

Check Out



02033552928

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Prepared on behalf of Example Lettings Ltd

Property inspected by A. Clerk

Address

123 Preview Street
Sample City
London
AB1 2CD



Carried Out

February
23rd 2024
10:00

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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 John Williams Property 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.

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 then 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 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, sanitary ware – 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 the property, including 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 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 ring marks 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. Sanitary ware 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 inventory 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 inventory 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 inventory report.

John Williams Property Services and its staff are not trained or qualified Property Surveyors. Under no circumstances should this inventory 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 inventory 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 inventory 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 inventory report. Items listed within the inventory 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.

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 inventory report compiled by John Williams Property Services 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 inventory 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.

CHECKLIST		
Item	Value	Comments
Evidence of Smoking?	No	
Evidence of Pets?	Yes	Pet scratches seen to wallpapered wall in bedroom 1
Evidence of Unauthorised Occupancy?	No	
Keys Handed Over?	Yes	
Maintenance Issues?	Yes	Issues as noted in report
Cleaning Issues?	Yes	Issues as noted in report

1. SCHEDULE OF CONDITION

Ref	Name	Condition at Inventory & Check In	Condition at Check Out	Additional Comments
1.1	Decorative Order	Good Condition	Few marks to walls	
1.2	Walls	Good Condition	Few marks and nails holes	
1.3	Floors	Good Condition	3 burn marks to bedroom 2 carpet	
1.4	Contents	Good Condition	Heavy burn mark and discolouration to kitchen worktop	
1.5	Appliances	Not tested for working order	<i>As Inventory & Check In</i>	
1.6	Lights	Good working order	<i>As Inventory & Check In</i>	
1.7	General Cleanliness	Cleaned to a professional standard	<i>As Inventory & Check In</i>	

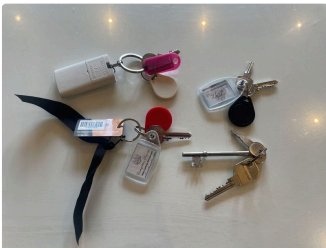

2. CLEANING SUMMARY

Ref	Name	Condition at Inventory & Check In	Condition at Check Out	Additional Comments
2.1	Carpets/Floors	Cleaned to a professional standard	<i>As Inventory & Check In</i>	
2.2	Bathroom	Cleaned to a professional standard	<i>As Inventory & Check In</i>	
2.3	Appliances	Cleaned to a professional standard	<i>As Inventory & Check In</i>	



3. KEYS


Ref	Name	Description	Additional Comments
3.1	Tenants Keys	To include 1 x Car park controls 3 x Door Fobs Post box key Window key 3 x Flat keys FB2/ Utility keys	
3.2	Keys at check out	3 x fobs 1 x parking remote 3 x front door keys 1 x mail box key 1 x window key 1 x FB2 key 1 x additional key 1 x balcony door key	

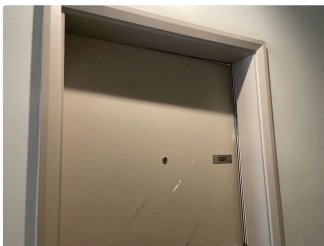

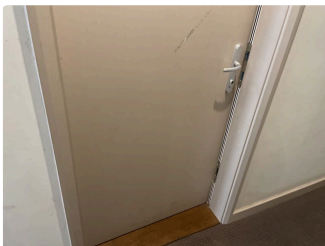
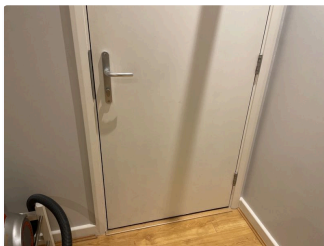
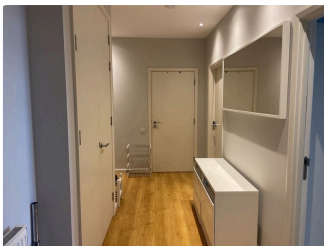
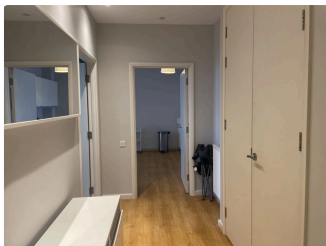

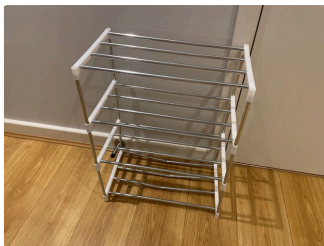

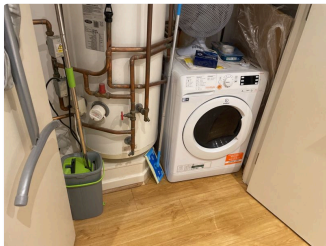
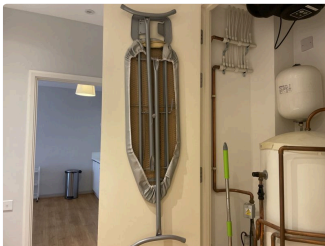
3. KEYS (CONT.)

Ref	Name	Description	Additional Comments
	 		
	Ref # 3.2	Ref # 3.2	


4. METER READINGS

Ref	Name	Description	Reading at Inventory & Check In	Reading at Check Out	Additional Comments
4.1	Electric Meter	Location: Hall cupboard Serial No: D13A214657	Reading: 25840	29107	
					Ref # 4.1
4.2	Gas Meter	Gas Location: Communal cupboard Serial No: U6S00462521302	Reading: 05970.537	07725,302	
					Ref # 4.2
4.3	Water Meter	Water Location: Communal cupboard Serial No: 0102 12 256279	Reading: 00706.802	00848.028	

4. METER READINGS (CONT.)					
Ref	Name	Description	Reading at Inventory & Check In	Reading at Check Out	Additional Comments
<div></div> <div>Ref # 4.3</div>					

5. ENTRANCE HALL					
					
Ref #5	Ref #5	Ref #5	Ref #5		
					
Ref #5	Ref #5	Ref #5	Ref #5		
					
Ref #5	Ref #5	Ref #5			

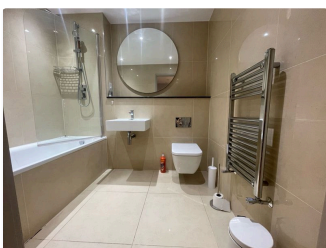
5. ENTRANCE HALL (CONT.)

Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out	Additional Comments
Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out	Additional Comments
5.1	External - Door and Frame Internal - Door and Frame		Scuffs to low level, usage/ finger marks, chips to leading edge Minor marks to low level, faint scratches/chips, chips to paint Liquid splashes to low level, chips along bottom edge, minor wear	<i>As Inventory & Check In +</i> Heavy scrape residue marks to door exterior Needs Maintenance - Tenant	
 <p>Ref # 5.1</p>					
5.2	Door Fixtures		Scratches to handle, tarnishing to top of fire arm	<i>As Inventory & Check In</i>	
5.3	Ceiling		Signs of existing water damage/staining, cracks in places Integrated smoke alarms - green light showing, Carbon monoxide All in good, working order monitor - good working order	<i>As Inventory & Check In</i>	
5.4	Walls		Heavy cracks mainly to high level, various defects to walls, cracks above skirting, low level scuffs, light indentations, lining paper is creased near doorway and far wall	<i>As Inventory & Check In</i>	
5.5	Skirting		Cracks to joints, corner chips, paint defects/wear to top edges and surface, gaps to sealant around top edge	<i>As Inventory & Check In</i>	
5.6	Lights		Good working order	<i>As Inventory & Check In</i>	
5.7	Switches/sockets		In good order	<i>As Inventory & Check In</i>	

5. ENTRANCE HALL (CONT.)

Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out	Additional Comments
5.8	Entry phone		Visible – Not tested	<i>As Inventory & Check In</i>	
5.9	Floor		Various scuffs/scratches consistent with everyday use	<i>As Inventory & Check In</i>	
5.10	Contents		Wall mounted mirror - In good order Double drawer unit - Light marks, raised bumps to interior drawers Shoe rack - Light wear	<i>As Inventory & Check In</i>	
5.11	Built in cupboard		Scratch to mid height and low level door front, various scratches to internal side of right door, chips to door base and right door corner, rub marks to leading edge, light usage marks to internal walls	<i>As Inventory & Check In</i>	
5.12	Contents		Indesit - XWDE751480 - Not checked for working order See photos for contents	<i>As Inventory & Check In</i>	
5.13	Overall Condition		Seen in good order	<i>As Inventory & Check In</i>	

6. BATHROOM



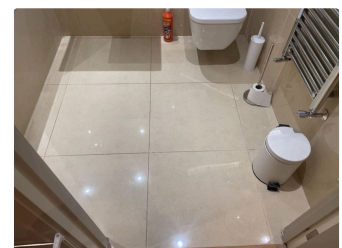
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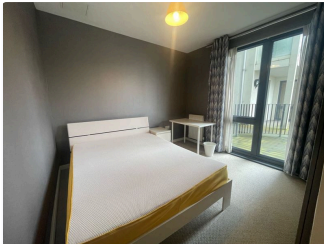


Ref #6


6. BATHROOM (CONT.)					
Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out	Additional Comments
Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out	Additional Comments
6.1	Doors/Frame		Low level marks to base of door and frame, mid height wear to door edge, light finger marks to door, light chips to frame	<i>As Inventory & Check In</i>	
6.2	Door Fixtures		Surface scratches to handle	<i>As Inventory & Check In</i>	
6.3	Ceiling		Minor marks front of door, minor cracks around ceiling vent	<i>As Inventory & Check In</i>	
6.4	Walls		Minor discolouration to grout, light mildew to sealant	<i>As Inventory & Check In</i>	
6.5	Lights/Switches		1 bulb needs replacing	<i>As Inventory & Check In</i>	
6.6	Floor		Grout is discoloured in places	<i>As Inventory & Check In</i>	
6.7	Wall mounted		Recessed shelf - In good order Chrome heated towel rail - Not checked for working order Mirror - Tarnishing to outside edge	<i>As Inventory & Check In</i> + Heavy stains and chemicals marks to shelf Needs Maintenance - Tenant	
<div>   </div> <div> <p>Ref # 6.7</p> <p>Ref # 6.7</p> </div>					
6.8	Toilet with concealed cistern		Light staining to bowl	<i>As Inventory & Check In</i>	
6.9	White ceramic basin and chrome taps		Minor marks to tap, light tarnishing to plug hole	<i>As Inventory & Check In</i>	

6. BATHROOM (CONT.)					
Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out	Additional Comments
6.10	Bath/Shower		Build up of Lime scale to shower screen fixings, mould visible to sealant around bath top, chrome fixings are slightly tarnished, light surface scratches to shower head	As Inventory & Check In	
6.11	Contents		Good order	As Inventory & Check In	
6.12	Overall Condition		Seen in good order	As Inventory & Check In	


7. MASTER BEDROOM




Ref #7




Ref #7




Ref #7




Ref #7




Ref #7



Ref #7








Ref #7




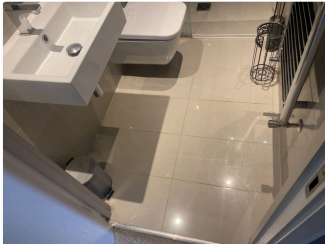





Ref #7

Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out	Additional Comments
7.1	Frame		Heavy cracks around base, cracks/defects to paint along top edge, cracks to joints	As Inventory & Check In	
7.2	Door		Various marks mainly to low/high level, paint chips to edges, liquid splash to internal edge, indentation to door edge, finger marks to leading edge/around fixtures Tread is heavily worn	As Inventory & Check In	

7. MASTER BEDROOM (CONT.)					
Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out	Additional Comments
7.3	Door Fixtures		Surface scratches to handle	<i>As Inventory & Check In</i>	
7.4	Ceiling		Water marks, scuffs in places, ceiling hatch is heavily marked	<i>As Inventory & Check In</i>	
7.5	Walls		Small chips to wallpaper, minor peeling in places	<i>As Inventory & Check In</i> + Pet scratches to wallpapered wall with paper partially covering corner Needs Maintenance - Tenant	
<div> <div>  <div>Ref # 7.5</div> </div> <div>  <div>Ref # 7.5</div> </div> </div>					
7.6	Skirting		Signs of water damage front of entrance, scratches/ scuffs	<i>As Inventory & Check In</i>	
7.7	Lights/Switches		Good working order	<i>As Inventory & Check In</i>	
7.8	Floor		Minor creasing to main tread	<i>As Inventory & Check In</i> + Light stains and marks Needs Maintenance - Tenant	
<div> <div>  <div>Ref # 7.8</div> </div> <div>  <div>Ref # 7.8</div> </div> </div>					

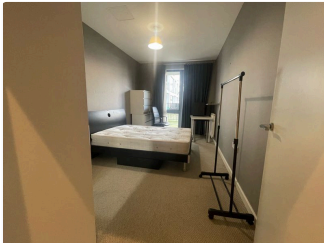
7. MASTER BEDROOM (CONT.)					
Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out	Additional Comments
7.9	Balcony door		Light usage marks/ scratches to casing, handle lever is loose	As Inventory & Check In	
7.10	Window furnishings		In good order	Fabric pulls to curtains Needs Maintenance - Tenant	
<div><p>Ref # 7.10</p></div>					
7.11	Triple wardrobe		In good order	As Inventory & Check In	
7.12	Bedside bed/mattress		In good order	As Inventory & Check In	
7.13	Bedside drawers x1		Faint chips/scratches to top/ corners, minor marks to interior drawers	As Inventory & Check In	
7.14	Chest of drawers		Light bubbling to top surface, light staining to interior drawers	As Inventory & Check In	
7.15	Contents		White box cubed shelves, wall mounted mirror	As Inventory & Check In	
7.16	Overall Condition		Seen in good order	As Inventory & Check In	

8. EN SUITE			
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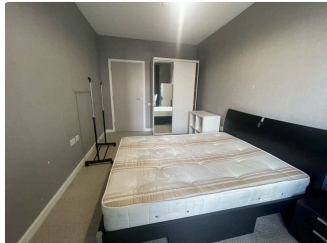
8. EN SUITE (CONT.)					
Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out	Additional Comments
<div>    </div> <div> <div>Ref #8</div> <div>Ref #8</div> <div>Ref #8</div> </div>					
Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out	Additional Comments
8.1	Doors/Frame		Scuffs/rubs to top, scratches/chips to base, heavy wear to interior base, minor paint defects Chips to leading edge, internal scuffs to base	<i>As Inventory & Check In</i>	
8.2	Door Fixtures		Light surface scratches	<i>As Inventory & Check In</i>	
8.3	Ceiling		Cracks around top edge	<i>As Inventory & Check In</i>	
8.4	Walls		Minor discolouration to grout in places, water marks to tiles, sticky tape residue	<i>As Inventory & Check In</i>	
8.5	Lights/Switches		Good working order	<i>As Inventory & Check In</i>	
8.6	Floor		Minor discolouration to grout	<i>As Inventory & Check In</i>	
8.7	Wall mounted		Recessed shelf - In good order Chrome heated towel rail - Not checked for working order	<i>As Inventory & Check In</i>	
8.8	Toilet with concealed cistern		Staining to bowl	<i>As Inventory & Check In</i>	
8.9	White ceramic basin		Tarnishing to plug and tap, minor lime scale around base	<i>As Inventory & Check In</i>	

8. EN SUITE (CONT.)					
Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out	Additional Comments
8.10	Shower		Minor tarnishing to shower head and hose, water marks to fittings, shower screen shows signs of residue/ mould to glass, rubber edge is heavily worn/stained	As Inventory & Check In	
8.11	Overall Condition		Seen in good order	As Inventory & Check In	

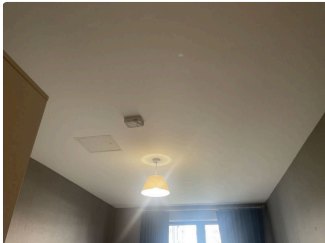
9. BEDROOM 2




Ref #9



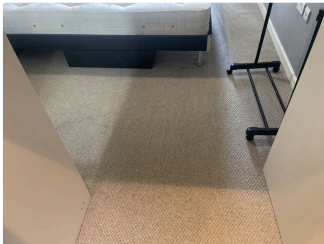
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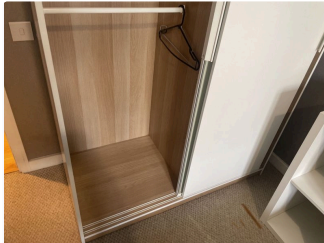
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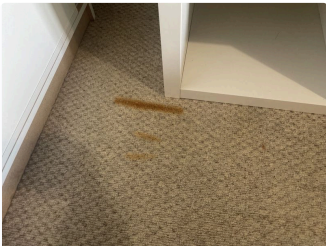


Ref #9




Ref #9

Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out	Additional Comments
9.1	Frame		Scratches to low/mid height on left, cracks to sealant on right side	As Inventory & Check In	
9.2	Door		High level marks to internal side, low level scuff mark	As Inventory & Check In	


9. BEDROOM 2 (CONT.)					
Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out	Additional Comments
9.3	Door Fixtures		Light tarnishing to handle	<i>As Inventory & Check In</i>	
9.4	Ceiling		Minor scuffs/rubs in places	<i>As Inventory & Check In</i>	
9.5	Walls		Chips to wallpaper, light furniture/picture marks	<i>As Inventory & Check In +</i> Possible additional paper rips with numerous nail holes Needs Maintenance - Tenant	
<div>   </div> <div> <i>Ref # 9.5</i> <i>Ref # 9.5</i> </div>					
9.6	Skirting		Cracks along top edge, minor marks/scratches to surface	<i>As Inventory & Check In</i>	
9.7	Lights/Switches		Good working order	<i>As Inventory & Check In</i>	
9.8	Floor		Light usage marks, minor staining visible, clean condition	<i>As Inventory & Check In +</i> 3 brown burn marks near wardrobe Needs Maintenance - Tenant	
<div>  </div> <div> <i>Ref # 9.8</i> </div>					
9.9	Window/Frames		Light marks	<i>As Inventory & Check In</i>	

9. BEDROOM 2 (CONT.)					
Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out	Additional Comments
9.10	Window furnishings		In good order	As Inventory & Check In	
9.11	Double wardrobe		Small chip to back base, minor smearing to mirrored door	As Inventory & Check In	
9.12	Chest of drawers x2		Pen marks to top surface of chest 1, internal drawers show signs of staining/usage marks	As Inventory & Check In	
9.13	Double bed/mattress		Headboard and base are chipped/scratched in places, usage marks/scratches to frame corners/legs, light marks to mattress	As Inventory & Check In	
9.14	Bedside cabinet 1		Usage marks, scratches/chips to sides and edges, staining to interior	As Inventory & Check In	
9.15	Bedside cabinet 2		Various scratches/chips to top, light marks to drawers	As Inventory & Check In	
9.16	Overall Condition		Seen in good order	As Inventory & Check In	


10. RECEPTION




Ref #10




Ref #10



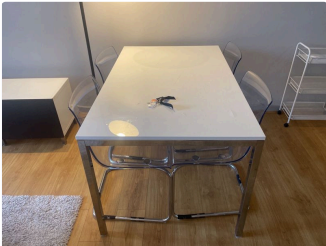
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Ref #10



Ref #10

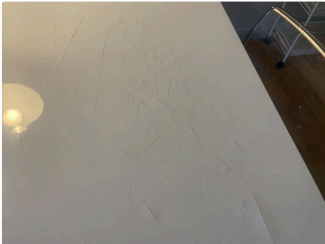



Ref #10















Ref #10




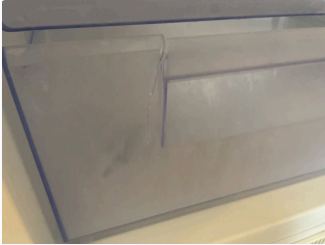

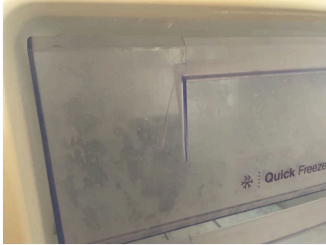
10. RECEPTION (CONT.)					
Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out	Additional Comments
Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out	Additional Comments
10.1	Doors/Frame		Paint chips along top/ bottom edges, minor chips/ scratches, cracks to frame corners, minor marks mainly to low level	<i>As Inventory & Check In</i>	
10.2	Door Fixtures		Light scratches/tarnishing to handle	<i>As Inventory & Check In</i>	
10.3	Ceiling		Minor marks above balcony door, cracks around ceiling/wall edge, minor patches above window/door	<i>As Inventory & Check In</i>	
10.4	Walls		Low level marks to left wall, various mid height rub marks, wall fixings to mid/ high level, scuff mark right of door, paint chips around balcony door, furniture rubs, paint patch	<i>As Inventory & Check In</i>	
10.5	Skirting		Light surface scratches, rub marks	<i>As Inventory & Check In</i>	
10.6	Lights/Switches		In good order	<i>As Inventory & Check In</i>	
10.7	Floor		Surface scratches, in good order	<i>As Inventory & Check In</i>	
10.8	Balcony door		Heavy defects to painted surround - see photo	<i>As Inventory & Check In</i>	
10.9	Furnishings		Paint residue to curtain pole, In good order	<i>As Inventory & Check In</i>	
10.10	Sofa		Usage marks to arms and base cushions	<i>As Inventory & Check In</i>	
10.11	Arm chair		Light creasing/staining to base cushion	<i>As Inventory & Check In</i>	

10. RECEPTION (CONT.)					
Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out	Additional Comments
10.12	Dining table and 4 chairs		Light marks to table top, scratches/usage marks to chairs	As Inventory & Check In + Heavy cracks to top of dining table Indent to edge of dining table <div>Needs Maintenance - Tenant</div>	
<div><div> Ref # 10.12</div><div> Ref # 10.12</div></div>					
10.13	Side table		Light smearing/scratches to table top	As Inventory & Check In	
10.14	Coffee table		Usage marks to internal shelves, minor scratches/wear	As Inventory & Check In	
10.15	TV unit		Stain to top surface, minor marks to doors	As Inventory & Check In	
10.16	Cube unit		In good order	As Inventory & Check In	
10.17	Contents		Floor standing lamp, fan	As Inventory & Check In	
10.18	Overall Condition		Seen in good order	As Inventory & Check In	



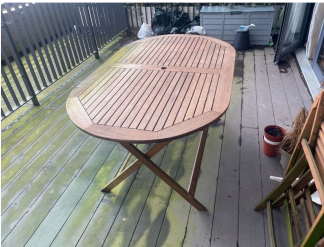


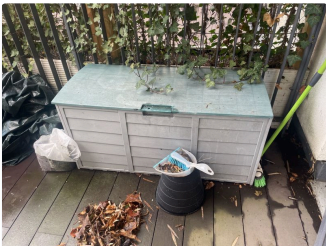
11. KITCHEN			
 Ref #11	 Ref #11	 Ref #11	 Ref #11

11. KITCHEN (CONT.)

Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out	Additional Comments
 Ref #11					
 Ref #11					
 Ref #11					
 Ref #11					
 Ref #11					
 Ref #11					
 Ref #11					
 Ref #11					
 Ref #11					
 Ref #11					
 Ref #11					
 Ref #11					
Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out	Additional Comments
11.1	Ceiling		In good order	As Inventory & Check In	
11.2	Walls		Grease stains above worktop, scratches/scuffs to facing wall	As Inventory & Check In	
11.3	Skirting/kickboard		Light residue, In good order	As Inventory & Check In	
11.4	Lights/Switches		Good working order	As Inventory & Check In	
11.5	Floor		Light surface scratches	As Inventory & Check In	
11.6	Kitchen Units		Minor marks to interior doors, light usage marks to shelves	As Inventory & Check In	

11. KITCHEN (CONT.)					
Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out	Additional Comments
11.7	Window(s) Worktop/ Splashback		In good order	Heavy burnt mark left of hob Additional burn marks, shading and stains to worktop throughout Needs Maintenance - Tenant	
<div>    </div> <div> <p>Ref # 11.7</p> <p>Ref # 11.7</p> <p>Ref # 11.7</p> </div>					
11.8	Sink/Taps		Watermarks, minor tarnishing to taps	As Inventory & Check In	
11.9	Integrated F/F		ZANUSSI ZBB28441SA - In good order	As Inventory & Check In + Cracks to all freezer drawers Needs Maintenance - Tenant	
<div>    </div> <div> <p>Ref # 11.9</p> <p>Ref # 11.9</p> <p>Ref # 11.9</p> </div>					
11.10	Integrated oven		AEG BE3003021M - Usage marks to casing Not tested for working order, clean condition	As Inventory & Check In	
11.11	Integrated dishwasher		Zanussi ZDT/11001FA - Minor residue to casing, Clean condition – Not tested for working order	As Inventory & Check In	
11.12	Extractor fan		Good working order	As Inventory & Check In	

11. KITCHEN (CONT.)					
Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out	Additional Comments
11.13	Integrated ceramic hob		AEG - Various usage marks/scratches to rings, outside edges are heavily worn, clean condition	<i>As Inventory & Check In</i>	
11.14	Integrated microwave		AEG MC2664E - Minor usage marks, clean condition	<i>As Inventory & Check In</i>	
11.15	Overall Condition		Seen in good order	<i>As Inventory & Check In</i>	

12. BALCONY					
<div><div><p>Ref #12</p></div><div><p>Ref #12</p></div><div><p>Ref #12</p></div><div><p>Ref #12</p></div><div><p>Ref #12</p></div><div><p>Ref #12</p></div></div>					
Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out	Additional Comments
12.1	Walls		Outdoor wear and tear	<i>As Inventory & Check In</i>	
12.2	Floor		Outdoor wear and tear	<i>As Inventory & Check In</i>	
12.3	Contents		See photos	<i>As Inventory & Check In</i>	
12.4	Overall Condition		Seen in good order	<i>As Inventory & Check In</i>	

Needs Maintenance		
Ref	Responsibility	Comments
5.1 Entrance Hall » External - Door and Frame Internal - Door and Frame	Tenant	Heavy scrape residue marks to door exterior
6.7 Bathroom » Wall mounted	Tenant	Heavy stains and chemicals marks to shelf
7.5 Master bedroom » Walls	Tenant	Pet scratches to wallpapered wall with paper partially covering corner
7.8 Master bedroom » Floor	Tenant	Light stains and marks
7.10 Master bedroom » Window furnishings	Tenant	Fabric pulls to curtains
9.5 Bedroom 2 » Walls	Tenant	Possible additional paper rips with numerous nail holes
9.8 Bedroom 2 » Floor	Tenant	3 brown burn marks near wardrobe
10.12 Reception » Dining table and 4 chairs	Tenant	Heavy cracks to top of dining table Indent to edge of dining table
11.7 Kitchen » Window(s) Worktop/ Splashback	Tenant	Heavy burnt mark left of hob Additional burn marks, shading and stains to worktop throughout
11.9 Kitchen » Integrated F/F	Tenant	Cracks to all freezer drawers

Declaration

I/We the undersigned, affirm that if I/we do not comment on the Inventory in writing within seven days of receipt of this Inventory then I/we accept the Inventory as being an accurate record of the contents and condition of the property.

Appendix

Comment Summary	
Ref	Comments