

right inventories

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Check-out Report



Date:

**Property
Address:**

Produced By: Clerk
Magda Rac-Paczesny
on behalf of

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This Schedule of Condition Report

This Inventory and Schedule of Condition Report provides a fair and objective record of the general condition of the contents and fixtures and fittings of the Property as well as its general condition.

When is it used?

It is usually used at the start and end of the tenancy term to enable the inventory clerk to determine whether there is any damage or missing items which would have to be paid for by the tenant.

Why is it used?

The report reduces disputes at the end of the tenancy term and enables the tenant deposit to be returned to the tenant in a timely manner.

What is included in the Report?

The Report identifies all of the Contents at the Property, creating an Inventory. Each item is photographed and labelled. Contents are defined as any removable item or items which are not generally considered part of the Property. Another way of looking at it is those items which would normally be removed by the owner if he or she moved and wished to take his or her furniture. Examples are crockery, kitchen utensils, furniture, linen, lamps and appliances.

This Report also highlights the condition of the fixtures and fittings not included in Contents (doors, walls, floors etc).

All items are considered to be in Good Condition unless stated otherwise.

Fixtures and fittings (doors, walls, floors etc) in Good Condition are not separately labelled and identified but will be seen in general photographs of each room.

What if the tenant or landlord disputes the Report at the start of the tenancy term?

Both Landlord and Tenant have seven days from the later of the start of the tenancy and the production of this report to challenge its contents, failing which, it will be assumed that this Report has been accepted. Both parties will be encouraged to sign the report confirming their acceptance.

What happens at the end of the tenancy term?

Appointed Inventory Clerk will prepare a Check-Out Report which compares the Inventory and Schedule of Condition of the Property and the Contents against that at the beginning of the term.

What does a Tenant have to pay for?

The terms of the tenancy agreement normally determine what costs are for the account of the Tenant. As a general rule in respect of this Inventory and Schedule of Condition, the Tenant must pay the replacement cost of any missing items, for any damage beyond normal wear and tear, costs incurred in returning the Property and its Contents in the same state of cleanliness as they were at the start of the tenancy term, any costs incurred in removing the Tenant's personal possessions or other rubbish and any costs incurred in returning each item to the place that it was at the start of the term.

What does this report not tell you?

Each inspection is non-invasive. This means that the inventory clerk does not take up carpets floorcoverings or floorboards, move large items of furniture, remove secured panels or undo electrical fittings.

Common parts in relation to flats, exterior structural elements of the main building and the structure of any outbuildings will not be inspected. Roof spaces and cellars are not inspected. Areas which are locked or where full access is not possible, for example, attic or excessively full cupboards or outbuildings are not inspected.

Disputes

Any disputes will be dealt with in accordance with the tenancy agreement.

Disclaimer

This inventory report provides a fair, unbiased and accurate record of the contents and internal condition of the property. It is the responsibility of the landlord and tenant to agree between themselves (via the letting agent where required) on the accuracy of this report if disputed.

This inventory report has been prepared on the accepted principle that in the absence of comments, an item is free from obvious damage or soiling

No attempt has been made to identify any item by its original manufacturer or the period in which it was produced. The inventory clerk preparing the report is neither a qualified surveyor nor an expert on fabrics, woods, materials or antiques.

This report is not a guarantee of, or report on, the adequacy of, or safety of any furniture, equipment or contents. It is a documented record that such items exist within the property, at the date of the inventory and the superficial condition of the same.

The inventory clerk is not a qualified electrician or plumber or an expert in fire regulation. The inventory clerk is not required to report on anything which might contravene housing or safety regulations. Smoke alarms and heat detectors in the property have not been tested and it is the tenant's responsibility to inspect these regularly to ensure they are in full working order as per the manufacturer's instructions

Landlord and tenant responsibilities

The general tenant and landlord responsibilities are summarised as follows (your agreement may specify certain responsibilities differently):

Internal decoration

The tenant is responsible for keeping the interior of the dwelling in reasonable decorative order.

External works

The landlord:

- repairs to garden paths, walls, fences and gates where installed by the landlord
- the replacement of wheely bins every seven years where replacement is deemed necessary
- replacement of rotary clothes driers
- maintenance of communal amenity areas, unless these are the responsibility of the local council
- outside repair work involving structural repairs to walls, outside doors, windows (but not replacement of glass), roofs, chimneys, valleys, gutters, downpipes and house drains (excluding cleaning of gullies) - external paintwork

The tenant:

- care and upkeep of gardens and hedges
- cleaning of gully traps

Electrical repairs

The landlord:

- electrical wiring
- repair to electrical appliances, fires and heaters where fitted by the landlord
- door entry systems to communal blocks
- ceiling roses, lamp holders and flexes
- socket outlets and switches

The tenant:

- repair to electrical appliances, fires and heaters not installed by the landlord
- door bells and plug tops on appliances
- re-setting of trips and replacement of fuses, except main service fuses which are the responsibility of the grid supplier

Cooking and heating appliances

The landlord is responsible for landlord installed appliances:

- repairs to defective solid fuel cookers and stoves
- solid fuel room heaters
- fire hearth and surrounds

Plumbing

The landlord:

- clearing blocked sewers, drains and external waste pipes other than gullies and waste pipes blocked through tenant misuse
- boilers and hot water cylinders
- pipe work, radiators, fittings and valves

The tenant:

- stoppers and chains for baths, sinks and basins
- replacement of wash basins, wc bowls and wc seats (except where damaged or discoloured through fair wear and tear or by faulty installation)
- replacement of baths, sinks and drainers (except where damaged or discoloured through fair wear and tear or by faulty installation)

Doors and windows

The landlord:

- window frames, sashes and window furniture
- repair of defective internal and external doors, saddles and door frames
- hinges, locks, handles, trapper bars and letter boxes on external doors

The tenant:

- hinges, locks and handles to internal doors
- kitchen and bedroom unit doors, door hinges, handles and catches on drawers
- draught proofing of doors and windows
- replacement of broken glass

Structural and other repairs

The landlord:

- walls, staircases and all structural timbers, roof, chimney and rainwater goods
- wall and floor tiling
- architraves, skirting boards, timber sills and other internal decorative woodwork
- airbricks and ventilators
- roofspace insulation (where the tenant has not been receiving grant aid)
- timber rot

The tenant:

- sweeping chimneys and the cost of any work required because of the failure to sweep chimneys
- internal plaster cracks on walls and ceilings

Fire safety standards

Landlord must:

- follow safety regulations
- provide a fire alarm on each storey and a carbon monoxide alarm in rooms with a usable fireplace or woodburner
- check tenants have access to escape routes at all times
- make sure the furniture and furnishings they supply are fire safe
- provide fire alarms and extinguishers (if the property is a large HMO)

Tenants must:

- make sure fire alarms, smoke detectors and carbon monoxide alarms are kept in working order and must not take out batteries or cover these

Gas installation safety

Landlord has duties under the Gas Safety (Installation and Use) Regulations 1998 to arrange maintenance by a Gas Safe registered engineer for all pipe work, appliances and flues, which they own and have provided for your use.

Landlord must also arrange for an annual gas safety check to be carried out every 12 months by a Gas Safe registered engineer. They must keep a record of the safety check for 2 years and issue a copy to each existing tenant within 28 days of the check being completed and issue a copy to any new tenants before they move in.

Electrical installation safety

Landlords are required by law to ensure:

- That the electrical installation in a rented property is safe when tenants move in and maintained in a safe condition throughout its duration.
- That a House in Multiple Occupation (HMO) has a periodic inspection carried out on the property every five years.
- That any appliance provided is safe and has at least the CE marking (manufacturer's mark that it meets all the requirements of European law).

To meet these requirements a landlord will need to regularly carry out basic safety checks to ensure that the electrical installation and appliances are safe and working.

Energy performance certificates

Landlord will need to get an Energy Performance Certificate (EPC). It rates the energy efficiency of a property and is based on the building's energy performance - for example, how much heat is lost through the roof. An EPC also takes account of the property's heating and lighting. EPCs do not cover domestic appliance performance, like washing machines. An EPC is valid for ten years - even if new tenants move into the property during that time. Landlord should give a copy of the property's current EPC to each new tenant.

Smoke alarms and monoxide

From the 1 October 2015 landlords must ensure that a smoke alarm is fitted on every floor of their property where there is a room used wholly or partly as living accommodation. They will also have to put a carbon monoxide alarm in any room where a solid fuel is burnt, such as wood, coal or biomass and includes open fires. It does not include gas, oil or LPG. Landlords or agents will then have to ensure that the alarms work at the start of each new tenancy. For example by pressing the test button until the alarm sounds.

Overview

Cleanliness

The following is an indication of the level of cleanliness attributed to the overall property in the view of the inventory clerk, for individual room and / or item conditions, please refer to the following pages.

Property:	Good	Garden:	Average
Doors:	Good	Skirting:	Good Domestic
Woodwork:	Good Domestic	Paintwork:	Domestic
Windows:	Needs Cleaning	Flooring:	Needs Light Clean
Carpets:	N/A	Tiles:	Needs Cleaning
Linen:	N/A	Curtains and Blinds:	Needs Light Clean
Mattresses:	Good Domestic	Hob:	Needs Light Clean
Oven:	Needs Light Clean	Kitchen:	Needs Cleaning
Bathroom:	Needs Light Clean	Fireplaces:	Good

Suggested room actions

The following is an indication of the actions that may be required in the view of the inventory clerk to remedy a condition of each room, for individual room detail and / or item conditions, please refer to the following pages.

Meter readings:	N/A	Exterior:	Action required
Hallway:	Requires light clean	Kitchen:	Action required
Reception room:	Requires professional clean	Bathroom 1:	Requires professional clean
Bathroom 2:	Requires professional clean	Bathroom 3:	Requires professional clean
Bathroom 4:	Requires professional clean	Bedroom 1:	Requires professional clean
Bedroom 2:	Requires professional clean	Bedroom 3:	No action required
Bedroom 4:	Action required	Landing:	Action required
WC :	Action required	Rear Garden:	Repairs needed

Additional Comments:

House has been cleaned to the domestic standards and needs further cleaning. Landlady stated that house, all windows and garden was professionally cleaned before tenants check in. All smoke detectors has been tested and working, garden needs good cleaning, heater and light in the garden are not working, tenants removed gasket and roller from the patio kitchen door so door not working now and needs fixing. All kitchen appliances needs light cleaning (photos attached), burn hole to the reception sofa, broken pop up waste in the toilet, floor heating in bedroom 4 seems not working, see report for details.

Tenants not present during the check out inspection, landlady give clerk access to the property. All keys are going to be returned by the landlady to the agent after check out inspection.

Kitchen - light in oven needs replacing

Bed 4 - spotlight needs replacing

Landing - Water stain, upper level, possibility of leak - Needs inspection

W/C - Pop up waste is not working - Needs Fixing

Garden - see report - few things need fixing

Photographic Schedule of Conditions

Meter readings:

General

Previous comment:

Checkout update:

Electric meter-02465.3
Ref: L69C12591

Reading: 08090.8



Gas meter-17091.233
Ref: G4K80142440801

Reading: 18370.962



Exterior:

General

Previous comment:

Exterior



Checkout update:

Exterior
General view



View to rhs of the front garden
Needs cleaning



View of the lhs driveway
Soiled, weeded
Needs cleaning



Weeded driveway
Needs cleaning



Weeded and dirty area near the front door
Needs cleaning

Hallway:

General

Previous comment:

Checkout update:

General view



Doors

Previous comment:

Checkout update:

Dusty door
Needs light cleaning



wood painted black, silver brushed door knocker, letter box, 2 locks, number '155', spyhole, spot marked, weathered to bottom, box tarnished, lock scratched, frame wood painted white, chipped to edging, lightly weathered



Outside letter box, black, exterior light working

Letterbox replaced
Noted





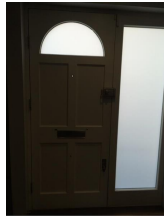
Comelit entry, marked



No change to the previous report
Working order



wood painted white, silver box cover, 2 locks, spy hole, chipped low level,



No change to the previous report



Wood runner, scuffed, door stopper, rubber missing



No change to the previous report

Flooring

Previous comment:

laminated light wood effect, scuffed, paint spots, fading in places



Checkout update:

No change to the previous report

Walls and skirting boards

Previous comment:

Grey painted, marked low level



Checkout update:

No change to the previous report



Adt alarm, white box



No change to the previous report

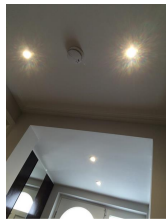


Scuffs and marks to the mid-low level
Wear and Tear

Ceiling

Previous comment:

White painted, faint crack to front door



Checkout update:

No change to the previous report



White smoke detector, mains fitted, not tested

Tested and working
Noted



Lighting

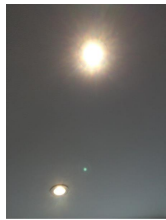
Previous comment:

Checkout update:



4 x spotlights, working

No change to the previous report
All working



Sockets and Switches

Previous comment:

Checkout update:



Double switch, 1 single switch, 1 quadruple switch

Finger marks
Needs cleaning



Appliances

Previous comment:

washing machine, AEG, front loading white, marked low level



Checkout update:

No change to the previous report
Working order

Previous comment:

Slightly scaled drawer



No change to the previous report

Previous comment:

Water remains in rubber



No change to the previous report

Furnishings

Previous comment:

Tall black glass vase , gold tree sticks



Checkout update:

Dust vase
Needs cleaning

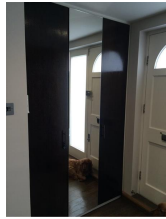
Shelving and Units

Previous comment:

Checkout update:

Triple door, 1 mirrored door, built in

No change to the previous report



hoover yellow and grey, red mop and bucket

Dusty inside - needs cleaning
yellow hoover not seen - tenant liable



white boxes mount to interior

No change to the previous report



3 shelves, 1 rail, marked, stained, used, slight bend to shelve, various hangers

Hangers missing
Tenant Liable





double door, wood painted black, chrome pull handles, scuffed



No change to the previous report



2 wooden shelves, boiler tank, vaillant boiler white



No change to the previous report
Boiler in working order



Temp control



No change to the previous report

Kitchen:

General

Previous comment:

Checkout update:

General view



Doors

Previous comment:

Checkout update:

dark brown wood effect, 3 glass panels, silver brush lever handle, scratched bottom

Finger marks and smudges to the glass panes



Light wood runner, good

No change to the previous report





to match exterior, spot marked to glass, scratched, marked

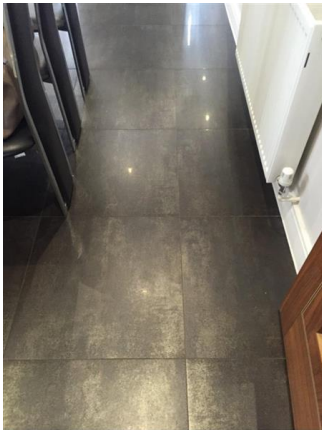


No change to the previous report

Flooring

Previous comment:

Tiled black, large chip lhs corner, paint spots, clean



Checkout update:

No change to the previous report

Walls and skirting boards

Previous comment:

Grey painted, scuffed in places, hooks, marked low levels, scratched in places



Checkout update:

No change to the previous report



Skirting white painted wood, marked, chipped to edging



No change to the previous report



Comelit phone entry, white, not tested



Marked, as shown
Needs cleaning
Tested and working



TV mount, single socket, hanging cables



No change to the previous report



Scuffs below the windows
Wear and Tear



Clock not mentioned in the check in report
Noted



Thermostat to the underfloor heating
Tested and working



Black splash back
Not mentioned in the check in report
Smudges from cleaning
Needs cleaning

Windows

Previous comment:

double glazed, white upvc frame, paint spots to frame, french blinds, cream, blinds good



Checkout update:

Slightly dusty shutter
Needs cleaning



double glazed, white upvc frame, non opening, blind good

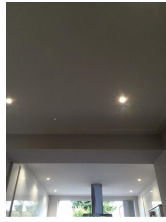


Slightly dusty shutter
Needs cleaning

Ceiling

Previous comment:

Painted white, good



Checkout update:

No change to the previous report



Smoke detector not mentioned in the check in report
Tested and working

Lighting

Previous comment:

12x spotlights, working



Checkout update:

1x bulb (rhs near the back door) is flashing and needs replacing



Unit lights
Not mentioned in the check in report
All working

Heating

Previous comment:

wall mounted, white, spot marked in places



Checkout update:

No change to the previous report

Sockets and Switches

Previous comment:

1 dimmer switch, 3 double switch, 1 fuse switch



Checkout update:

Finger marks
Needs cleaning

6 double sockets



No change to the previous report

Appliances

Previous comment:

Bosch washing machine, front loading, white



Checkout update:

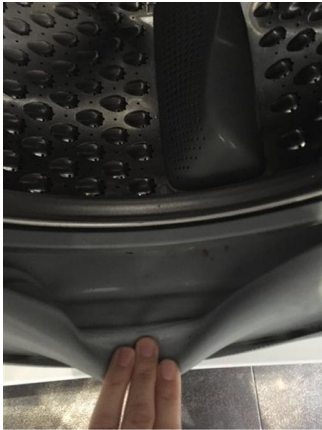
No change to the previous report
Tested and working



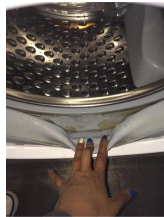
tray lightly soiled



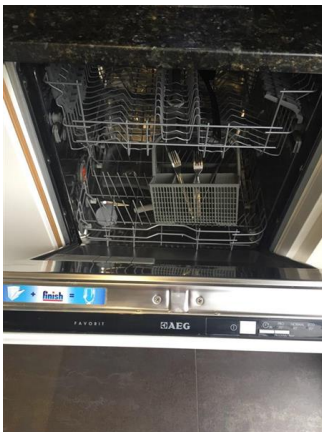
No change to the previous report



Rubber stained



No change to the previous report



AEG, integrated, scratched to door, used, 2 wire drawers, 1 cutlery basket



No change to the previous report
Tested and working



built in grill and oven, silver brushed pull handles



Finder marks to the front
Needs cleaning
Light is not working to the bottom oven -
needs replacing



3 wire shelves, 3 baking trays, used burn marks, clean



Burn marks to the roasting tray and to the bottom of the oven
Needs Cleaning



double door fridge freezer, silver brushed, water and ice dispenser, good, clean



Splash marks to lhs door
Tarnished
Needs cleaning
Tested and working



freezer 3 drawers, 3 door shelves



Needs light cleaning inside



fridge, 4 shelves, 3 boxes, 4 door shelves and compartment



Needs light cleaning



integrated Bosch microwave, clean



No change to the previous report
Tested and working



Clean



Smudges from cleaning to the back wall
Needs Cleaning



Baumatic, wine cooler, silver pull handle, 6 shelves



No change to the previous report
Tested and working



Clean working





Bosch gas hob, 5 rings, clean, few burn marks



Burn marks to all rings
Tested and working



ceiling mounted extractor fan, double grill, 2 bulbs, working clean



Marked and slightly greasy glass
Needs Cleaning



Burn marks to the roasting tray



Burn marks to the rings

Furnishings

Previous comment:

3x bar stools, black with chrome foot



Checkout update:

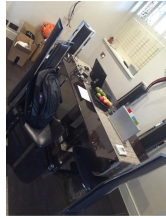
1x bar stool moved to the reception room
Noted

Ripping to edges, worn



No change to the previous report

dinning table, glass top, chrome legs, 6
matching chairs, scratched



Heavily stained table cloth
Needs cleaning

marked to seat



No change to the previous report



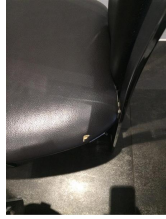
pinholes to seat



No change to the previous report



ripped to edge of seat



No change to the previous report



large rip to middle of seat



No change to the previous report



Stains to the table cloth



Bread container
Toaster and 3x white ceramic containers
Not mentioned in the check in report



Large bin - not mentioned in the check in report
Marked
Needs cleaning

Shelving and Units

Previous comment:

wall and floor mounted units, white laminated effect, good

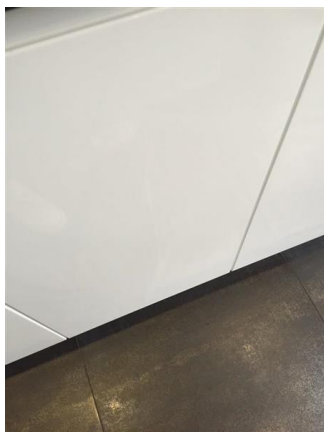


Checkout update:

Smudges from cleaning
Needs cleaning



Internal view of the sink cabinet



Smudges from cleaning to the fronts
Needs cleaning



Marks to edges
Needs cleaning



Marked internally
Needs Cleaning



Internal view



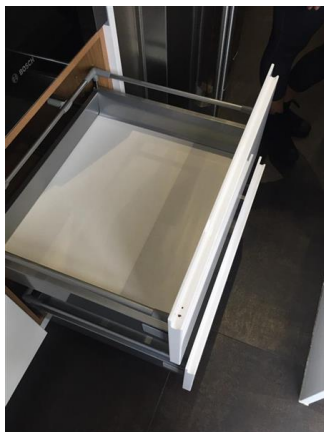
Marks to all lids
Needs cleaning



Dirty internal, bins drawer
Needs Cleaning



Marked interior
Needs Cleaning



Residue marks to edges
Needs Cleaning



Chip to the edge of island
Not mentioned in the check in report
Landlady confirmed that it was there before
check in



breakfast island, black marble worktop,
clean

Smudges from cleaning
Needs cleaning



Chips to the lhs edge of the sink
Tenant Liable



Chips to 2 edges of the sink
Tenant Liable



Sink
Water marked
Needs Light cleaning



Scaled around the tap and to the edge
Needs cleaning



Hot water tap
Not mentioned in the check in report

Reception room:

General

Previous comment:

over view

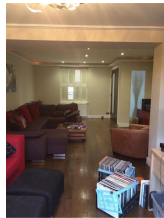


Checkout update:

General view



over view



General view

Doors

Previous comment:

flat panel dark brown wood effect, glass panel to middle, chrome lever handle with lock



Checkout update:

Heavily chipped to rhs edge
Tenant Liable



To match external, good



No change to the previous report



Chips to the rhs edge of the door

Flooring

Previous comment:

To match hall way, scratched, paint spots



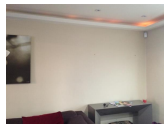
Checkout update:

No change to the previous report

Walls and skirting boards

Previous comment:

Grey painted, hooks, scuffed low level

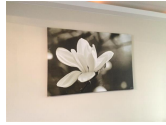


Checkout update:

No change to the previous report



flower canvas picture



No change to the previous report



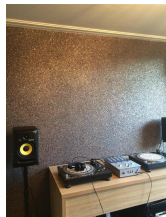
TV mount, white



No change to the previous report



Feature wall, good



No change to the previous report



Chips to the top edge of the fire place
Wear and Tear



Fire place
Not mentioned in the check in report
Tested and working
Remote control present

Windows

Previous comment:

double glazed, white upvc frame, scuffed frame
French blinds few scuffs



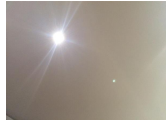
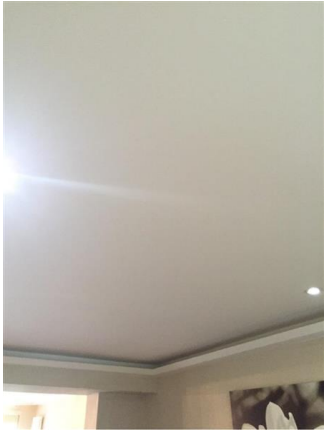
Checkout update:

Soiled exterior
Slightly dusty shutters
Needs cleaning

Ceiling

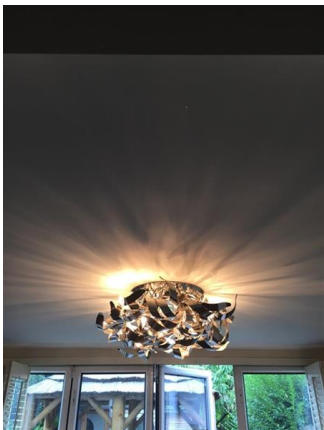
Previous comment:

white painted, good

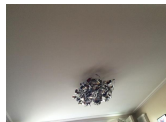


Checkout update:

No change to the previous report



white painted, good

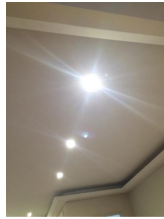


Working
Dusty - needs cleaning

Lighting

Previous comment:

11 spotlights, working

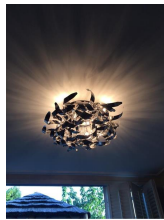


Checkout update:

No change to the previous report

Previous comment:

Metal design shade, bulbs working



Few bulbs are not working

Heating

Previous comment:

wall mounted, white, few spot marks



Checkout update:

No change to the previous report

Previous comment:

wall mounted, white, few chips



No change to the previous report



to match other heater, few chips

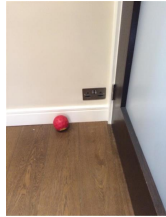


No change to the previous report

Sockets and Switches

Previous comment:

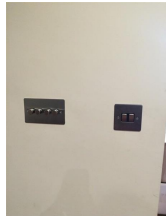
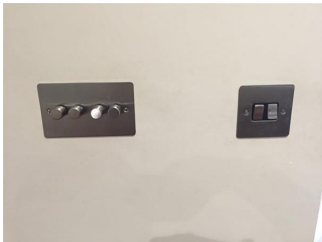
5 double sockets



Checkout update:

defect around socket near the window
Wear and Tear

1 quadruple dimmer switch, 1 double switch



Finger marks
1x dimmer button is not working
Needs Cleaning
Tenant Liable for the dimmer's button

1 single switch



Finger marks
Needs cleaning

Furnishings

Previous comment:

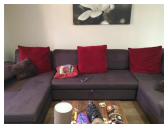
Brown spinning table 3 levels, scratched, usage marks



Checkout update:

No change to the previous report

Large brown sofa, few stains



No change to the previous report

2 brown scatter cushions



No change to the previous report

wall mounted red laminted unit, 6 push doors, 6 shelves, few chips to top and door



No change to the previous report



Chipped to edge



No change to the previous report



inside, 2 double sockets, phone jack



No change to the previous report



side bar table, light brown wood effect, good



No change to the previous report



good



Small chips / holes to the rhs front
Tenant Liable



1x burn hole to the sofa seat
Tenant Liable



Sticker remains to the red TV unit
Needs Cleaning



Ring defect to the bar
Not mentioned in the check in report but
confirmed by the landlady that is was there
before check in



Stool bar from kitchen
Noted



Spare curtains and cushions left inside the sofa by tenants
Noted, needs cleaning

Bathroom 1:

General

Previous comment:

over view



Checkout update:

General view

Doors

Previous comment:

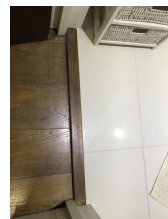
flat panel dark brown wood, silver lever handle, scuffed in places,



Checkout update:

No change to the previous report

Previous comment:

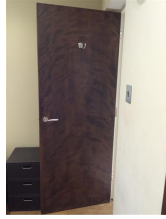


Checkout update:

No change to the previous report



To match, double chrome hook, scratched, marked low level



No change to the previous report



Small chip to the edge

Flooring

Previous comment:

Tiled white, grout discoloured,



Checkout update:

Smudges from cleaning
Needs cleaning



Few marks
Needs Cleaning

Walls and skirting boards

Previous comment:

Checkout update:

Cream tiled, mosaic line brown detail, light chip above unit, clean

No change to the previous report



wall mounted, single mirror door, clean

No change to the previous report



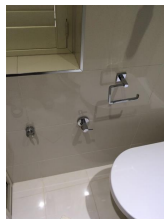
Usage marks, 2 shelves

No change to the previous report



Toilet roll holder, bday pipe tap and holder

No change to the previous report





White box, light on



No change to the previous report



White intervent, extractor fan, clean



Dusty
Needs Cleaning



Silvering to mirror edges
Wear and Tear

Windows

Previous comment:

Upvc double glazed, white, light dust,
yellow marks to lhs bottom

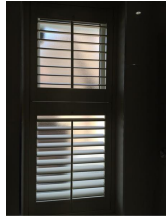


Checkout update:

Marked exterior
Needs Cleaning



French white wood blinds, lightly scuffed

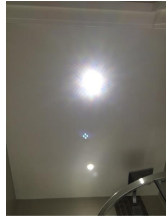
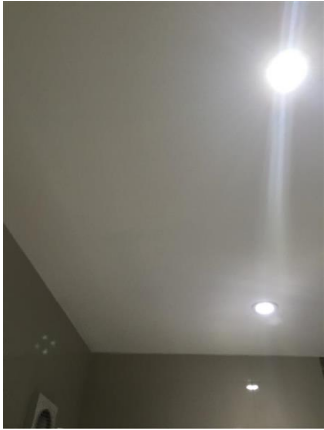


Dusty in places
Needs Light Cleaning

Ceiling

Previous comment:

White painted, faint crack to middle



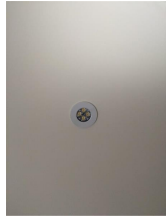
Checkout update:

No change to the previous report

Lighting

Previous comment:

2 x spotlights, working



Checkout update:

No change to the previous report

Heating

Previous comment:

Wall mounted, chrome ladder, good



Checkout update:

No change to the previous report

Suites

Previous comment:

white ceramic bowl with seat and flap to match, chrome push flush, light dust, light scratches to lid



Checkout update:

No change to the previous report
Flush in working order

Clean



No change to the previous report



wall mounted white ceramic, chrome mixer tap, flip waste, light marks to basin



No change to the previous report



Lightly scaled to tap end, clean



Scaled in places and tarnished tap
Needs cleaning
Wear and Tear



Shower, double glass door, chrome pull handles, clean



No change to the previous report



White base, clean



2 marks to the base
Needs Cleaning



Chrome shower head and mount, clean



No change to the previous report



Marks to the base



Marked grout



Scaled bottom of the sliding door
Needs Cleaning

Furnishings

Previous comment:

white wood with wicker baskets, used,
marked to top



Checkout update:

No change to the previous report

Leather bin, square, dark brown, used
Chrome scales, water marked



Moved to walk in wardrobe



Toilet brush
Not previously mentioned
Noted

Bathroom 2:

General

Previous comment:



Checkout update:

General view

Doors

Previous comment:

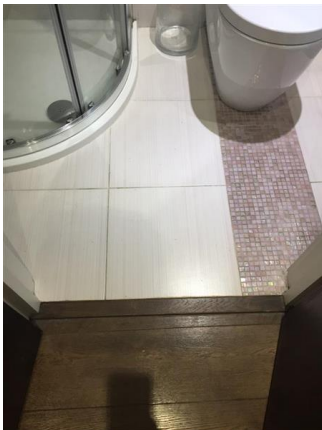


Dark brown wood, double door, brass pull handles, marked low level, gap to middle



Checkout update:

No change to the previous report



Wood runner, good



No change to the previous report



To match, 2x double chrome hooks, spot marked, chipped to bottom



No change to the previous report

Flooring

Previous comment:

Tiled white with pink mosaic strip, grout slightly discoloured



Checkout update:

Needs Light Cleaning



Marked
Needs Cleaning



Tile cracked
Tenant Liable

Walls and skirting boards

Previous comment:

Checkout update:

To match floor, grout discoloured in shower, grout cracking in corners

No change to the previous report



wall mounted, single mirror door, loose from wall, scratched to mirror rhs

No change to the previous report



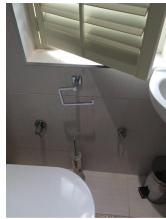
2 shelves, usage marks

No change to the previous report



Toilet roll holder, bday pipe tap and holder

No change to the previous report





Intervent extractor fan, white, slightly soiled

Dusty
Needs Cleaning



White box

No change to the previous report

Windows

Previous comment:

white upvc frame, double glazed, yellow marked to frame
French blinds, good

Checkout update:

Marked exterior
Needs cleaning



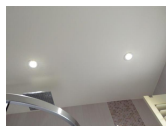
Ceiling

Previous comment:

Painted white, water spots forming above shower

Checkout update:

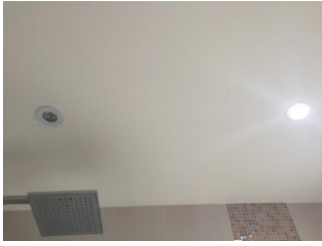
No change to the previous report



Lighting

Previous comment:

2x spotlights, working



Checkout update:

1x bulb is not working
Needs Replacing

Heating

Previous comment:

Wall mounted chrome towel rail, clean



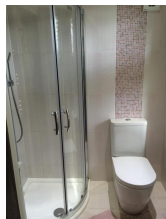
Checkout update:

No change to the previous report

Suites

Previous comment:

shower, double glass door, chrome frame and pull handles, white base, flexible hose to shower head, clean



Checkout update:

No change to the previous report



white ceramic corner sink, chrome mixer tap, flip waste, paint spot, scaled to tap end



No change to the previous report



Scaled



No change to the previous report



white ceramic bowl with seat and flap to match, chrome push flush, paint spot to lid



No change to the previous report



lid open, clean



Slightly marked
Needs cleaning



Soiled seal / rail to the bottom
Needs cleaning



Soiled seal / rail to the bottom
Needs cleaning



Scaled tap
Needs cleaning



Shower head
Good condition

Furnishings

Previous comment:

small, silver, foot pedal bin, used



Checkout update:

No change to the previous report
Tested and working



chrome toilet brush and holder, used, rust marks

No change to the previous report



white wood shelf, 4 wicker baskets with floral linen, marked to top, chipped to edge

Linens missing
Tenant Liable



Vase
Not mentioned in the check in report
Noted

Bathroom 3:

General

Previous comment:

over view

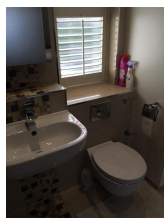


Checkout update:

General view



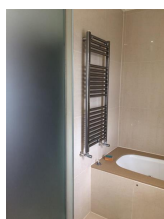
over view



General view



over view



General view

Flooring

Previous comment:

Beige tiles, mosaic brown pattern, grout discoloured and cracking in places



Checkout update:

No change to the previous report



Cracked tile rhs of the toilet
Tenant Liable



Few marks in places
Needs cleaning

Walls and skirting boards

Previous comment:

Tiled beige, mosaic pattern to match floor, clean



Checkout update:

No change to the previous report



bday pipe and holder, silver brushed toilet roll holder

No change to the previous report



Single door, mirrored both sides, 2 glass shelves

No change to the previous report



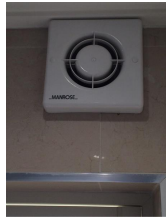
Usage marks, mirror marked needs light clean to interior

Residue marks to the bottom shelf
Needs Cleaning



Manrose extractor fan, white, clean

No change to the previous report



Windows

Previous comment:

Upvc white frame, double glazed with key,
French blinds to match bedroom, clean



Checkout update:

Marked exterior
Needs Cleaning

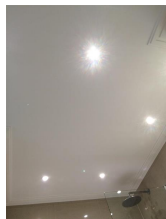


Slightly dusty shutters
Needs cleaning

Ceiling

Previous comment:

Painted white, cracked to middle, good



Checkout update:

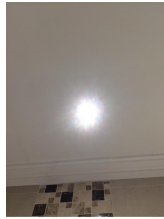
No change to the previous report



Lighting

Previous comment:

6 x spotlights, working



Checkout update:

No change to the previous report
All working No change to the previous report

Heating

Previous comment:

Scratched, marked, dusty



Checkout update:

No change to the previous report

Suites

Previous comment:

white ceramic wall mounted, chrome mixer tap with flip waste, clean



Checkout update:

Scaled waste
Needs Cleaning



Light scaling to tap end



No change to the previous report



white ceramic with seat and flap to match, integrated push flush



No change to the previous report
Flush button in working order



lid open, clean



No change to the previous report



White plastic, jacuzzi installed, chipped in places



Discoloured to the bottom
Needs Cleaning



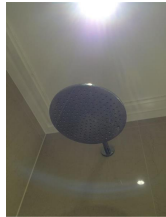
Wall mounted chrome control, not tested



Mouldy marks to sealant
Needs Cleaning



Wall mounted shower head, clean



No change to the previous report



Glass door, chrome frame, rubber to bottom
light mould spots, glass clean



Mouldy marks to sealant
Needs Cleaning



Tarnished / scaled area to the corner of bath
surround
Needs Cleaning



Scaled seal to the bottom of shower screen
Needs Cleaning



Bath side panel tiled to match - not mentioned
in the check in report
Noted



Discolourations to the bottom



Scaled shower head
Needs cleaning

Furnishings

Previous comment:

Toilet brush and holder, used



Checkout update:

No change to the previous report

Bathroom 4:

General

Previous comment:

over view



Checkout update:

General view



over view



General view



over view

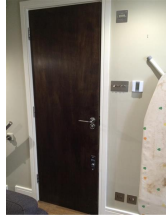


General view

Doors

Previous comment:

flat panel, dark brown wood, silver lever handle with lock, red mark, chipped to bottom



Checkout update:

No change to the previous report

Previous comment:

wood runner, used



No change to the previous report

to match external, chrome double hook, banham lock no key, spot marked, chipped bottom

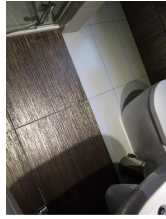


No change to the previous report

Flooring

Previous comment:

Copper and white tiled, grout gaps, grout discoloured, light dust



Checkout update:

No change to the previous report



Cracked tile near the unit
Tenant Liable

Walls and skirting boards

Previous comment:

To match floor, clean wall mounted vintage mirror, good



Checkout update:

No change to the previous report



chrome toilet roll holder, good



No change to the previous report



White box with light



No change to the previous report



Scuffs to the lhs corner
Wear and Tear

Windows

Previous comment:

Velux white frame, with white blind, patchy in areas



Checkout update:

No change to the previous report



View in working order
Noted

Ceiling

Previous comment:

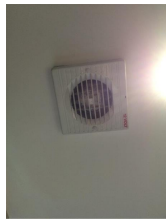
Painted white, patchy



Checkout update:

No change to the previous report

white extractor fan, light dust



Heavily dusty
Needs Cleaning
Seems not working - needs fixing

Lighting

Previous comment:

2 x spotlights, working



Checkout update:

No change to the previous report

chrome mount, glass shade pieces, not working, bulb needs replacing



No change to the previous report

Heating

Previous comment:

Wall mounted chrome towel rail, good



Checkout update:

No change to the previous report

Suites

Previous comment:

white ceramic with chrome mixer tap with flip waste, paint spots, watermarked to drain



Checkout update:

No change to the previous report



Lightly scaled to tap end



Heavily scaled tap
Needs cleaning



white ceramic with seat and flap to match, chrome push flush, light spot marks to lid



No change to the previous report
Flush button in working order
Noted



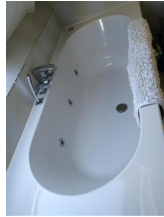
open lid, clean



Few marks inside
Needs Cleaning



white plastic, jacuzzi fitted, chrome mixer tap, pop up waste, integrated shower head, light chips in places, clean



No change to the previous report



clean



No change to the previous report



Lightly scaled to tap end



Scaled tap
Needs cleaning



Screen glass chrome pull handle, clean



No change to the previous report



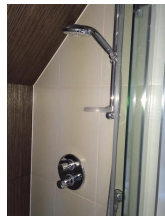
white base, pop up waste, clean



No change to the previous report



wall mounted chrome shower control,
shower mount, flexible hose to shower
head



Scaled soap dish
Needs Cleaning



shower head lightly scaled



No change to the previous report



Mouldy sealant to rhs
Needs Cleaning



Mouldy sealant to lhs
Need Cleaning



Heavily scaled seal to the bottom of the
shower door
Needs Cleaning



Tilled bath side panel - not mentioned in the
check in report
Noted

Furnishings

Previous comment:

wood painted white ,10 x wicker baskets all
sizes, ring marked to top, used



Checkout update:

No change to the previous report



Black leather seat and storage, worn

No change to the previous report



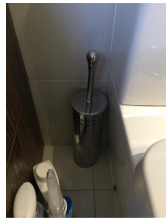
small silver pedal bin

No change to the previous report
Tested and working



chrome toilet brush and holder, used

No change to the previous report



Bedroom 1:

General

Previous comment:

over view

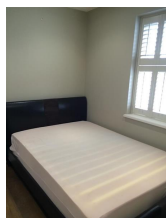


Checkout update:

General view



over view



General view



over view



General view

Doors

Previous comment:

Dark brown wood panel, chrome lever handle with lock, scratched, chipped to bottom, handle scratched, frame wood painted white, marked low levels



Checkout update:

No change to the previous report



To match exterior, marked in places, chipped to bottom



No change to the previous report

Flooring

Previous comment:

Wood floor, dark brown, paint spots, scratched in places



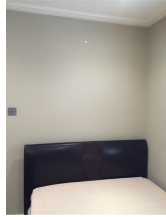
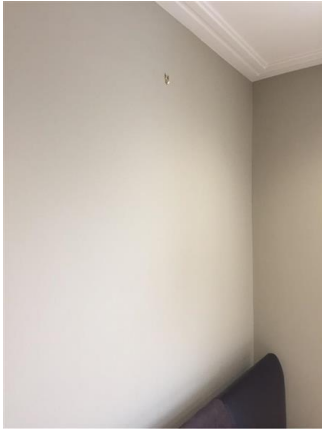
Checkout update:

No change to the previous report

Walls and skirting boards

Previous comment:

Grey painted, 1 white painted, residue marks, hook, marked low level, scratched behind bathroom door



Checkout update:

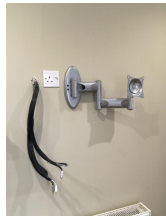
No change to the previous report

Wood painted white, chrome door stopper, marked, chipped in places



No change to the previous report

TV mount, single socket, cables loose



No change to the previous report



Nail above the bed area
Landlady stated that it was there before check in
Noted



Screw above the bed area
Landlady stated that it was there before check
in
Noted



Thermostat to underfloor heating
tested and working



Splash marks near the light switch
Needs Cleaning

Windows

Previous comment:

White upvc frame, lever handle, yellow
marks in places, white wood French blind

Checkout update:

Marked exterior
Needs Cleaning





French blinds, scuffed in places

Slightly dusty
Needs Cleaning



Soiled handle
Needs Cleaning

Ceiling

Previous comment:

White painted, good



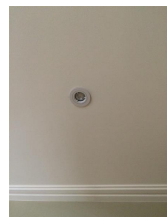
Checkout update:

No change to the previous report

Lighting

Previous comment:

6 x spotlights, working



Checkout update:

No change to the previous report

Heating

Previous comment:

Wall mounted, white, marked in places, light dust



Checkout update:

No change to the previous report

Sockets and Switches

Previous comment:

double silver brushed dimmer switch



Checkout update:

Finger marks
Needs Cleaning

1 double Ariel socket, 1 phone jack



No change to the previous report

Single light switch

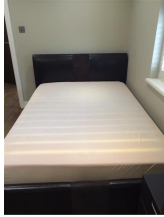


No change to the previous report

Furnishings

Previous comment:

Double dark brown leather bed with mattress to match, light marks to headboard



Checkout update:

No change to the previous report

Lightly marked



No change to the previous report

side cabinet, 3 drawers, worn to edging, light marks in drawers



No change to the previous report

Side table, black wood, 1 drawer, edge chips, scratched to top



No change to the previous report



Chrome round clock, light dust, not working



No change to the previous report

Shelving and Units

Previous comment:

2 x white wood wall mounted shelves, good



Checkout update:

No change to the previous report



To match door, marked, scuffed



No change to the previous report



To match exterior, 4 mirror pieces attached, cleaning marks, scuffed door



No change to the previous report



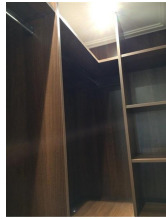
Walk in wardrobe, mounted shelves, drawers and rails, dark brown wood



No change to the previous report



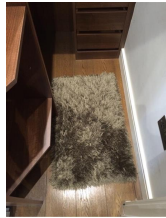
Light dust to shelves



No change to the previous report



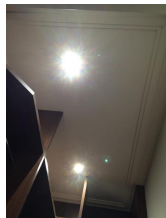
Floor to match, light dust, spot marked, brown mat clean



Brown mat is missing
Tenant Liable



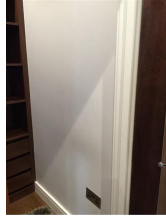
ceiling painted white, light marks, 2 spotlights working



No change to the previous report
Working

wall painted grey marked and scuffed,
double chrome socket, skirting scuffed

No change to the previous report



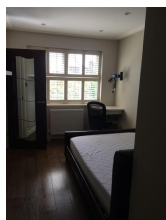
Residue mark
Needs Cleaning

Bedroom 2:

General

Previous comment:

over view

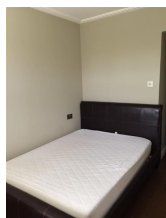


Checkout update:

General view



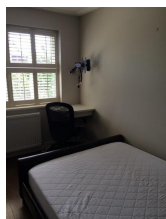
over view



General view



over view



General view

Doors

Previous comment:

Dark brown wood panel, chrome lever handle with lock, scuffed low level, frame wood painted white good



Checkout update:

No change to the previous report

To match external, with lock no key, scratched, scuffed low level, paint spots

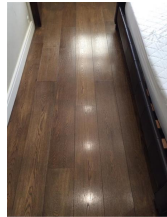
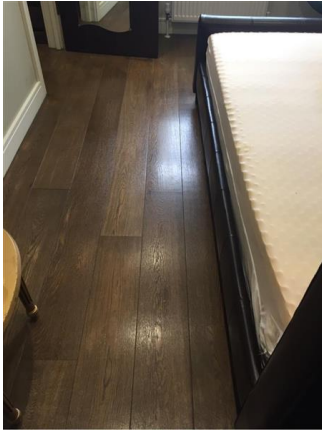


No change to the previous report

Flooring

Previous comment:

dark laminated wood flooring, paint spots, gapping in places, clean



Checkout update:

No change to the previous report

Walls and skirting boards

Previous comment:

Grey painted, scuffed low level, hook, handle dent behind door

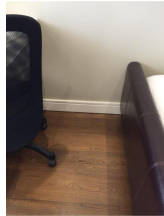


Checkout update:

No change to the previous report



Skirting wood painted white, chrome door stopper rubber missing, marked, light dust



Missing buffer to the door stopper
Tenant Liable



2 x white wood shelves, good



No change to the previous report



Side wall mounted desk, white painted wood, light dust to table, dusty in drawer



No change to the previous report



Green residue marks to the rhs of the desk
Needs Cleaning



1x screw above the bed
Noted

Windows

Previous comment:

White upvc, double glazed, paint marked frame and glass, French blinds to match room 1



Checkout update:

Marked exterior
Needs Cleaning



Wood painted white, light ring mark, clean



No change to the previous report

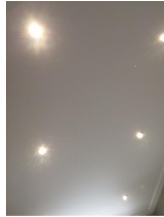
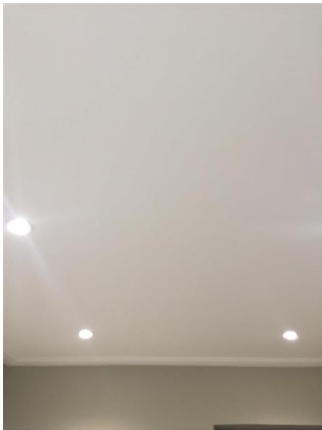


Slightly dusty shutters
Needs Light Cleaning

Ceiling

Previous comment:

White painted, scuffed



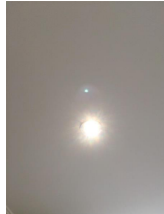
Checkout update:

No change to the previous report

Lighting

Previous comment:

6 x spotlights, working



Checkout update:

No change to the previous report
All working

Heating

Previous comment:

Wall mounted, white, marked, chipped to middle, light dust



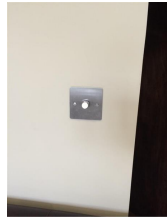
Checkout update:

No change to the previous report

Sockets and Switches

Previous comment:

Single dimmer switch



Checkout update:

Finger marks
Needs Cleaning

2 double sockets, 1 single socket, TV mount and cables



No change to the previous report

Double switch

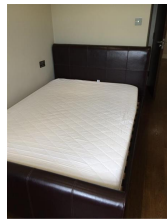


No change to the previous report

Furnishings

Previous comment:

Dark brown leather bed mattress to match, paint spots to foot board, used



Checkout update:

No change to the previous report



Rolling chair, black mesh cloth to back rest, light marks to seat

No change to the previous report



Moved from bedroom 3
Noted



Moved from bedroom 3
Noted

Shelving and Units

Previous comment:

flat panel dark brown wood, silver lever handle, paint spots low level

Checkout update:

No change to the previous report





To match room 1, pin holes, scuffed lhs mid level

No change to the previous report



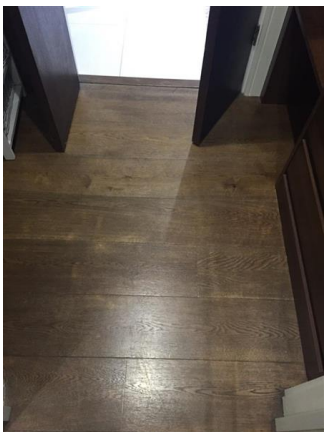
Wall mounted shelves and drawers, dark brown wood

No change to the previous report



Wall mounted shelves and 2 chrome rails

No change to the previous report



Flooring to match, paint spots, grey rug clean

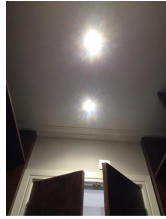
Moved to the landing storage
Noted





ceiling painted white, 2 spotlights, working

No change to the previous report



Isolator switch

No change to the previous report



Moved from bathroom
Noted



Thermostat to underfloor heating
Tested and working
Noted



Clock moved from the landing area
Noted

Bedroom 3:

General

Previous comment:



Checkout update:

General view

Doors

Previous comment:

Dark brown wood panel, chrome lever handle with lock, paint spots, scuffed low level, frame wood painted white, good



Checkout update:

No change to the previous report

to match external, scuffed



No change to the previous report

Flooring

Previous comment:

light wood laminated floor, chrome door stopper, furniture scratches



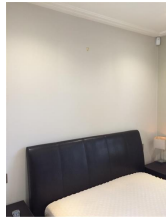
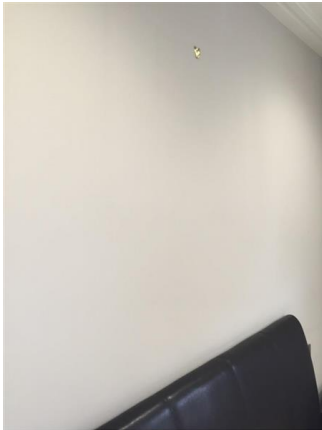
Checkout update:

No change to the previous report

Walls and skirting boards

Previous comment:

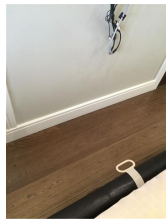
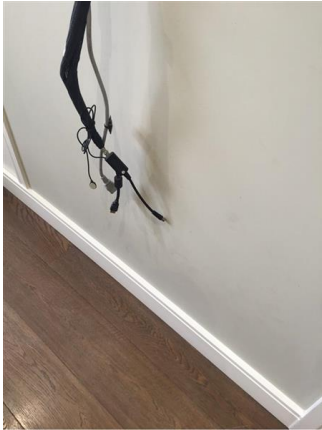
Grey painted, hooks, marked, scuffed, cobwebs to ceiling
Clock,chrome frame, working



Checkout update:

No change to the previous report

Skirting, wood painted white, marked, chipped



No change to the previous report



2x wall mounted white shelves, good



No change to the previous report



Wall mounted TV stand with cables



No change to the previous report



Frosted glass wall lhs of the room

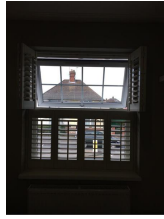


Thermostat to underfloor heating
Tested and working

Windows

Previous comment:

white upvc frame, double glazed, light dust to frame, white french blinds light marks



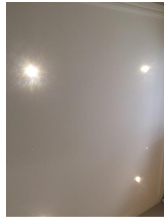
Checkout update:

Marked exterior
Needs Cleaning

Ceiling

Previous comment:

White painted, good



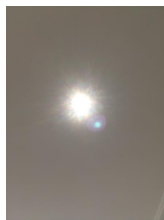
Checkout update:

No change to the previous report

Lighting

Previous comment:

4x spotlights, working



Checkout update:

No change to the previous report

Heating

Previous comment:

wall mounted white double radiator, painted marked, sticker remains, marked, 1cap missing



Checkout update:

No change to the previous report

Sockets and Switches

Previous comment:

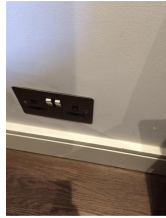
Double dimmer switch, 1 single switch, 1 double switch, 1 fuse switch ,



Checkout update:

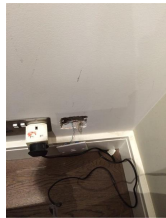
Dimmer is not working properly
 Needs Fixing
 Finger marked
 Needs Cleaning

2 double sockets, 1 phone jack loose from mount



No change to the previous report

phone jack not connected properly, needs fixing



No change to the previous report

Appliances

Previous comment:

table lamp, velvet square shade, chrome leg, working



Checkout update:

Moved to the storage
 Noted

Furnishings

Previous comment:

Oval wooden coffee table, gold painted wood, chipped, marked, scratched, used

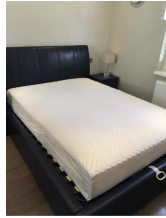


Checkout update:

Moved to bedroom 2
Noted



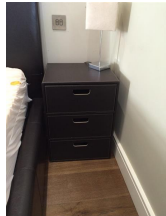
Dark brown leather bed with mattress to match, base scuffed in places, mattress used



No change to the previous report



side cabinet, dark brown leather material, 3 drawers, light dust to top, marked in drawers



No change to the previous report

to match other side, paint spots, marked in drawers



Moved to bedroom 2
Noted



4 doors, wood painted white, 3 chrome pull handles, marked low levels

No change to the previous report



interior 2 chrome rails, 4 wooden shelves

No change to the previous report



various light brown wooden shelves and drawers, used

No change to the previous report



full length mirror to interior of end door, good

No change to the previous report





Torn to the rhs and damaged foam to rhs
Wear and Tear



Cut to the back wall
Landlady aware

Shelving and Units

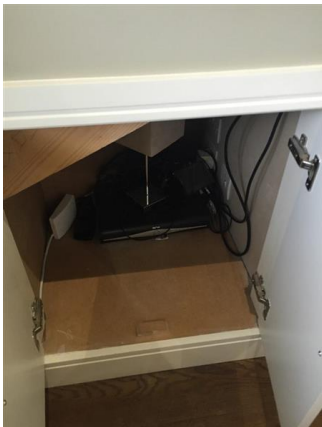
Previous comment:

under storage, double door wood painted white, silver knob handles, marked mid level



Checkout update:

No change to the previous report



interior, skyHD box black, wood scuffed to base



No change to the previous report



2 double sockets, 1 triple Ariel socket, 1 fuse switch



Lamp inside



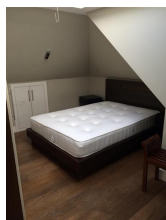
Scuff to lhs door
Wear and Tear

Bedroom 4:

General

Previous comment:

over view



Checkout update:

General view



over view



General view



over view



General view



over view



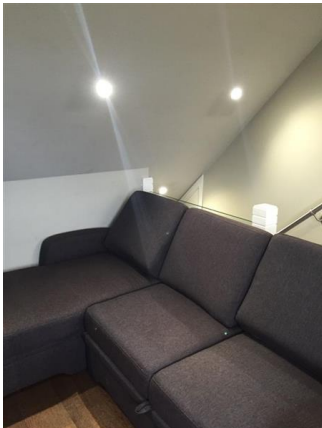
General view



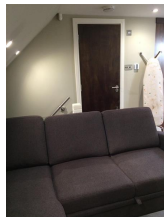
over view



General view



over view



General view

Doors

Previous comment:

Dark brown wood panel, chrome lever handle with lock no key, marked low level, paint spots high level, frame wood painted white good

Checkout update:

Chip to lhs edge





to match external, edge chips, marked, scuffed lhs



No change to the previous report

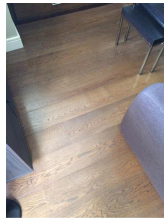


Chip to lhs edge
Tenant Liable

Flooring

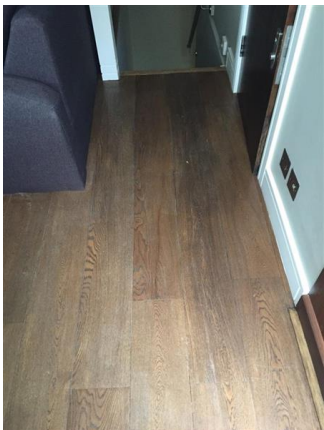
Previous comment:

light wood laminated flooring, scratched, paint marks

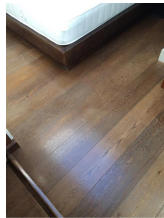


Checkout update:

No change to the previous report



Scratched, paint spots

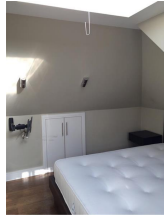


No change to the previous report

Walls and skirting boards

Previous comment:

Off white painted, scuffed, patchy, marked, dark patches



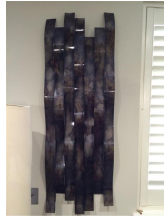
Checkout update:

No change to the previous report



TV mount and cables

No change to the previous report



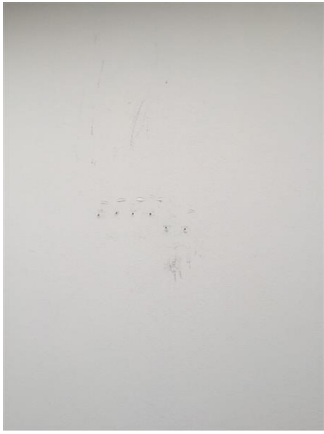
Metal art wall hanging

No change to the previous report



Skirting, wood painted white, chipped, light dust

No change to the previous report



Nail holes rhs of the bed
Tenant Liable



Nail holes rhs of the bed
Tenant Liable



Scuffs to the mid-low level
Wear and Tear



Thermostat to underfloor heating
Tested and seems not working
Needs Fixing

Windows

Previous comment:

With key, white upvc frame, frosted glass, double glazing, paint marked and scuffed to frame.
French blinds good



Checkout update:

Marked exterior
Needs Cleaning

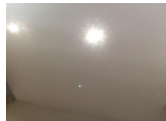


Dusty shutter
Needs Cleaning

Ceiling

Previous comment:

Painted white, scuffed, marked, water damage near sky light



Checkout update:

No change to the previous report



Water damage



No water stain
Noted



Sky light window, lightly weathered to exterior



No change to the previous report



Fire alarm, mains fitted, not tested

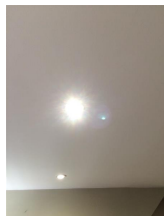


Tested and working
Noted

Lighting

Previous comment:

8 x spotlights, working



Checkout update:

No change to the previous report
All working



2x wall lighting, not working



1x light is not working
No change to the previous report

Heating



Previous comment:

Wall mounted, white, marked, paint marked, chipped to top



Checkout update:

No change to the previous report

Sockets and Switches



Previous comment:

Quadruple dimmer switch, 2 single dimmer switch, 2 double switches



Checkout update:

Finger marks
Needs Cleaning



2 fuse switches



No change to the previous report



5 double sockets



No change to the previous report



Double phone jack



No change to the previous report



Isolator switch

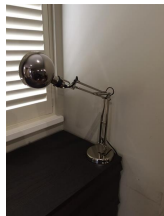


No change to the previous report

Appliances

Previous comment:

Table lamp, chrome, working



Checkout update:

No change to the previous report



Floor standing lamp, black wood leg, white cone shade, working

No change to the previous report



Table lamp, glass round leg, brown shade, working

No change to the previous report



Small dents to the shade
Tenant Liable

Furnishings

Previous comment:

2 black square coffee tables, chrome legs, edge chips, used

Checkout update:

No change to the previous report





Grey corner sofa, light stain to one cushion

No change to the previous report



Light stain

No change to the previous report



Cabinet, 1 door, 3 drawers, dark brown wood, clean, used

No change to the previous report



Built in storage, brown wood effect, 4 drawers chrome pull handles, light scratches, clean

No change to the previous report



Iron board, cover stained



Moved to the landing storage



Wooden slate seat, aged look



No change to the previous report



Double bed, brown wood effect base matching mattress, paint spots to frame, edge chips, used



No change to the previous report



side table, 1 drawer, dark brown wood, light dust



No change to the previous report



2 match side table, heavily chipped to top and edges



No change to the previous report



Laminated white, 4 doors, chrome pull handles, residue mark to one door, black marked to last door



No change to the previous report



2 shelves dark black wood, 2 chrome rails



No change to the previous report



interior to middle, cloths were removed



paint mark to the bottom
Needs Cleaning



3 shelves, 3 drawers, light dust, needs light clean



No change to the previous report

Shelving and Units

Previous comment:

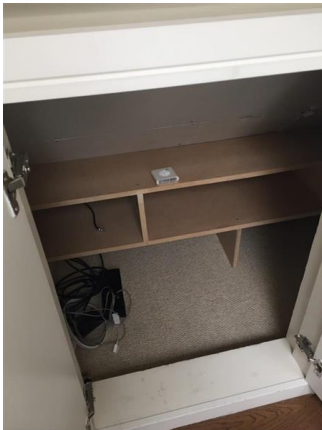
Checkout update:



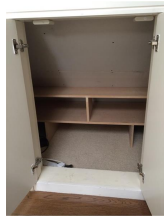
storage, double door, wood painted white, silver pull handles, large scuff lhs door



No change to the previous report



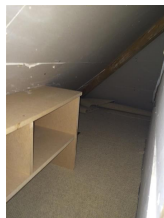
interior light wood fitted shelves, cream carpet, walls not painted



No change to the previous report



interior



No change to the previous report



various wires and plugs

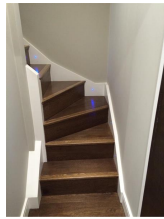


No change to the previous report

Stairs

Previous comment:

dark brown wood flooring, side lighting to stairs, silver brushed hand rail



Checkout update:

No change to the previous report



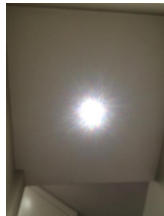
1 single switch



No change to the previous report



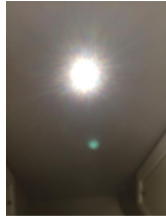
1 spotlight working



Not working
Needs Replacing



single spot light working



No change to the previous report



wood painted white, knob handle, good



No change to the previous report



wood painted white, knob handle



No change to the previous report



Glass panel behind sofa



No change to the previous report



Silver brush rail, good



No change to the previous report



1x screw
Landlady stated that is was there before
check in
Noted No change to the previous report



Storage, cream carpet to floor

No change to the previous report



extra storage to the sides, interior, rug to
floor, unpainted walls, no bulb

No change to the previous report



Stairs from top floor view
Clean

No change to the previous report

Landing:

General

Previous comment:

over view



Checkout update:

General view



over view



General view



over view



General view



over view



General view

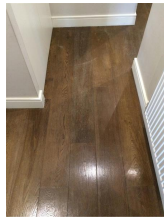
Flooring

Previous comment:

To match stairs, scuffed, scratched, worn, paint spots

Checkout update:

No change to the previous report



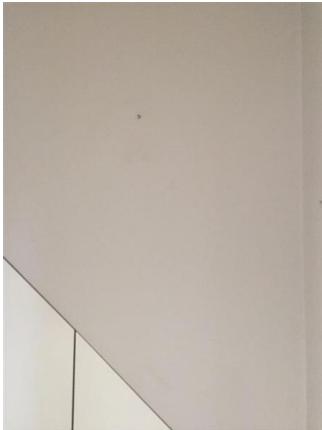
Walls and skirting boards

Previous comment:

Grey painted, hooks, discoloured in places, marked low levels

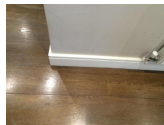
Checkout update:

No change to the previous report



Skirting, wood painted white, door stopper no rubber, marked, light dust

No change to the previous report



Chrome round clock



Moved to the Bedroom 2
Noted



Mirror
New to the flat
Noted



Missing buffer to the door stopper
Tenant Liable



Water stain, upper level, possibility of leak
Needs inspection



Water marks to the wall
Needs inspection



Scuffs and marks to the mid-low level
Wear and Tear

Windows

Previous comment:

white upvc frame, double glazed, lightly marked, blinds good



Checkout update:

Marked exterior
Needs Cleaning



Slightly dusty shutters
Needs Light Cleaning

Ceiling

Previous comment:

White painted, good



Checkout update:

Smoke detector
Tested and working

Lighting

Previous comment:

7 x spotlights, working



Checkout update:

No change to the previous report
All working

Heating

Previous comment:

Wall mounted, white, marked



Checkout update:

No change to the previous report

Sockets and Switches

Previous comment:

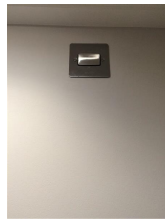
3 single switches, 1 single switch, 1 fuse switch



Checkout update:

Finger marks
Needs Cleaning

Isolator switch



No change to the previous report

Shelving and Units

Previous comment:

understairs storage, wood painted white, double door, knob handles



Checkout update:

No change to the previous report

interior, floor to match landing, walls painted white, light not working



Needs cleaning



brown wood table, 1 darawer chrome pull handle, good



No change to the previous report

Stairs

Previous comment:

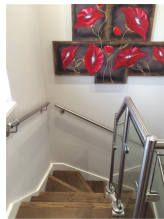
stairs to landing



Checkout update:

No change to the previous report

stairs down to hallway



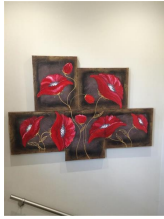
No change to the previous report

stairs



No change to the previous report

Canvas pic good



No change to the previous report

WC :

General

Previous comment:

Checkout update:

General view



Doors

Previous comment:

Checkout update:

No change to the previous report

flat panel dark brown wood, silver lever handle with lock, marked low levels



to match external, double chrome hook, marked and chipped low level

No change to the previous report



Flooring

Previous comment:

Beige tiled, grout discoloured, paint spots, scaled near heater



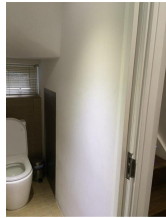
Checkout update:

Smudges from cleaning
Needs Light Cleaning

Walls and skirting boards

Previous comment:

Grey painted, scuffed low levels, part tiled beige and brown, discoloured grout, white scuffs



Checkout update:

No change to the previous report



Mirror with integrated shelf
Smudges from cleaning
Needs Light Cleaning

Windows

Previous comment:

Upvc double glazed, with key, pull blinds
few marks to blind



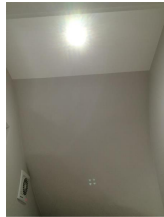
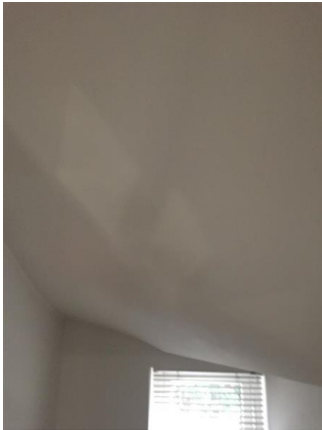
Checkout update:

2x slats bent
Wear and Tear

Ceiling

Previous comment:

White painted, good



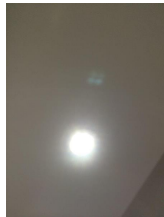
Checkout update:

No change to the previous report

Lighting

Previous comment:

1 spotlight, working



Checkout update:

Light is not working
Needs Replacing



Light above the mirror is not working
Needs Replacing

Heating

Previous comment:

Wall mounted white, chipping to bottom

Checkout update:

No change to the previous report



Suites

Previous comment:

white ceramic, chrome mixer tap, pop up waste, clean

Checkout update:

Pop up waste is not working
Needs Fixing / Tenant Liable



lightly scaled to tap end



No change to the previous report



white ceramic bowl seat and flap to match, chrome push flush clean



No change to the previous report
Flush button is working order



clean



No change to the previous report

Furnishings

Previous comment:

small silver pedal bin, new



Checkout update:

Bin is not working
Tenant Liable



white toilet brush and holder



No change to the previous report

Shelving and Units

Previous comment:

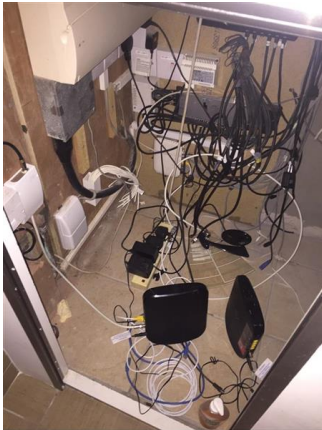
Grated door sliding, brushed silver



Checkout update:

No change to the previous report

various cables, plugs, boxes and controls



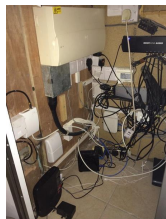
No change to the previous report

beige tiled to floor, stair case visible



No change to the previous report

consumer fuse box, off white



No change to the previous report

Rear Garden:

Rear garden needs good cleaning

General

Previous comment:

over view

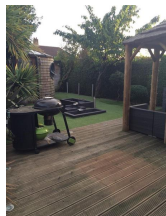


Checkout update:

General view



over view



General view



over view



General view



right of house to side gate
outside heating, glass panels, black
pebbles, not tested
grey hose with stand



General view

Doors

Previous comment:

sliding doors, white upvc frame, lever
handle, few marks to frame, grey office
blinds with pull cord, blinds few spot marks



Checkout update:

Door broken, tenant removed gasket and
roller
Tenant Liable / Needs Fixing



white upvc frame, double glazed, sliding
doors, scuffed, spot marked to glass,
French blinds, few marks



No change to the previous report



Controller from the kitchen blind is bent
Tenant Liable



Splash marks to kitchen blind
Needs Cleaning



Gasket and roller from the kitchen door
Needs Fixing

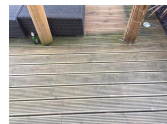


Dusty shutters in the reception room
Needs Cleaning

Flooring

Previous comment:

decking, weathered



Checkout update:

Mouldy
Needs Cleaning



Turf, fake grass, good

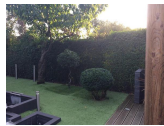


Needs cleaning

Walls and skirting boards

Previous comment:

green bushes, maintained



Checkout update:

No change to the previous report



bushes and stick fencing



2x plants missing
Tenant Liable



Full ashtray to rhs of the garden
Needs Cleaning

Lighting

Previous comment:

wall lighting, working



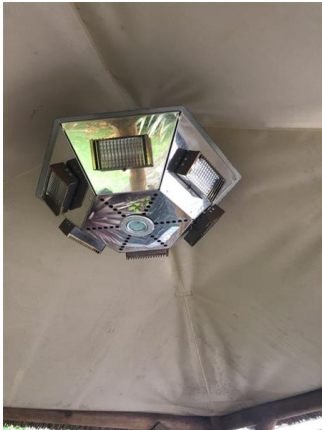
Checkout update:

No change to the previous report

Heating

Previous comment:

integrated heating system, working



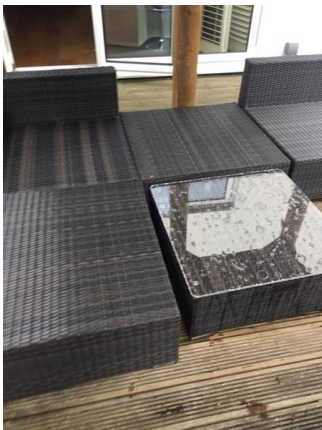
Checkout update:

Not working
Tenant Liable

Furnishings

Previous comment:

weaved black seating with matching table



Checkout update:

No change to the previous report



heavily burnt to one side



No change to the previous report



Bbq, black with untensils

Needs Cleaning



Internal view
Needs Cleaning

Shelving and Units

Previous comment:

Checkout update:



interior space, wood door with glass panels
weathered

No change to the previous report





interior, wall painted white, good



Soiled floor
Needs Cleaning



skylight round globe, weathered to exterior



No change to the previous report



white wood shelf, tv mount grey, fuse box,
double switch, 2 single sockets



Cobwebs
Needs Cleaning



circle pivot windows, dark brown wood
frame



No change to the previous report



circle pivot windows, dark brown wood frame



No change to the previous report



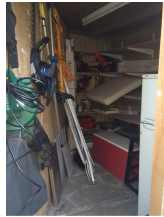
Shed, light wood, dark brown door with glass panels, gold lever handle, door not closing properly, cracked



Door broken to the bottom
Tenant Liable



various garden appliances, wood shelves



No change to the previous report



tube light working



No change to the previous report



Frying pans from kitchen moved from kitchen
Needs Cleaning



Soiled floor to rhs of the house
Needs Cleaning



Cobwebs and marks
Needs Cleaning



Broken part of the door
Needs Fixing

Garden Furnishings



Previous comment:

Water feature, black slates, maintained is high not in use



Checkout update:

No change to the previous report

Declaration

I/We have inspected the items in the foregoing photographic schedule of conditions and hereby agree, that they represent the current state of the property:

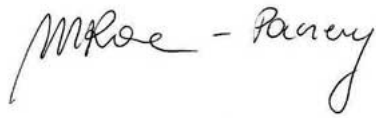
Tenant's signature:

Print name: Ellie

Landlord's signature

Print name:

Clerk's signature:



Print name: Magda Rac-Paczesny

Date:

27/09/2016