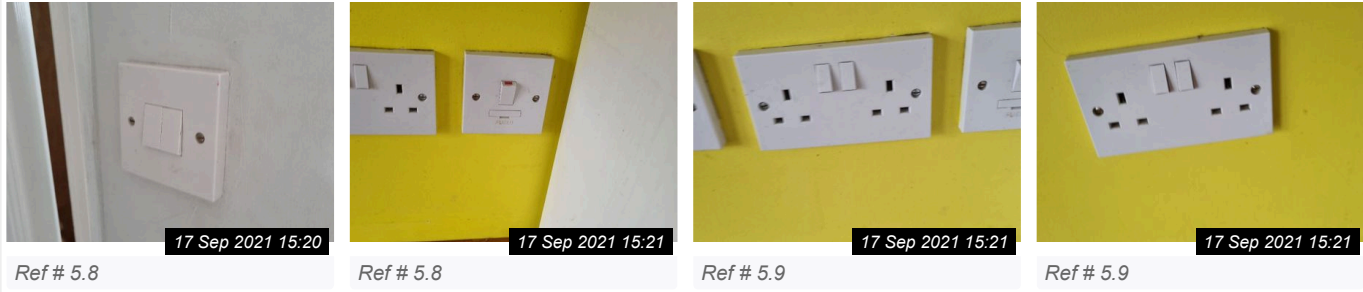
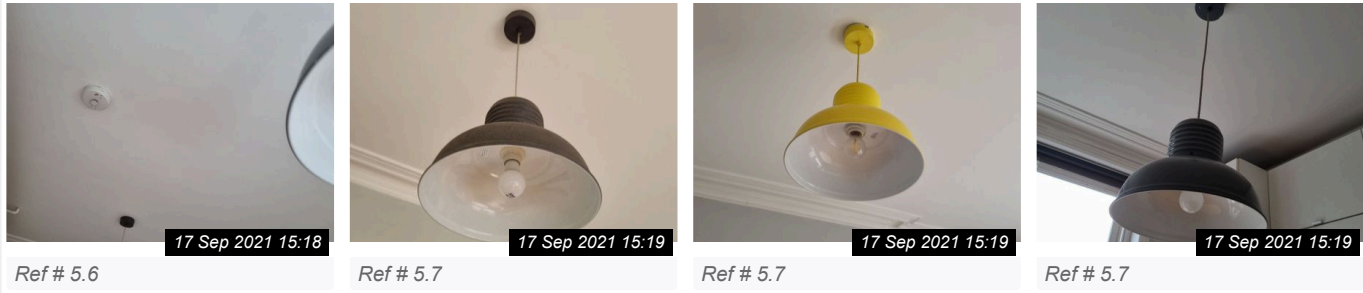
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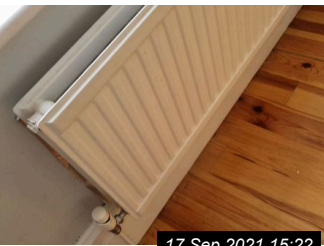
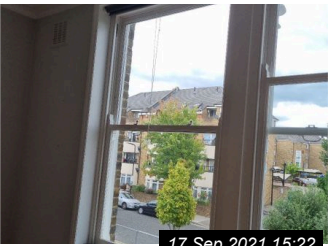
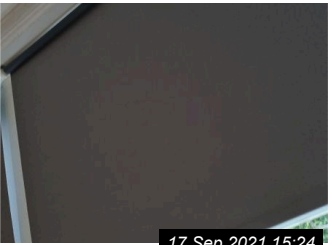
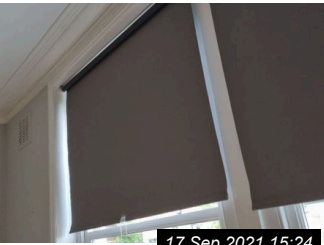
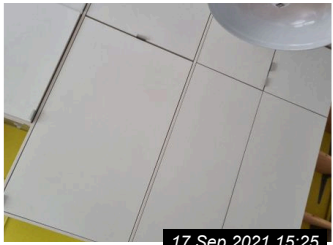
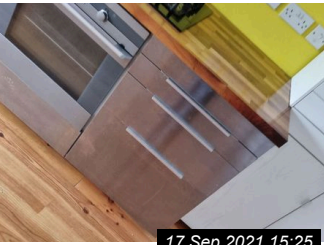
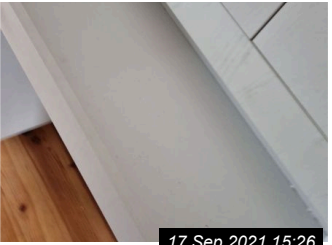
5. KITCHEN OPEN PLAN RECEPTION (CONT.)

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 17 Sep 2021 15:13 Ref # 5.2	 17 Sep 2021 15:13 Ref # 5.2	 17 Sep 2021 15:13 Ref # 5.2	 17 Sep 2021 15:14 Ref # 5.3
 17 Sep 2021 15:14 Ref # 5.3	 17 Sep 2021 15:14 Ref # 5.3	 17 Sep 2021 15:14 Ref # 5.3	 17 Sep 2021 15:14 Ref # 5.3
 17 Sep 2021 15:15 Ref # 5.4	 17 Sep 2021 15:16 Ref # 5.4	 17 Sep 2021 15:16 Ref # 5.4	 17 Sep 2021 15:16 Ref # 5.4

5. KITCHEN OPEN PLAN RECEPTION (CONT.)



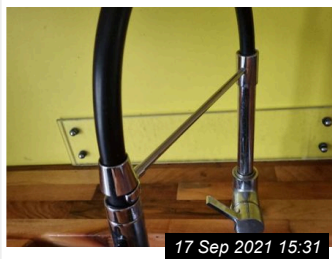
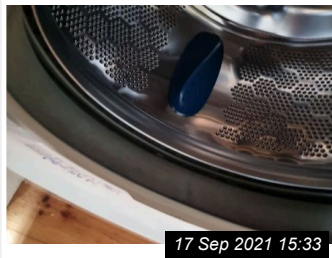
5. KITCHEN OPEN PLAN RECEPTION (CONT.)

 17 Sep 2021 15:21 Ref # 5.9	 17 Sep 2021 15:21 Ref # 5.9	 17 Sep 2021 15:21 Ref # 5.9	 17 Sep 2021 15:22 Ref # 5.10
 17 Sep 2021 15:22 Ref # 5.10	 17 Sep 2021 15:22 Ref # 5.11	 17 Sep 2021 15:22 Ref # 5.11	 17 Sep 2021 15:22 Ref # 5.11
 17 Sep 2021 15:23 Ref # 5.11	 17 Sep 2021 15:23 Ref # 5.11	 17 Sep 2021 15:24 Ref # 5.12	 17 Sep 2021 15:24 Ref # 5.12
 17 Sep 2021 15:25 Ref # 5.13	 17 Sep 2021 15:25 Ref # 5.13	 17 Sep 2021 15:25 Ref # 5.13	 17 Sep 2021 15:25 Ref # 5.13
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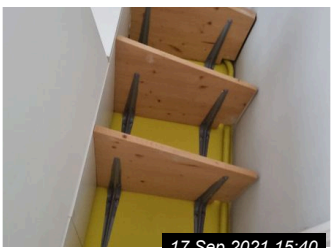
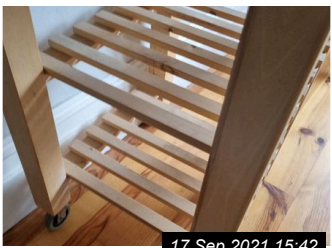
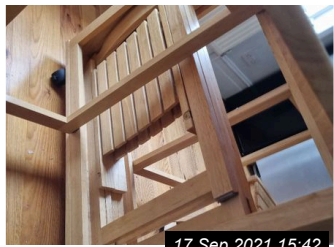
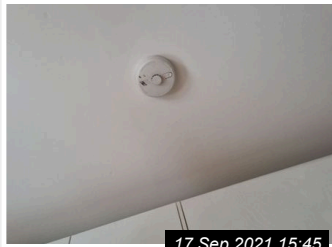
5. KITCHEN OPEN PLAN RECEPTION (CONT.)



5. KITCHEN OPEN PLAN RECEPTION (CONT.)

 17 Sep 2021 15:31 Ref # 5.15	 17 Sep 2021 15:31 Ref # 5.15	 17 Sep 2021 15:31 Ref # 5.16	 17 Sep 2021 15:31 Ref # 5.16
 17 Sep 2021 15:32 Ref # 5.17	 17 Sep 2021 15:32 Ref # 5.17	 17 Sep 2021 15:33 Ref # 5.18	 17 Sep 2021 15:33 Ref # 5.18
 17 Sep 2021 15:33 Ref # 5.18	 17 Sep 2021 15:33 Ref # 5.18	 17 Sep 2021 15:33 Ref # 5.19	 17 Sep 2021 15:33 Ref # 5.19
 17 Sep 2021 15:33 Ref # 5.19	 17 Sep 2021 15:33 Ref # 5.19	 17 Sep 2021 15:34 Ref # 5.20	 17 Sep 2021 15:38 Ref # 5.21
 17 Sep 2021 15:38 Ref # 5.21	 17 Sep 2021 15:38 Ref # 5.21	 17 Sep 2021 15:38 Ref # 5.21	 17 Sep 2021 15:39 Ref # 5.21

5. KITCHEN OPEN PLAN RECEPTION (CONT.)

 17 Sep 2021 15:39	 17 Sep 2021 15:39	 17 Sep 2021 15:40	 17 Sep 2021 15:40
Ref # 5.21	Ref # 5.22	Ref # 5.22.1	Ref # 5.22.1
 17 Sep 2021 15:40	 17 Sep 2021 15:41	 17 Sep 2021 15:42	 17 Sep 2021 15:42
Ref # 5.22.2	Ref # 5.22.3	Ref # 5.22.4	Ref # 5.22.4
 17 Sep 2021 15:42	 17 Sep 2021 15:42	 17 Sep 2021 15:43	 17 Sep 2021 15:43
Ref # 5.22.5	Ref # 5.22.5	Ref # 5.22.5	Ref # 5.22.6
 17 Sep 2021 15:43	 17 Sep 2021 15:43	 17 Sep 2021 15:43	 17 Sep 2021 15:45
Ref # 5.22.7	Ref # 5.22.7	Ref # 5.22.7	Ref # 5.22.8
 17 Sep 2021 15:45	 17 Sep 2021 15:48	 17 Sep 2021 15:48	
Ref # 5.22.9	Ref # 5.23	Ref # 5.23	

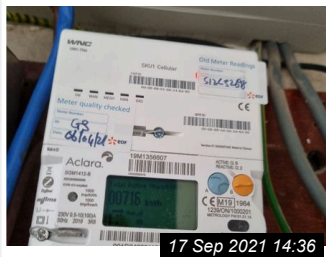
6. SCHEDULE OF CONDITION

Ref	Name	Condition at Inventory	Condition at Check Out	Additional Comments
6.1	General Condition	The property has been professionally cleaned with omissions where noted Requires cleaning to some kitchen drawers	The property hasn't been cleaned at check out. Dust and light debris throughout. Liquid stains kitchen	
6.2	Decorative Condition	Good condition Few scattered marks where noted Panel under sink loose.	Used condition Multiple nails and nail holes in walls Panel under sink loose. Fair wear and tear	
6.3	Flooring	Good condition Few scattered scratch marks and light dust.	As Inventory + Not clean	
6.4	Windows	Good condition London dirt to exteriors 1 x chrome opener in reception room missing	As Inventory	
6.5	Furniture/Upholstery	Good condition.	Good used condition	
6.6	Curtains/Blinds	Curtains marked to the lining in bedroom as noted.	As Inventory	
6.7	Linen	Brand new and in packaging	Used condition	
6.8	Lighting	All in working order	1 light missing in bathroom Dusty	
6.9	Alarms	1 x in entrance hall – not tested. Out of reach. Heat detector in kitchen – tested for power and working	As Inventory	
6.10	Carbon Monoxide Detectors	0 seen.	As Inventory	

7. METER READINGS

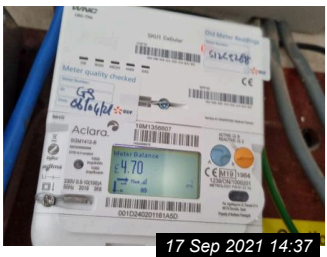
Ref	Name	Serial Number & Location	Reading at Inventory	Reading at Check Out	Additional Comments
7.1	Electric	Location: Entrance hallway cupboard Serial Number: S12C32698	Readings: £41.30p in credit	00716	
7.2	Gas	Location: Exterior of property behind back locked gate Serial Number: K0033300 <i>Different to check in: Serial number: G4F93122411900;</i>	Readings: 02214	Readings: 00174 Different to check in - Investigate	

7. METER READINGS (CONT.)



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Ref # 7.1



17 Sep 2021 14:37

Ref # 7.1



17 Sep 2021 15:59

Ref # 7.2

8. KEYS

Ref	Name	Description	Additional Comments
8.1	Keys	2 x set of keys handed to tenant 1 x main entrance key 2 x front door keys 2 x exterior gate keys 2 x sets; of maintenance keys return to agent; Different to check in: 1x exterior gate key, 2 x sets; Different to check in - Investigate	



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Ref #8



17 Sep 2021 14:33

Ref # 8.1

Tenant Responsibilities		
Ref	Action Required	Comments
2.1 Entrance/ Hallway » Floor	Needs Cleaning	Not clean, light dust and debry
2.6 Entrance/ Hallway » Lighting	Different to check in	Grey metal shade
3.1 Bathroom » Door	Needs Cleaning	Some dirt around edges of panels
3.2 Bathroom » Floor	Needs Cleaning	Light debry and marks

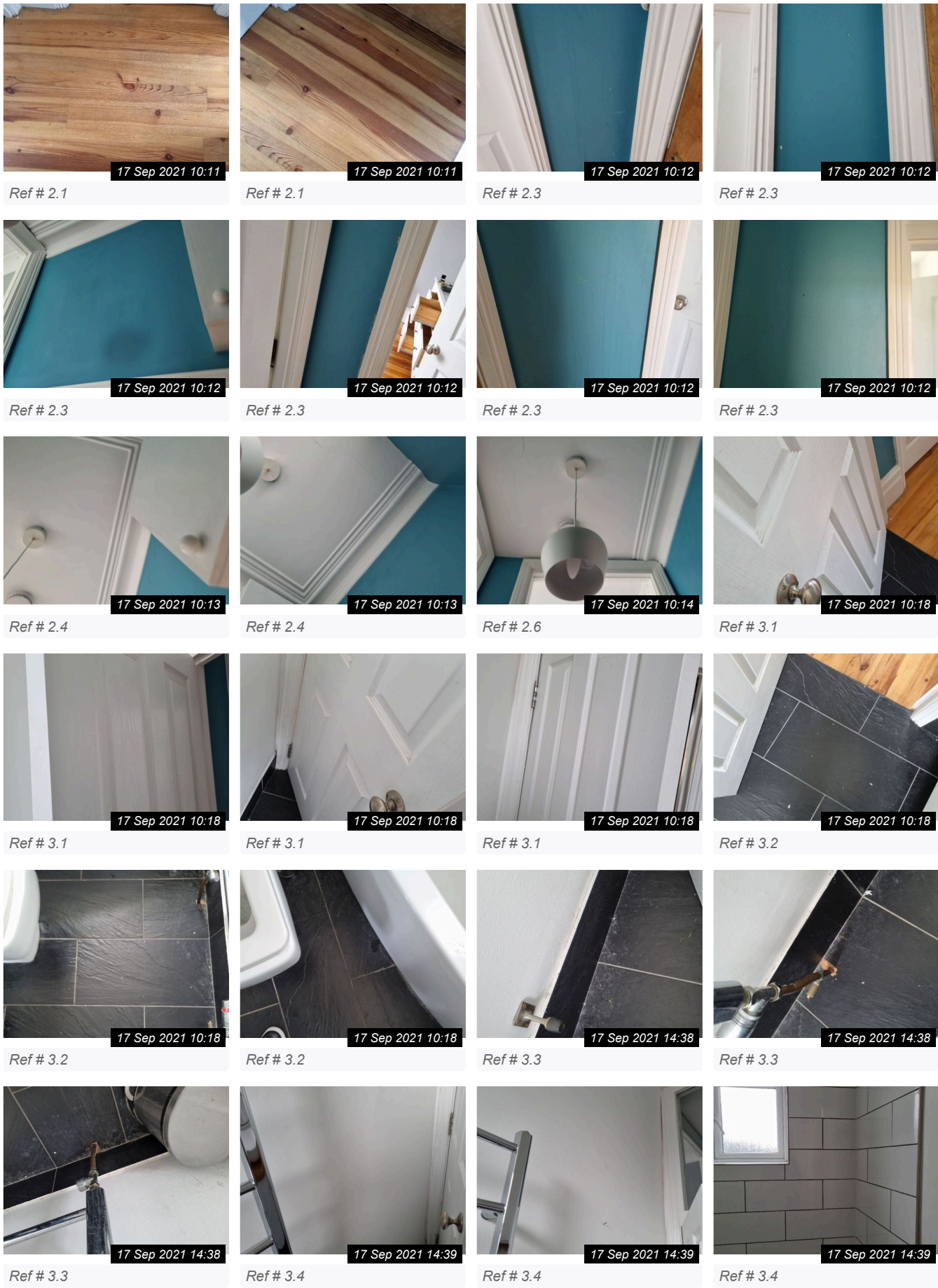
Tenant Responsibilities		
3.3 Bathroom » Skirting	Needs Cleaning	Not clean Dusty along top edge
3.4 Bathroom » Walls	Needs Maintenance	Chip lhs wall high level on entry 2x cracked tiles above bath opposite wall
3.4 Bathroom » Walls	Needs Cleaning	Requires cleaning
3.7 Bathroom » Radiator	Needs Cleaning	Requires cleaning
3.8 Bathroom » Windows	Needs Cleaning	Light clean required
3.9 Bathroom » WC	Needs Cleaning	Requires cleaning
3.10 Bathroom » Bath	Needs Cleaning	Requires cleaning, light debry and water marks Seal on shower screen mouldy/limescale
3.11 Bathroom » Sink	Needs Cleaning	Requires cleaning Mould around plughole
3.12 Bathroom » Built-in cupboard	Needs Cleaning	Requires cleaning
3.13 Bathroom » Door	Needs Cleaning	Not clean
3.14 Bathroom » Work surface	Needs Cleaning	Requires cleaning Dark mark behind basin
3.15.1 Bathroom » Contents	Needs Cleaning	Require both shelves require cleaning, dusty
3.15.2 Bathroom » Contents	Needs Cleaning	Requires cleaning
3.16 Bathroom » Additional items Check out	Different to check in	Chrome pedal bin Chrome toilet brush and holder Steel toilet roll holder
4.1 Bedroom » Door	Needs Cleaning	Slightly grubby and marked
4.2 Bedroom » Floor	Needs Cleaning	Requires cleaning, dusty with light debry
4.3 Bedroom » Skirting	Needs Cleaning	Mould/dust opposite door Not clean
4.4 Bedroom » Walls	Needs Maintenance	2 nails rhs wall and opposite wall Lhs of door several nail holes Scuffing and marks above draw unit rhs wall
4.9 Bedroom » Sockets	Needs Cleaning	Require cleaning
4.10 Bedroom » Windows	Needs Cleaning	Requires cleaning
4.12 Bedroom » Contents	Needs Cleaning	Requires cleaning Draw faces are grubby

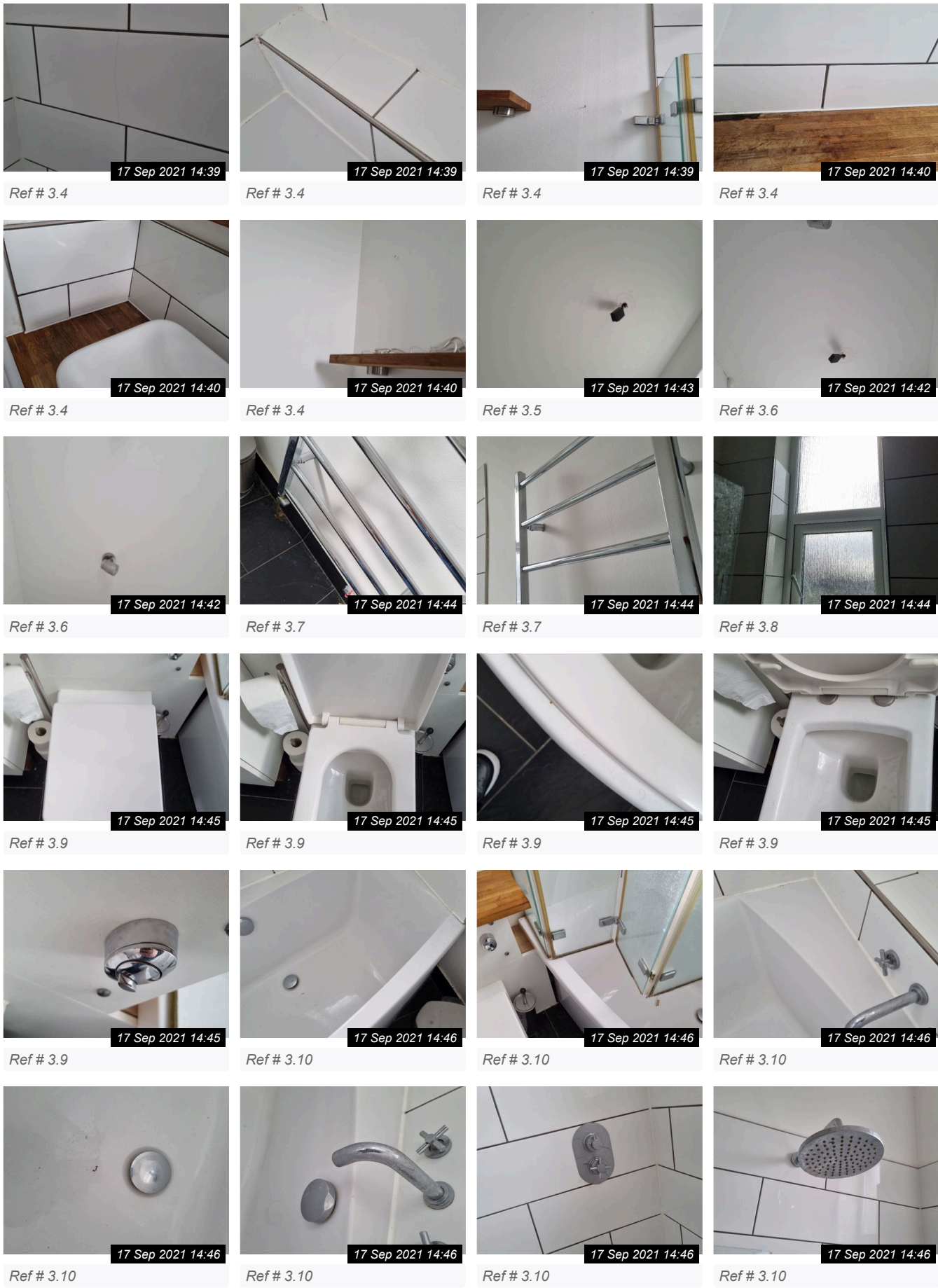
Tenant Responsibilities		
4.12 Bedroom » Contents	Needs Maintenance	Upper upper surface heavily marked
4.13 Bedroom » Bed frame	Needs Cleaning	Requires cleaning, yellow liquid stain rhs
4.15 Bedroom » Wardrobe	Needs Cleaning	Requires cleaning: dust inside and marks to mirror
4.15.1 Bedroom » Wardrobe	Needs Cleaning	Dusty
5.2 Kitchen Open Plan Reception » Floor	Needs Cleaning	Not clean, light debry
5.3 Kitchen Open Plan Reception » Skirting	Needs Cleaning	Not not clean, dusty
5.4 Kitchen Open Plan Reception » Walls	Needs Cleaning	Cobwebs Requires cleaning, liquid marks to yellow wall kitchen
5.7 Kitchen Open Plan Reception » Lighting	Needs Cleaning	Dusty, requires cleaning
5.8 Kitchen Open Plan Reception » Switches	Needs Cleaning	Require cleaning
5.9 Kitchen Open Plan Reception » Sockets	Needs Cleaning	Require cleaning, dusty
5.10 Kitchen Open Plan Reception » Radiators	Needs Cleaning	Requires cleaning
5.11 Kitchen Open Plan Reception » Windows	Needs Cleaning	Light dust and marks to windows
5.13 Kitchen Open Plan Reception » Kitchen units	Needs Cleaning	Requires cleaning throughout, lots of food crumbs and liquid stains Chrome doors smeared Sticky in places
5.14 Kitchen Open Plan Reception » Work surface	Needs Cleaning	Requires cleaning
5.15 Kitchen Open Plan Reception » Sink	Needs Cleaning	Requires cleaning
5.16 Kitchen Open Plan Reception » Hob	Needs Cleaning	Extremely dirty, requires cleaning
5.17 Kitchen Open Plan Reception » Oven	Needs Cleaning	Requires cleaning
5.18 Kitchen Open Plan Reception » Dishwasher	Needs Cleaning	Requires cleaning
5.19 Kitchen Open Plan Reception » Washing Machine	Needs Cleaning	Requires cleaning, marks to exterior

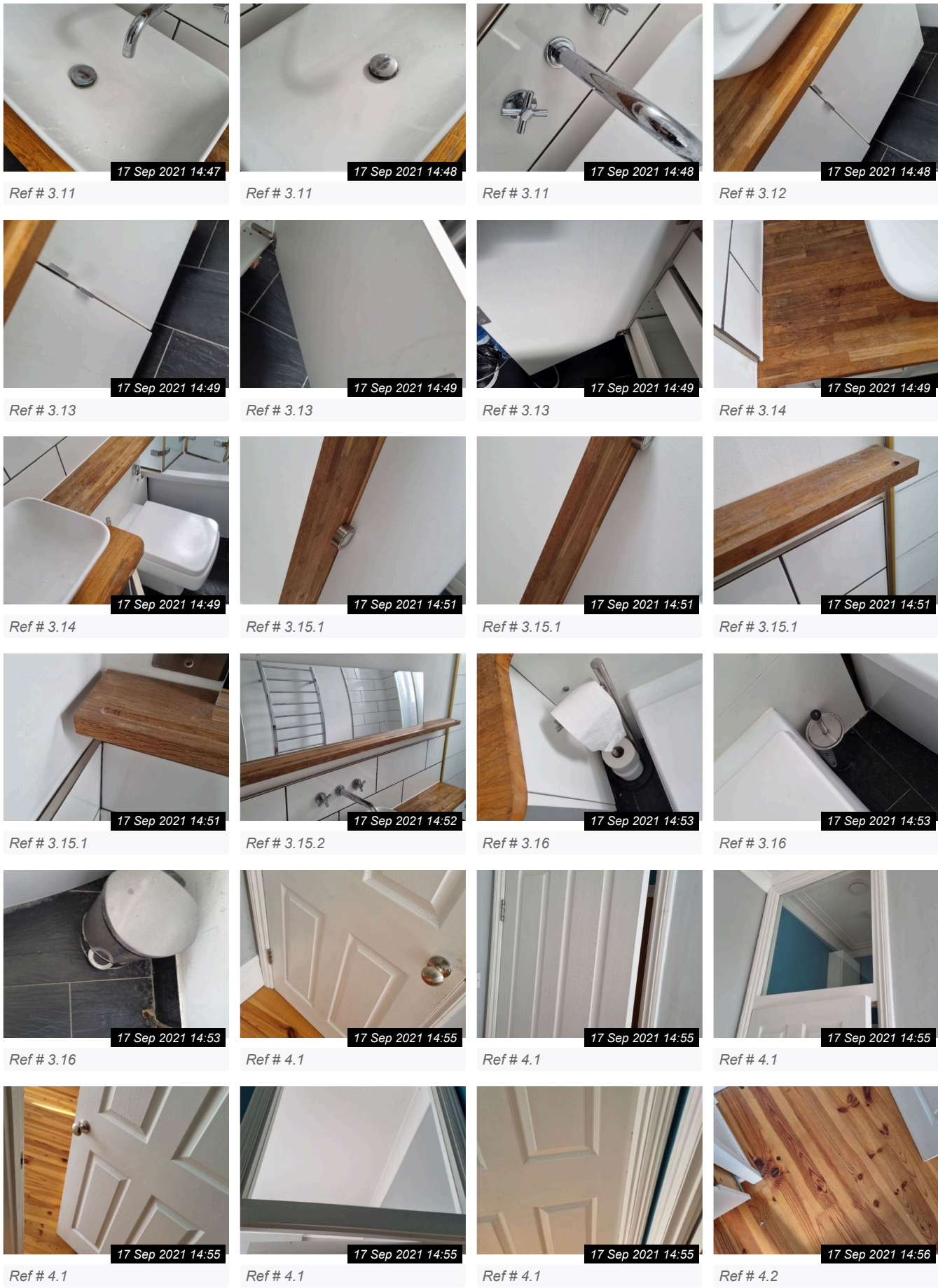
Tenant Responsibilities		
5.21 Kitchen Open Plan Reception » Fridge freezer	Needs Cleaning	Requires cleaning Ice build up back of fridge
5.22.1 Kitchen Open Plan Reception » Contents	Needs Cleaning	Require cleaning
5.22.2 Kitchen Open Plan Reception » Contents	Needs Cleaning	Requires cleaning
5.22.4 Kitchen Open Plan Reception » Contents	Needs Cleaning	Dusty, requires cleaning
5.22.5 Kitchen Open Plan Reception » Contents	Needs Cleaning	Requires cleaning
5.22.7 Kitchen Open Plan Reception » Contents	Needs Cleaning	Some some light debry
5.23 Kitchen Open Plan Reception » Check out	Different to check in	Tenants have left some small items in kitchen cupboard

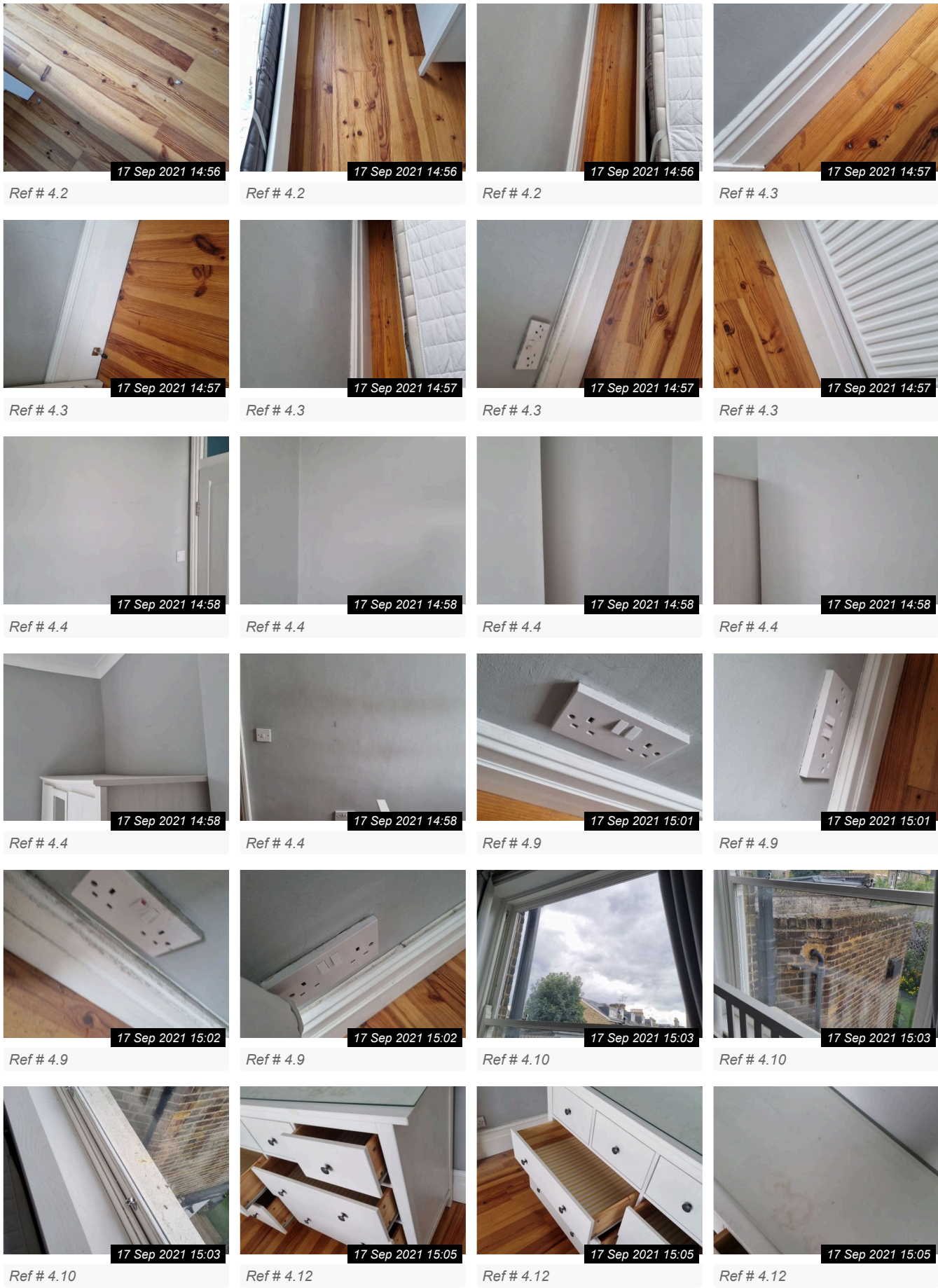
Investigate Responsibilities		
Ref	Action Required	Comments
2.3 Entrance/ Hallway » Walls	Needs Maintenance	Nail in wall above light
3.4 Bathroom » Walls	Needs Maintenance	Rhs wall has 1x nail Lhs wall has nail above toilet
3.5 Bathroom » Ceiling	Needs Maintenance	2 distinct areas of water damage above bath
3.6 Bathroom » Lighting	Needs Maintenance	1x chrome fitting missing, hole with black wiring
5.7 Kitchen Open Plan Reception » Lighting	Different to check in	2x 2x grey light fittings with metal shades
5.13 Kitchen Open Plan Reception » Kitchen units	Needs Maintenance	Backboard bubbling in unit above sink
5.21 Kitchen Open Plan Reception » Fridge freezer	Different to check in	Black Candy fridge freezer
7.2 Meter Readings » Gas	Different to check in	Serial number: G4F93122411900
8.1 Keys » Keys	Different to check in	Different to check in: 1x exterior gate key, 2 x sets

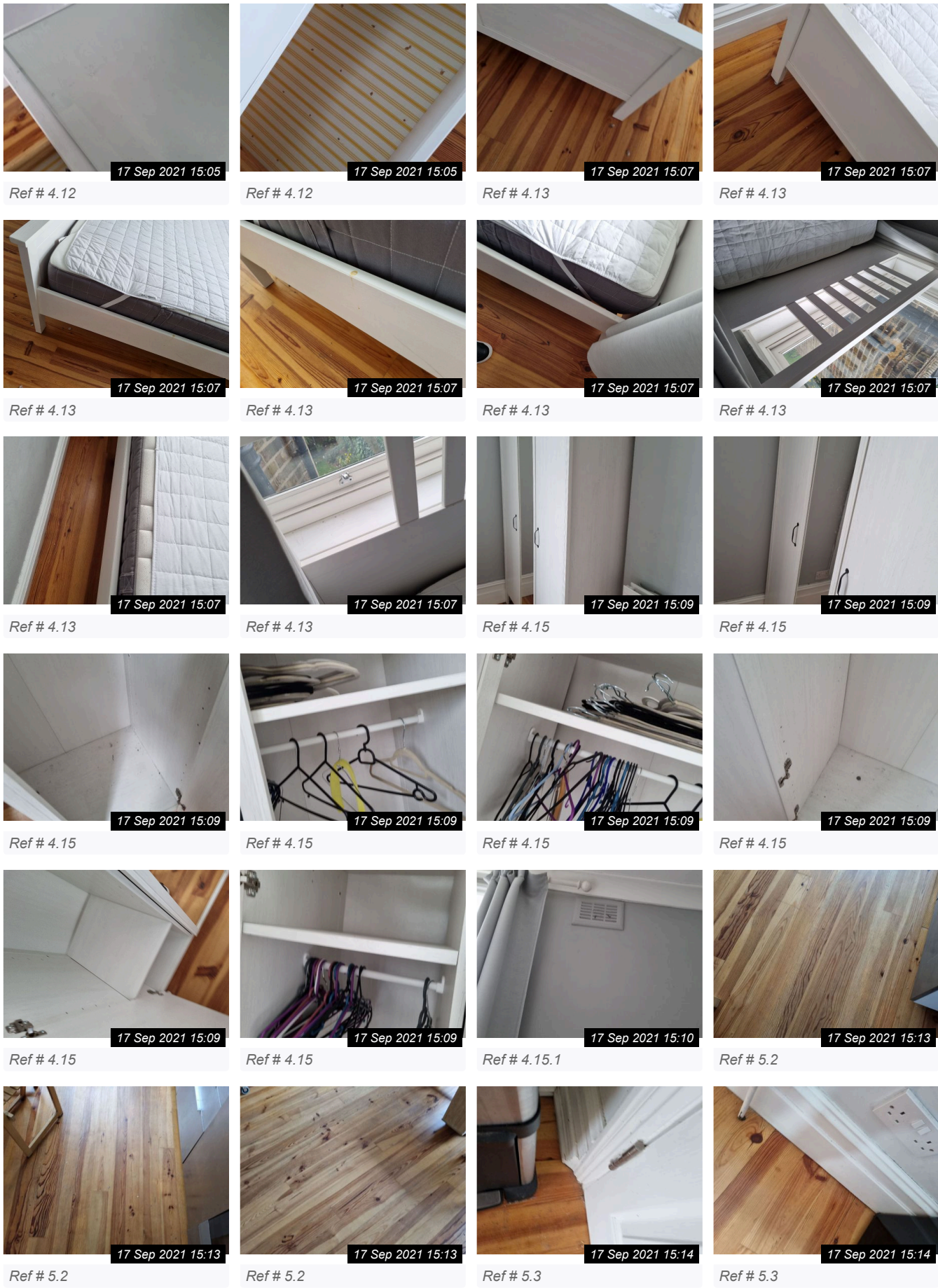
Landlord Responsibilities		
Ref	Action Required	Comments
2.4 Entrance/ Hallway » Cornice	Needs Maintenance	Shrinkage crack lhs

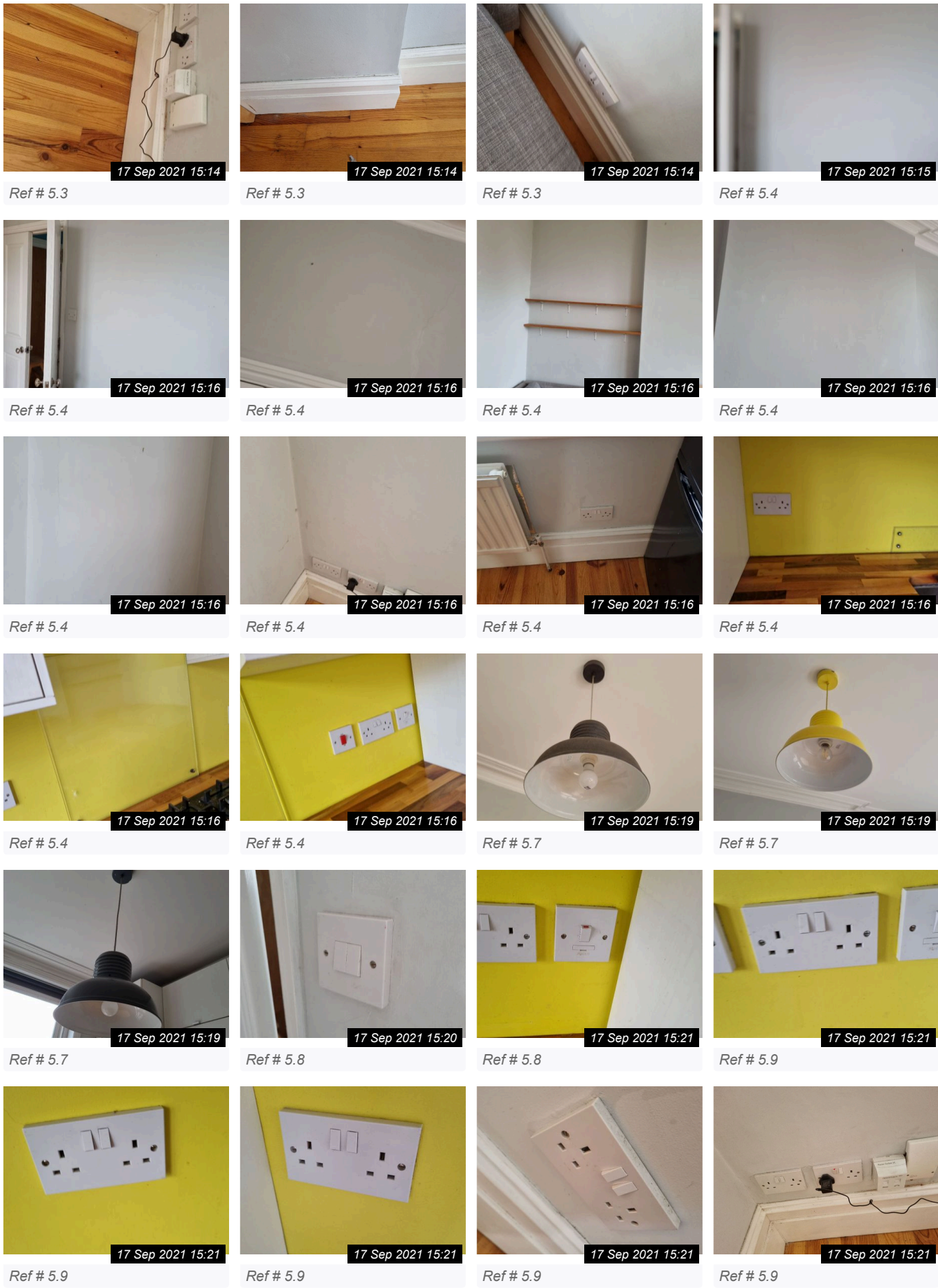


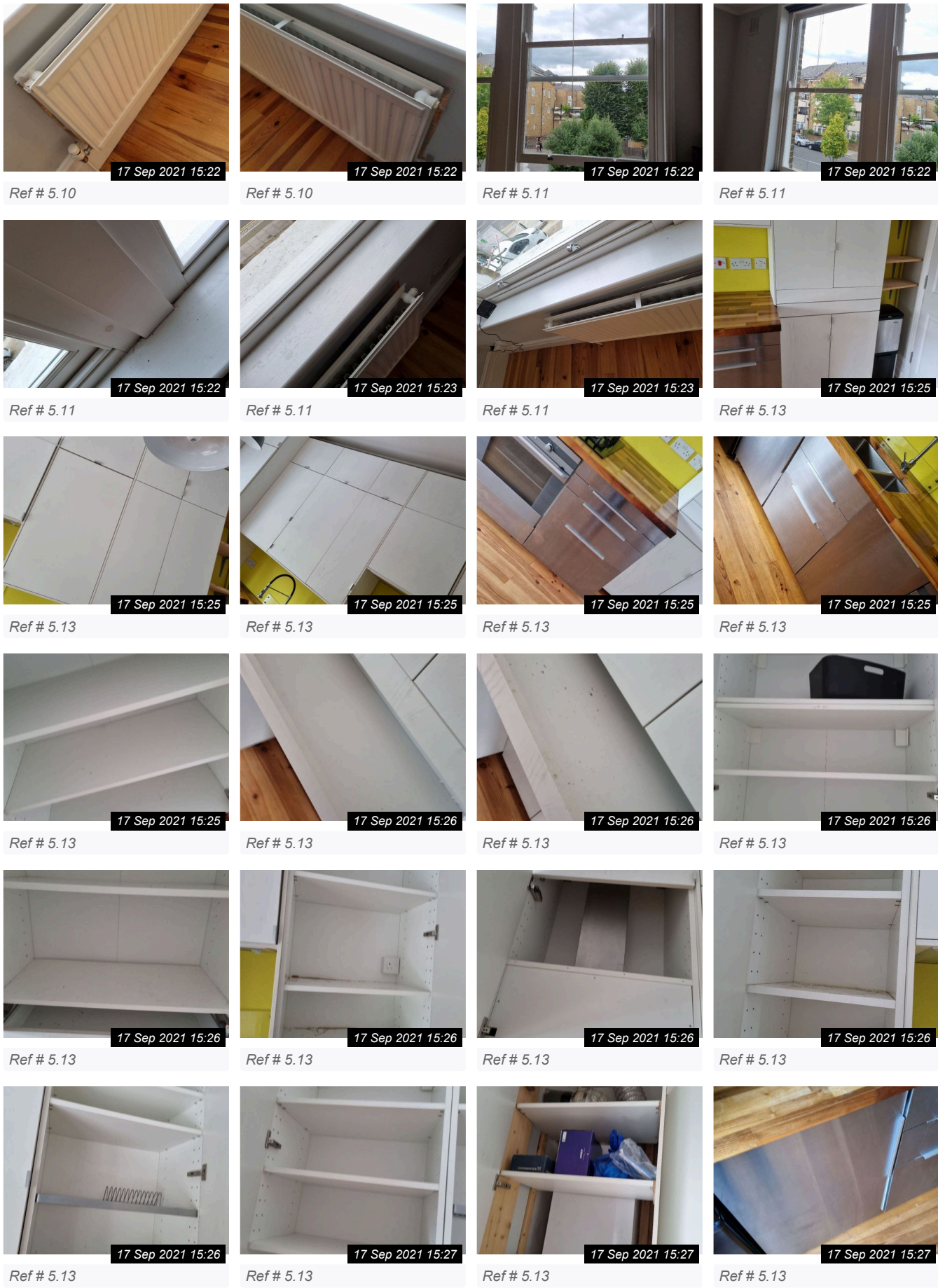


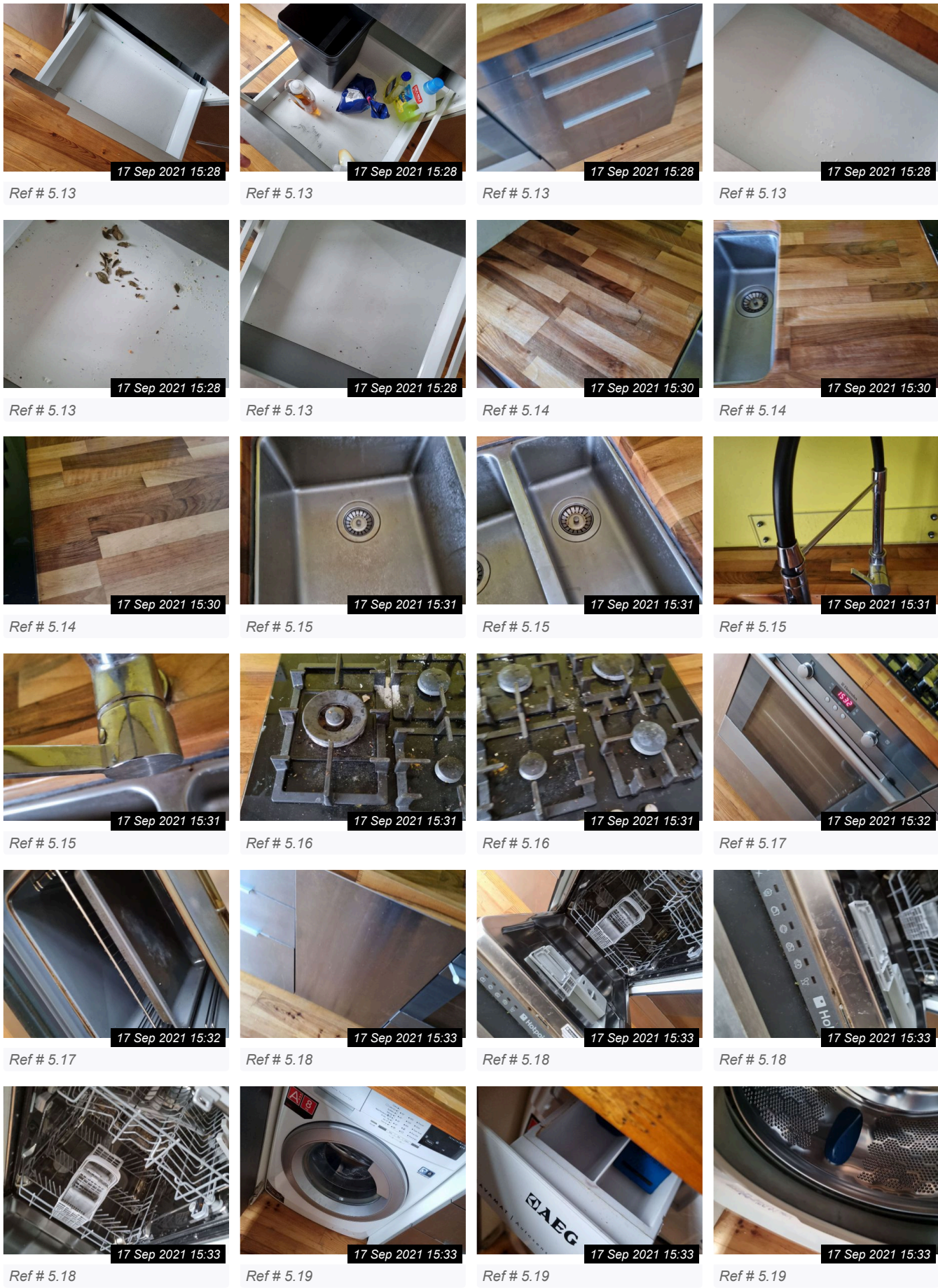








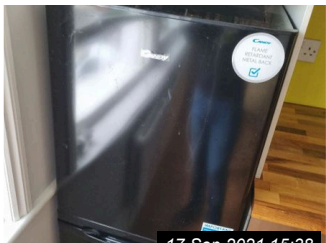






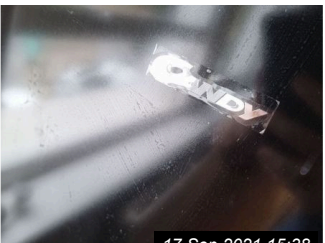
17 Sep 2021 15:33

Ref # 5.19



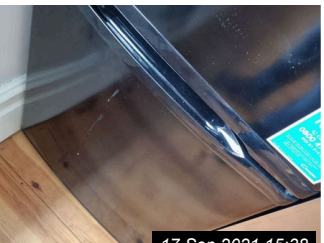
17 Sep 2021 15:38

Ref # 5.21



17 Sep 2021 15:38

Ref # 5.21



17 Sep 2021 15:38

Ref # 5.21



17 Sep 2021 15:38

Ref # 5.21



17 Sep 2021 15:39

Ref # 5.21



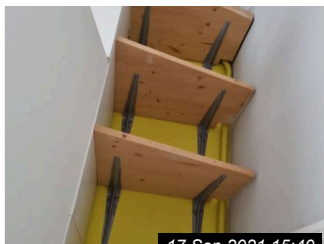
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Ref # 5.21



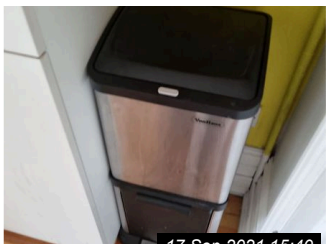
17 Sep 2021 15:40

Ref # 5.22.1



17 Sep 2021 15:40

Ref # 5.22.1



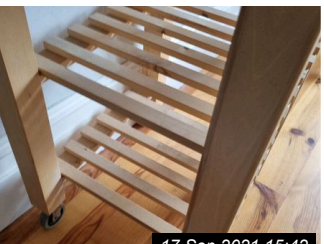
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Ref # 5.22.2



17 Sep 2021 15:42

Ref # 5.22.4



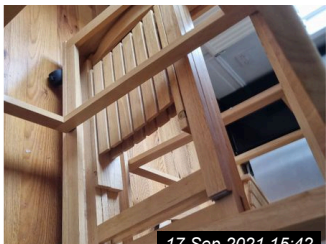
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Ref # 5.22.4



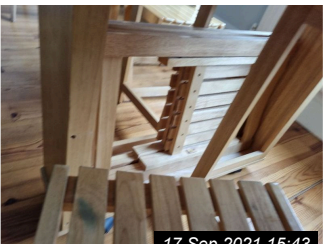
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Ref # 5.22.5



17 Sep 2021 15:42

Ref # 5.22.5



17 Sep 2021 15:43

Ref # 5.22.5



17 Sep 2021 15:43

Ref # 5.22.7



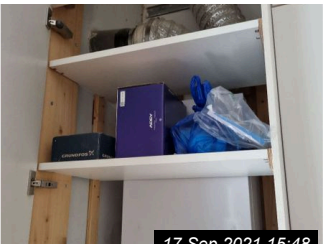
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Ref # 5.22.7



17 Sep 2021 15:43

Ref # 5.22.7



17 Sep 2021 15:48

Ref # 5.23



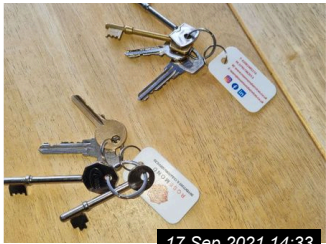
17 Sep 2021 15:48

Ref # 5.23



17 Sep 2021 15:59

Ref # 7.2



17 Sep 2021 14:33

Ref # 8.1

Declaration

I/We have read this Inventory Report throughout and hereby confirm that any discrepancies found have been noted in writing. I/We hereby confirm that the details contained in this Inventory Report accurately reflect the condition of the property at the date shown below.

I/We fully understand that I/We have 7 days from receipt of this Inventory Report to notify any amendments/discrepancies to the Agent. I/We fully understand that failure to do this will result in any dilapidations or damage at the end of the Tenancy to be assessed from a copy of the Inventory Report.