

Check Out



PROPERTY ADDRESS

123 Sample Street
Sample City
Sampleshire
AB1 2CD

INSPECTION DATE

September 6th 2020

REFERENCE

4980

PRODUCED BY

Clerky Clerk

Contents

Notes	2
Disclaimers	4
Areas	5
Schedule of Condition	5
Meter Readings	6
Keys	7
Safety (Alarms)	8
Exterior Front	9
Hallway	10
Living Room	13
Kitchen	17
Bedroom 1	22
Bedroom 2	27
Ensuite	31
Bathroom	35
Balcony	39
Actions	40
Property Images	41
Declaration	42

Notes

GUIDELINES FOR LANDLORDS AND TENANTS

Please note that the inventory clerks are not responsible for the following:

- Testing showers / taps
- Testing appliances
- Moving furniture
- Checking electrical items
- Opening windows
- Flushing toilets
- Checking heating systems / radiators
- Checking alarms
- Inspecting loft contents
- Removing and inspecting boxed items – it is the duty of the landlord / tenant to have all accountable items ready to check
- Specifying names of plants / shrubs and trees – a general description will be made.
- Please ensure that instruction manuals are at the property for the tenants use.

KEYS:

Please ensure that all keys are tagged, where possible.
Meter keys (FB1/FB2/Triangle Utility Gas/Electric Keys) can be obtained from your local locksmith or via our website www.rminventories.co.uk

Location of the water meter will also be required at the time of the inventory compilation if it is to be read.

Checking Out Procedures

All items should be placed in the rooms described on the inventory, all china, glassware, crockery, kitchen utensils etc should be clean and accessible. Anything packed away for the duration of the tenancy must be unpacked, cleaned and placed in the correct location. It is expected that the property will be in a similar condition of cleanliness as at the check in and when you vacate there must be no trace of the previous occupant – see cleaning below. All keys must be available and clearly labelled. You must be ready to vacate the property and hand over any keys at the appointed time.

The following notes have been written to help facilitate a problem free tenancy. Should the Inventory Clerk have to search for missing items, it may result in charges being made to the tenant. Heavy items of furniture that have been moved should also be returned to their original positions.

The Managing Agent of Landlord must be informed of any items removed or added to the property. Failure to do so may result in charged being made for the replacement of items removed.

Cleaning - To a standard that shows there is no trace of your occupancy for a new tenant. For example, this means that there should be no loose peas left in the freezer, no tissues under a sofa or finger marks around light switches. This is achievable without a professional company being employed but if you do not have the time your agent can recommend professional cleaners to help either before or just after you vacate. In particular: Sanitary ware, windows, hard floors, woodwork, cooker hoods, ovens, kitchen appliances (including units), shelves, refrigerators, wardrobes, drawer units and bedding.

Carpets - All carpets should be thoroughly vacuumed. Depending on the agreement and / or length of tenancy, they should be professionally cleaned. You will be charged to clean any staining or soiling. Compensation costs will be made towards any further damage such as cigarette / iron burns or stains. If a carpet is badly marked or damaged you may be charged for part or all of the cost of a replacement.

Crockery, China, Utensils - These items will be checked for soiling, chips, burn marks, loose handles to pans or any other damage. If damage has occurred beyond reasonable wear and tear, compensatory costs will be added to the Check Out Report.

Decorations - It is accepted that during day-to-day living a few marks and scuffs will appear on walls and woodwork. However, should the marking be found excessive, charges will be added to the Check Out Report. For example: hooks and nails driven in to walls without permission, excessive furniture rubbings, pencil or crayon marks, tears to wallpaper, excess damage to woodwork.

Beds - Beds, bases, mattresses and pillows will be examined for staining and damage not previously recorded on the inventory. Charges will be made in the form of cleaning or compensation or a percentage of the replacement cost as appropriate. Any linen should be left washed and pressed.

Polished Furniture - Polished furniture will be checked for scratches, ring marks, soiling and damage to joints, charges will be made as appropriate. Repair costs and re-polishing charges are high. It is in your interest to take steps to protect the furniture with drink mats etc.

Soft Furnishings - It is expected that these will be in a similar condition to the start of the tenancy. Any staining or soiling discolouration will attract cleaning charges.

Keys - Please note that all sets of keys (as noted on the original inventory) must be returned at the time of Check Out. Failure to comply may result in the Check Out appointment being aborted, the cost of which will be chargeable to you as indeed may a new set of locks and keys.

Gardens - If the owner has not employed a gardener at the property, you will be required to maintain the garden. This will include the cutting of lawns, weeding of any beds, and maintaining the garden according to the season. This may include trimming bushes and shrubs, but it is suggested that this is confirmed with the Managing Agent prior to taking any actions, as they may need specialist treatment. If the standard of the garden is found untidy, compared to the commencement of the tenancy, most Managing Agents or Landlords will employ a contract gardener and their account will be added to your Check Out Report.

Check Out Appointment

It is important that:-

All cleaning has been completed prior to this time.
All personal items removed.
The property is ready to be handed over and ready to vacate.

If you are not ready to leave it may not be possible to carry out the Check Out. In this case a return visit will be needed and a charge for the aborted visit will be made.

At the termination of the tenancy, the inventory will be checked and any obvious or significant discrepancies will be reported to the Managing Agent / Instructing Principal. This report will indicate whether, in our opinion, the tenant is liable for the deterioration or whether it is considered to be fair wear and tear. Normal fair wear and tear will be assessed on the length of tenancy and the type of occupancy.

Please note that Royal Mail provide information about redirection of post and have a FREE service to notify companies of your new address including banks, gas, electricity, water, DVLA etc so that they do not have to be notified separately. This can be found at – <http://www.royalmail.com/portal/rm/jump2?catId=400126&mediaId=11200120>

Condensation – Looking After Your Home

There is always some moisture in the air. Warm air holds much more moisture than cold air. When warm air hits a cold surface it cools down and cannot hold onto all the extra moisture produced by everyday activities, so some of this moisture appears as small droplets of water – most noticeable on windows or where there is little movement of air. If not properly dealt with this extra moisture can lead to mould growth on walls, furniture, window frames and even clothes. Mould growth can cause paint blistering and wallpaper to peel off; it can also rot any fabric.

Modern improvements like wall insulation, draught proofing and sealed window units minimise draughts and help keep heat in your home. However, they also stop moisture escaping, which means that you must make a little extra effort to avoid condensation problems.

Excessive mould build up gives off tiny seeds called 'spores' – these spores float in the air you breathe and can aggravate conditions such as asthma and other allergies. If your property is prone to condensation build up this can be avoided with daily attention to the problem.

Steps you can take to help reduce condensation:

Dry all windows, windowsills, and any other surfaces that have become wet. Ensure you wring out the cloth thoroughly, do not dry on the radiator.

If possible, always hang your washing outside. If this is not possible, you could hang it in the bathroom, with the door closed, and window slightly open for ventilation. Do not dry washing on radiators, as this will add to the moisture already in the air.

If you use a tumble dryer, ensure it is well ventilated to the outside, or that it is of the new condensing type.

Try to ventilate your kitchen when in use, either by opening a window slightly, or using the extractor fan. Try to ventilate both kitchens and bathrooms for at least twenty minutes after use.

If your property is prone to condensation then daily use of a de-humidifier unit can be very beneficial. These come in all shapes and sizes, cost very little to run and draw out the excess moisture from the air helping to keep the condensation under control.

Disclaimers

This inventory is undertaken by RM Inventories and provides a fair and accurate record of the condition and contents of the property, and the property's internal condition. It is the responsibility of the landlord and the tenant or the respective agents to agree between themselves the accuracy of this report.

The person preparing the inventory is not an expert in fabrics, woods, paints, materials, antiques etc, nor a qualified surveyor. The inventory should not be used as an accurate description of each piece of furniture and equipment, or as a structural survey report. Plants and shrubs are not listed. If any additional items are to be listed, this will be at the Landlords request only.

Property left in lofts, cellars and locked rooms, which have not been inventoried, are the sole responsibility of the landlord. Driveways will not be examined where vehicles are parked on the driveway.

The Fire and Safety Regulations regarding furnishings, gas, electrical and similar services are ultimately the responsibility of the Instructing/Principal. Where the inventory notes 'fire label seen', are seen this should not be interpreted to mean that the item complies with the "Furniture and Furnishings (fire) (safety) (Amendments) 1993."

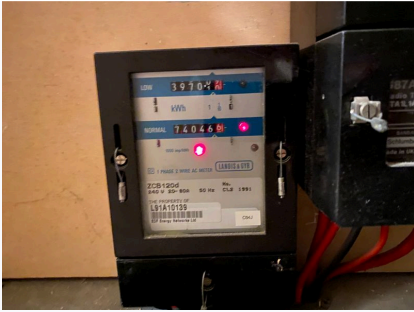
This is a record that the item had a label as described or similar to that detailed in the Guide to the Furniture & Furnishings (Fire) (Safety) Regulations as published by the Department of Trade and Industry, January 1997, (or subsequent edition), attached at the time of the inventory compiled. It is not a statement that the item can be considered to comply with the regulations.

Also, whilst all care and diligence will be undertaken regarding sleeved plugs, heavy appliances and obstructing furniture will not be moved, and therefore full responsibility will remain with either the acting agent or the landlord.

1. SCHEDULE OF CONDITION		
Item	Condition at Check In	Condition at Check Out
1.1 Cleaning Overview	This property has been professionally cleaned	<i>As Check In</i>
1.2 Flooring	Professionally cleaned	<i>As Check In</i>
1.3 Woodwork	Professionally cleaned	<i>As Check In</i>
1.4 Window(s)	Professionally cleaned	<i>As Check In</i>
1.5 Curtains / blinds	Professionally cleaned	<i>As Check In</i>
1.6 Bathrooms	Professionally cleaned	<i>As Check In</i>
1.7 Kitchen units	Professionally cleaned	<i>As Check In</i>
1.8 Hob/ Oven/ Extractor	Professionally cleaned	<i>As Check In</i>
1.9 White Goods	Professionally cleaned	<i>As Check In</i>

2. METER READINGS

Item	Serial Number	Reading at Check In	Reading at Check Out
2.1 Electric Meter	Located in: Serial Number: L91A10139	Reading: (L) 28713 (H) 62433	Reading: (L) 39701 (N) 74046



Ref # 2.1



Ref # 2.1

3. KEYS	
Item	Description
3.1 Handover Keys	Front Door (top lock): 2 Front Door (bottom lock): 1 Balcony Door: 4 Building Door: 2 Window Keys: (Others):

4. SAFETY (ALARMS)

Item	Description	Condition at Check In	Condition at Check Out
4.1 Smoke Detectors	Located in: Hallway	Good condition, tested and working	<i>As Check In</i>



Ref # 4.1

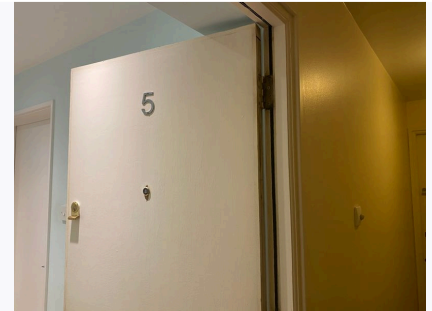
5. EXTERIOR FRONT			
Item	Description	Condition at Check In	Condition at Check Out
5.1 Door	White painted wooden door with 2x chrome locks, spy hole, numeral 5 and letterbox; White painted wooden door frame; Chrome threshold	Door is in good condition, lightly worn to exterior mid level and around locks, all fixtures are intact; Door frame is in good condition; Threshold is in good condition and intact	<i>As Check In + ;</i> Door is marked to lower levels, black discolouration to edge of door Needs Maintenance - Tenant



Ref # 5.1



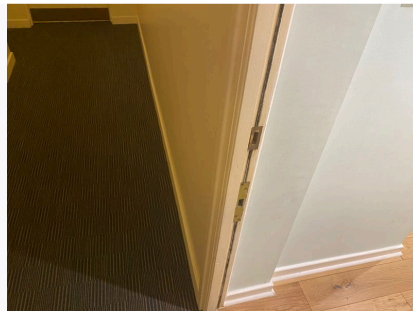
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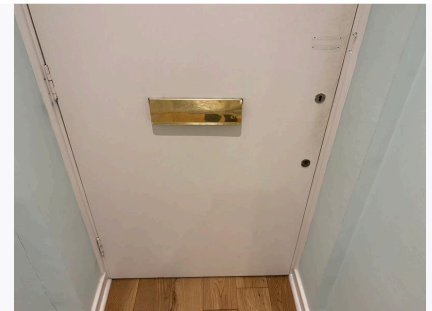
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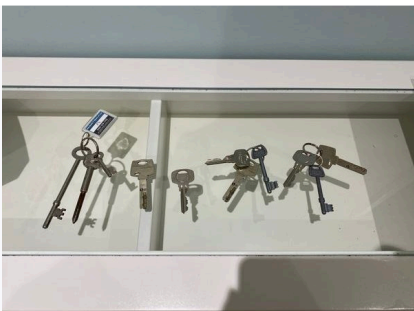
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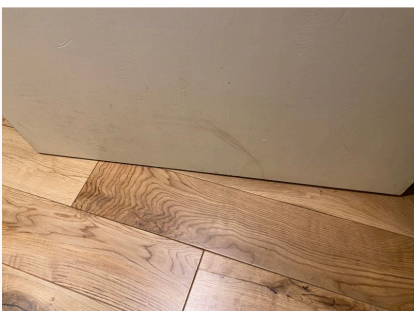
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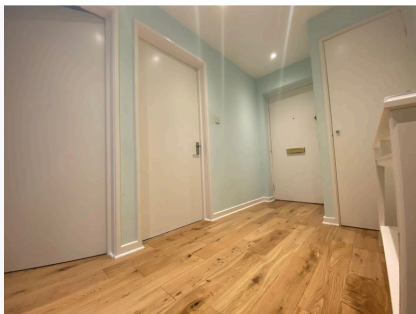


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Ref # 5.1

6. HALLWAY			
Item	Description	Condition at Check In	Condition at Check Out
6.1 Flooring	Wooden floorboards	Floorboards are intact and in good condition	<i>As Check In + ; 1X scratch mark to surface</i> Needs Maintenance - Tenant
6.2 Skirting	White painted skirting boards	Skirting is in good condition and intact	<i>As Check In</i>
6.3 Walls	Blue painted walls	Walls are in good condition	<i>As Check In + ; Further markings to lower parts of walls</i> Needs Maintenance - Tenant
6.4 Ceiling	White painted ceiling	Ceiling is in good condition	<i>As Check In</i>
6.5 Lighting	Individual chrome spotlights	Lights in good condition all intact and tested working	<i>As Check In</i>
6.6 Heating	White metal radiator	Radiator is in good condition	<i>As Check In</i>
6.7 Switches and Sockets	White plastic switches and sockets; White plastic entry phone	Switches and sockets are all intact and in good condition; Entry phone is in good condition	<i>As Check In</i>
6.8 Furnishings	White wooden storage unit with glass top	Unit is in good condition, all intact	<i>As Check In</i>
6.9 Additional Cupboard	White painted wooden door with chrome knob; White painted wooden door frame; White painted walls; White painted ceiling; Additional Cupboard contains water tank and wooden shelving	Door is in good condition, all fixtures are intact; Door frame is in good condition; Walls are in good condition; Ceiling is in good condition; Contents are in good condition	<i>As Check In</i>



Ref #6

6. HALLWAY (CONT.)



Ref # 6.1



Ref # 6.1



Ref # 6.1



Ref # 6.1



Ref # 6.3



Ref # 6.3



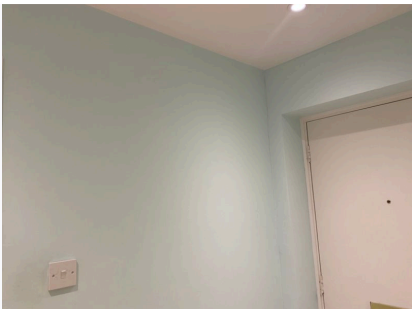
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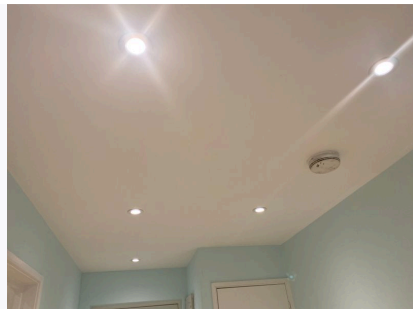
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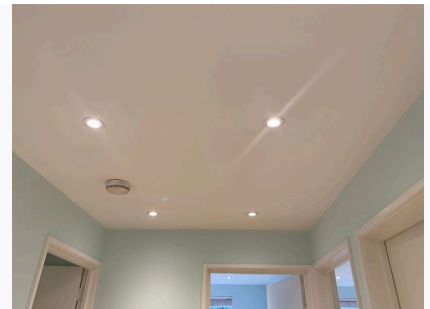
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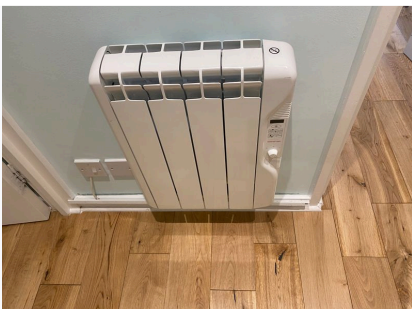
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Ref # 6.4



Ref # 6.6



Ref # 6.7

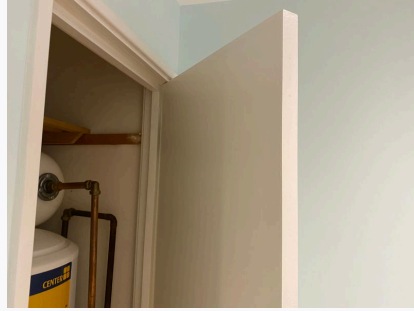


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6. HALLWAY (CONT.)



Ref # 6.9



Ref # 6.9



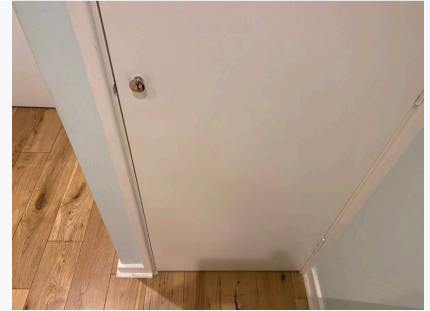
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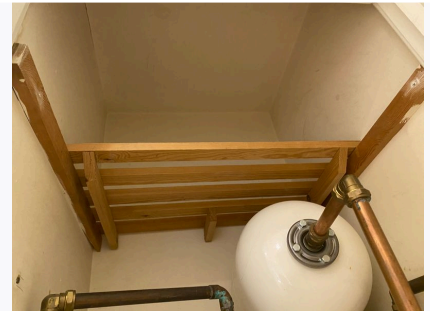
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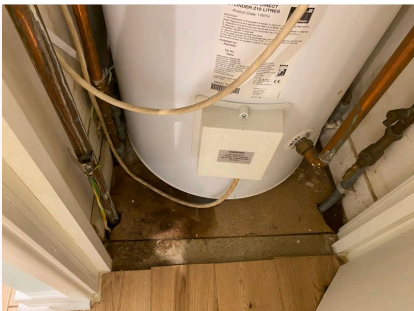
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7. LIVING ROOM			
Item	Description	Condition at Check In	Condition at Check Out
7.1 Door	White painted wooden door with chrome push handle; White painted wooden door frame	Door is in good condition, all fixtures are intact; Door frame is in good condition	<i>As Check In</i>
7.2 Flooring	Wooden floorboards	Floorboards are intact and in good condition	<i>As Check In</i>
7.3 Skirting	White painted skirting boards	Skirting is in good condition and intact	<i>As Check In</i>
7.4 Walls	Blue painted walls	Walls are in good condition; Damaged around blind tie fixture	<i>As Check In + ;</i> Walls are marked above light switch, lower levels upon entrance, above radiator, mould development by patio Needs Maintenance - Tenant
7.5 Ceiling	White painted ceiling	Ceiling is in good condition	<i>As Check In</i>
7.6 Lighting	Individual chrome spotlights	Lights in good condition all intact and tested working	<i>As Check In</i>
7.7 Window(s)	White wooden patio doors	Doors are in good condition	Door does not open, tested - not working Needs Maintenance - Tenant
7.8 Curtains / blinds	White slatted blinds with fabric pull cord	Blinds are in good condition, tested and working	<i>As Check In + ;</i> Various knots to pull cord, unable to extend to full length Needs Maintenance - Tenant
7.9 Heating	White metal radiator	Radiator is in good condition	<i>As Check In</i>
7.10 Switches and Sockets	White plastic switches and sockets	Switches and sockets are all intact and in good condition	<i>As Check In</i>
7.11 Furnishings	Wooden coffee table; Wooden TV stand; Blue "L" Shaped sofa	Coffee table is in good condition; TV stand is in good condition; Sofa is in good condition, all cushions are in good condition	<i>As Check In</i>

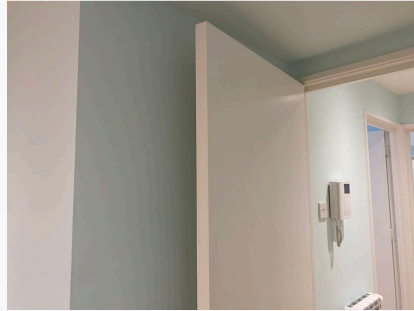
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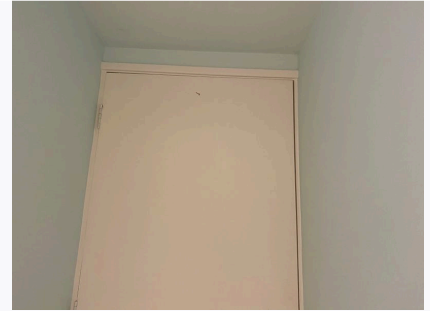
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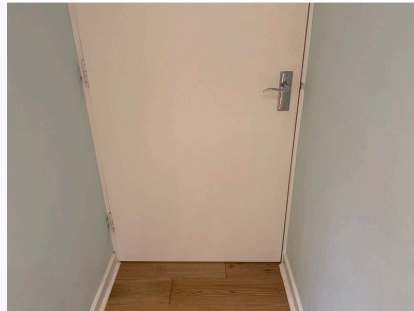
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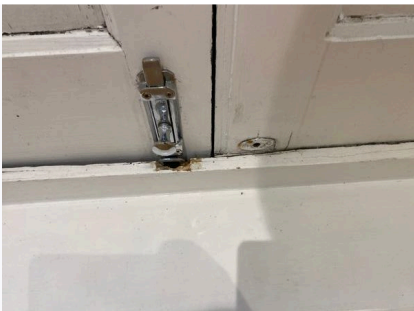
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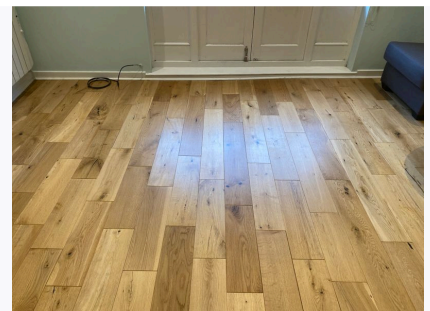
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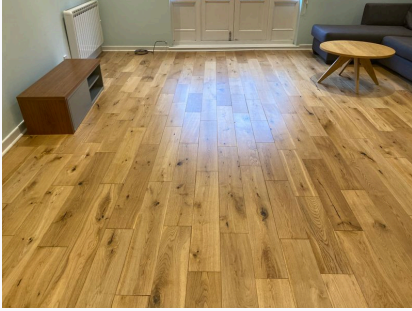


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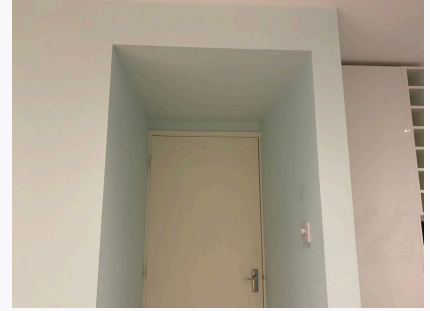
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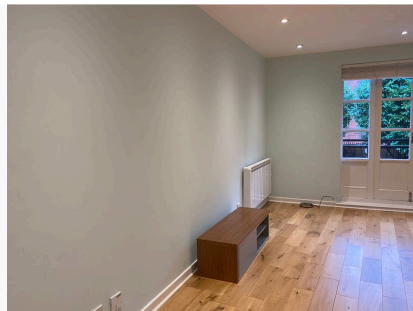
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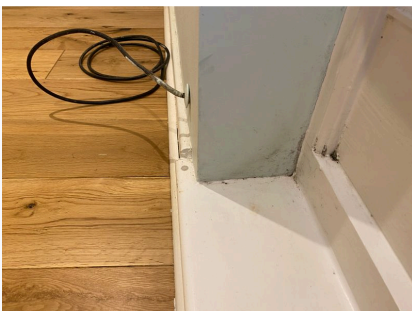
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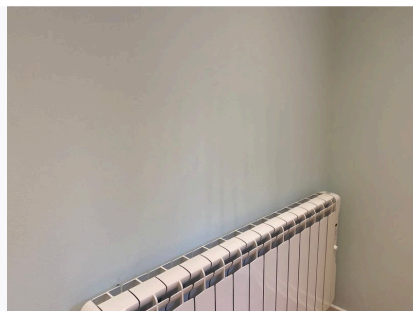
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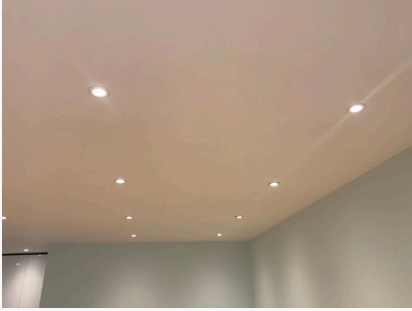


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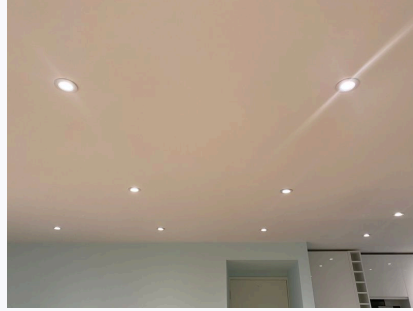


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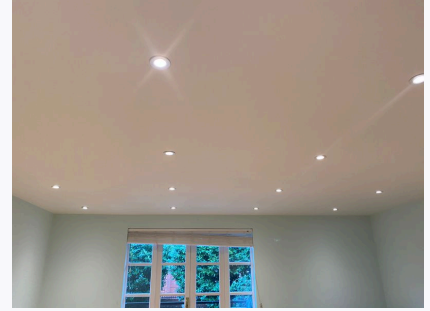
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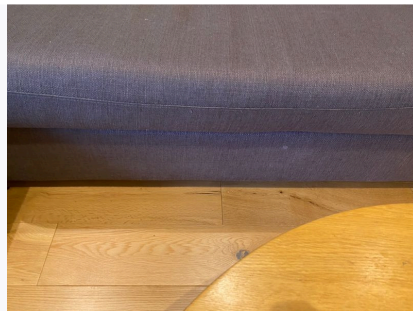
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Ref # 7.9



Ref # 7.11



Ref # 7.11



Ref # 7.11



Ref # 7.11

8. KITCHEN			
Item	Description	Condition at Check In	Condition at Check Out
8.1 Flooring	Black tiled flooring with grey grouting	Tiles are in good condition, grouting is intact	<i>As Check In</i>
8.2 Walls	Blue painted walls; Black and white tiled walls with white grouting	Walls are in good condition; Tiles are in good condition, all grouting is intact	Walls are in good condition; Marks to lower part of walls; Tiles are in good condition, all grouting is intact Needs Maintenance - Tenant
8.3 Ceiling	White painted ceiling	Ceiling is in good condition	<i>As Check In</i>
8.4 Lighting	Individual chrome spotlights	Lights in good condition all intact and tested working	<i>As Check In</i>
8.5 Switches and Sockets	White plastic switches and sockets	Switches and sockets are all intact and in good condition	<i>As Check In</i>
8.6 Units and Worktop	White laminated units; Granite effect formica worktop; White laminated kickboards	Units are in good condition, all handles and unit doors are intact; Worktop is in good condition; Slightly uneven join; Kickboards are intact and in good condition	<i>As Check In</i>
8.7 Appliances	INDESIT Washing Machine with soap tray and dials; Fridge Freezer; Hob, oven and extractor; Stainless steel sink, draining board and mixer tap	Washing machine is in good condition; Light residue to inside rim; Fridge freezer is in good condition; Hob and oven are in good condition; Extractor fan tested working, light tested working; Sink, draining board and tap are in good condition	<i>As Check In + ;</i> All appliances require cleaning , extractor fan cover is slightly loose Needs Cleaning / Maintenance - Tenant
8.8 Furnishings	2X glass shelves	Shelves are in good condition	<i>As Check In</i>

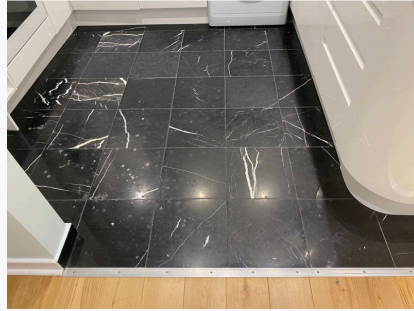


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8. KITCHEN (CONT.)



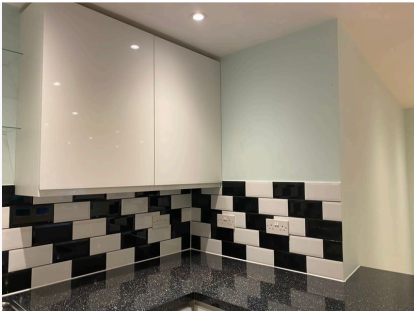
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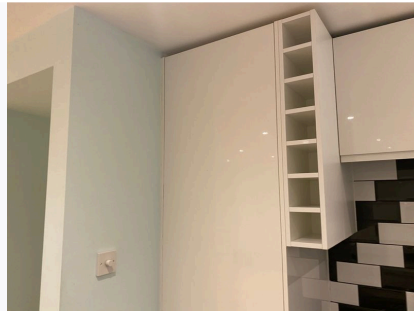
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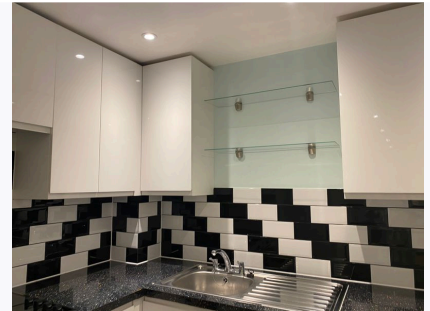
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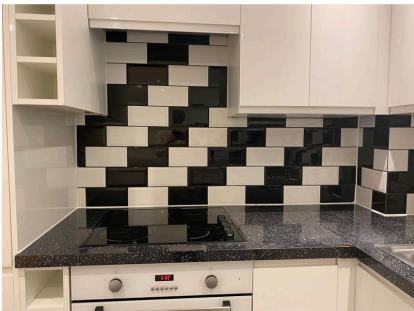
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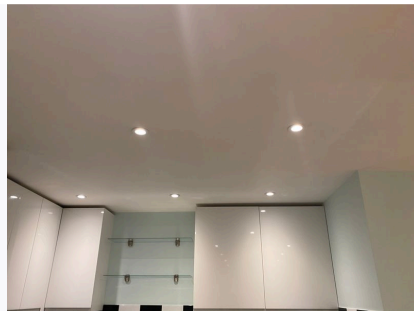
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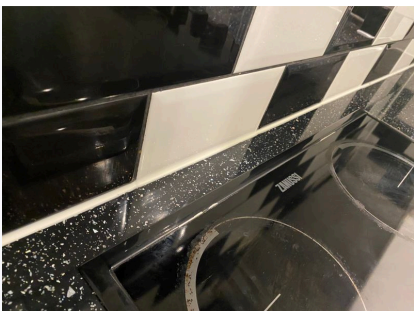
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Ref # 8.6



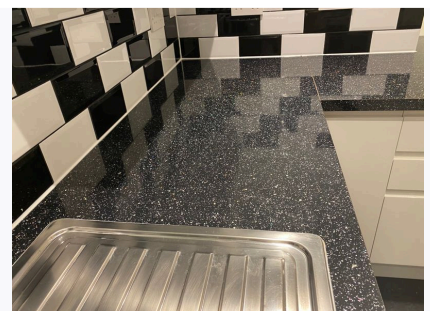
Ref # 8.6



Ref # 8.6



Ref # 8.6



Ref # 8.6

8. KITCHEN (CONT.)



Ref # 8.6



Ref # 8.6



Ref # 8.6



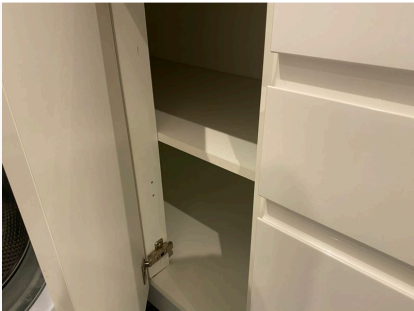
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Ref # 8.6



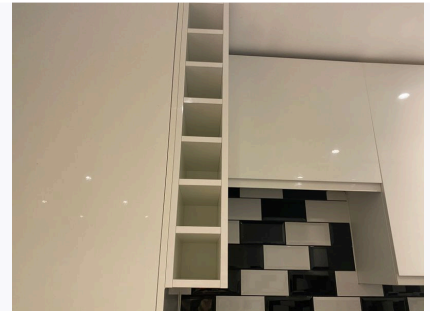
Ref # 8.6



Ref # 8.6



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Ref # 8.6



Ref # 8.6



Ref # 8.6



Ref # 8.6



Ref # 8.6



Ref # 8.6

8. KITCHEN (CONT.)



Ref # 8.6



Ref # 8.6



Ref # 8.6



Ref # 8.6



Ref # 8.6



Ref # 8.6



Ref # 8.7



Ref # 8.7



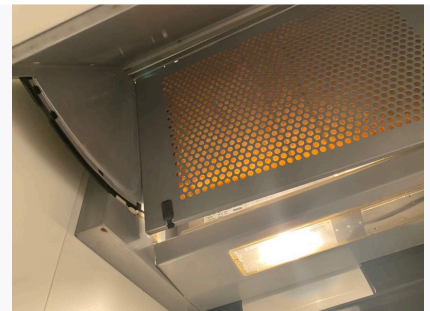
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Ref # 8.7



Ref # 8.7



Ref # 8.7



Ref # 8.7



Ref # 8.7



Ref # 8.7

8. KITCHEN (CONT.)



Ref # 8.7



Ref # 8.7



Ref # 8.7



Ref # 8.7



Ref # 8.7



Ref # 8.7



Ref # 8.7



Ref # 8.7

9. BEDROOM 1			
Item	Description	Condition at Check In	Condition at Check Out
9.1 Door	White painted wooden door with chrome push handle; White painted wooden door frame	Door is in good condition, all fixtures are intact; Door frame is in good condition	<i>As Check In</i>
9.2 Flooring	Wooden floorboards	Floorboards are in good condition	<i>As Check In</i>
9.3 Skirting	White painted skirting	Skirting is in good condition	<i>As Check In</i>
9.4 Walls	Blue painted walls	Walls are in good condition	<i>As Check In + ; Walls are marked by radiator and to lower levels of walls</i> Needs Maintenance - Tenant
9.5 Ceiling	White painted ceiling	Ceiling is in good condition	<i>As Check In</i>
9.6 Lighting	Individual chrome spotlights	Lights in good condition all intact and tested working	<i>As Check In</i>
9.7 Window(s)	White wooden window with chrome lever arms;; White painted window sill	Windows are in good condition; Windowsill is in good condition	<i>As Check In + ;</i> Water damage to right hand side corner of window Needs Maintenance - Tenant
9.8 Curtains / blinds	White slatted blinds with fabric pull cord	Blind are in good condition, tested and working	<i>As Check In + ;</i> Blind need to be re-threaded Needs Maintenance - Tenant
9.9 Heating	White metal radiator	Radiator is in good condition	<i>As Check In</i>
9.10 Switches and Sockets	White plastic switches and sockets	Switches and sockets are all intact and in good condition	<i>As Check In</i>
9.11 Furnishings	Black bed base and white mattress; White wooden bedside table; Small chest of drawers; White wooden wardrobe with mirrored door	Bed is in good condition; Mattress is in good condition, lightly marked; Bedside table is in good condition; Chest of drawers are in good condition; Wardrobe is in good condition, all fixtures and fittings are intact	<i>As Check In + ;</i> Bottom hinge to wardrobe is broken Needs Maintenance - Tenant

9. BEDROOM 1 (CONT.)



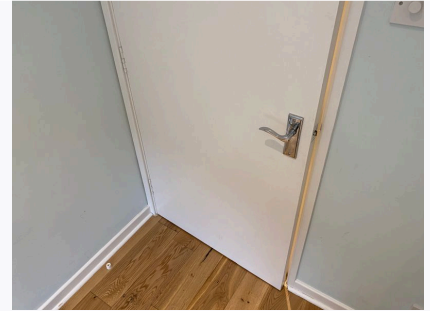
Ref #9



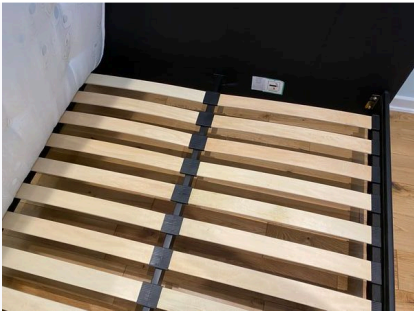
Ref # 9.1



Ref # 9.1



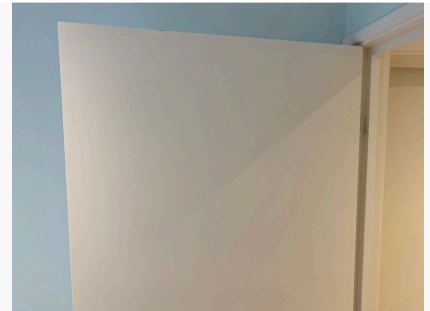
Ref # 9.1



Ref # 9.1



Ref # 9.1



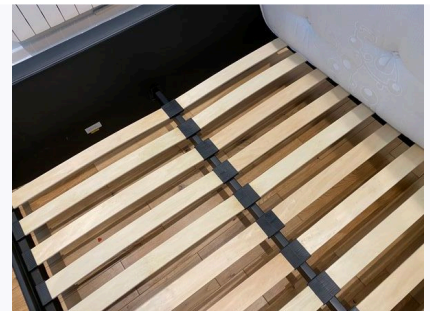
Ref # 9.1



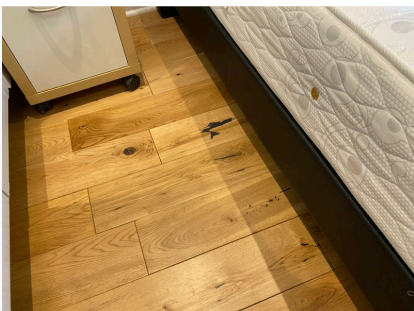
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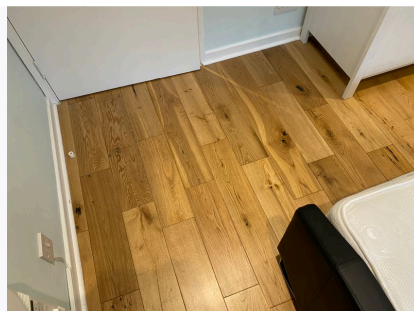
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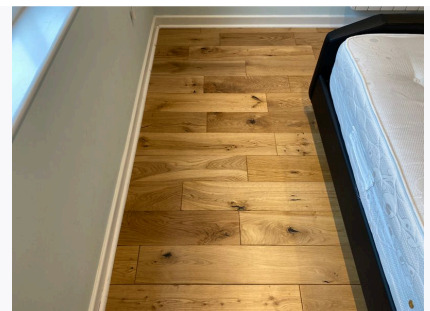
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Ref # 9.2

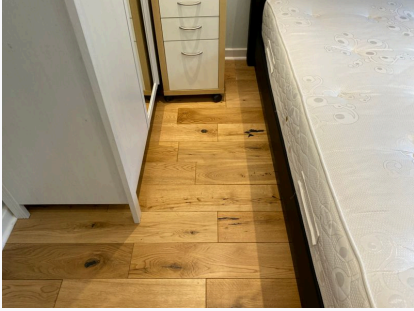


Ref # 9.2

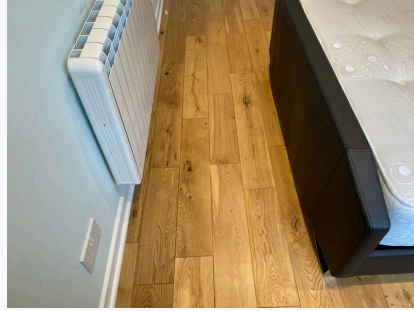


Ref # 9.2

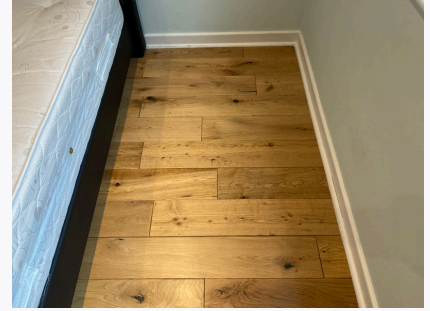
9. BEDROOM 1 (CONT.)



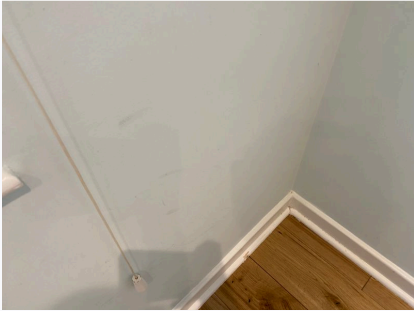
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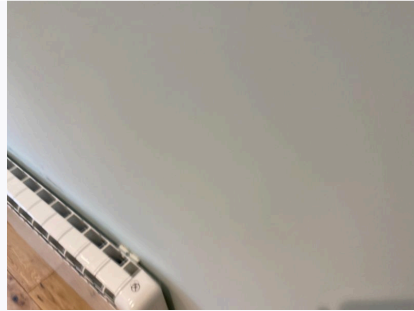
Ref # 9.2



Ref # 9.2



Ref # 9.4



Ref # 9.4



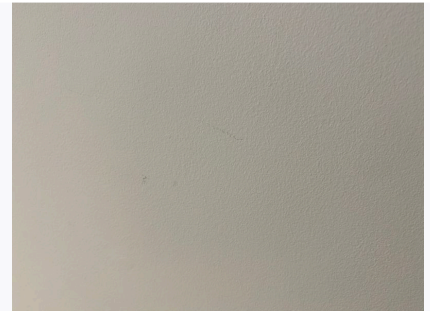
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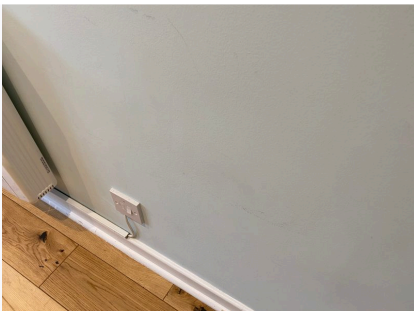
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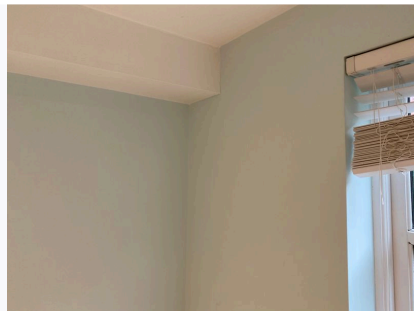
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Ref # 9.4



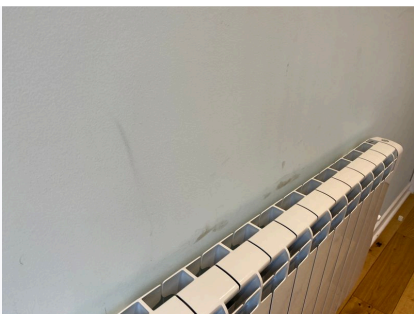
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Ref # 9.4



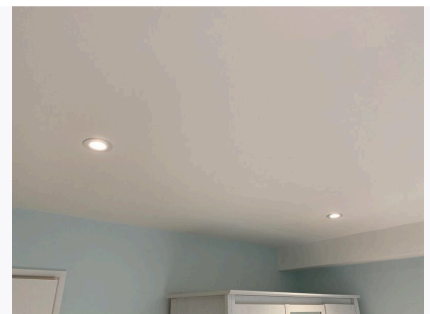
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Ref # 9.4

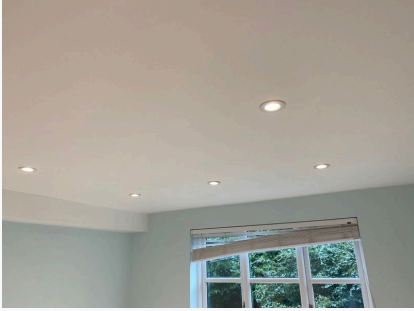


Ref # 9.4



Ref # 9.5

9. BEDROOM 1 (CONT.)



Ref # 9.5



Ref # 9.5



Ref # 9.7



Ref # 9.7



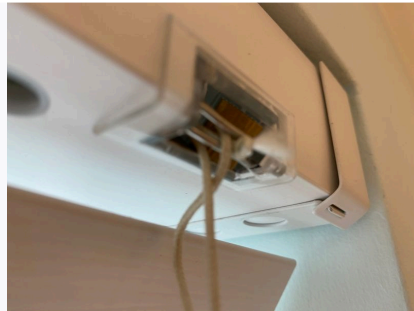
Ref # 9.7



Ref # 9.7



Ref # 9.7



Ref # 9.8



Ref # 9.8



Ref # 9.8



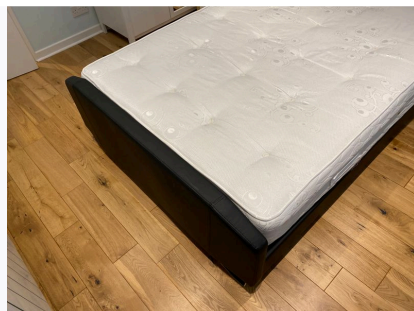
Ref # 9.8



Ref # 9.8



Ref # 9.8



Ref # 9.11



Ref # 9.11

9. BEDROOM 1 (CONT.)



Ref # 9.11



Ref # 9.11



Ref # 9.11



Ref # 9.11



Ref # 9.11



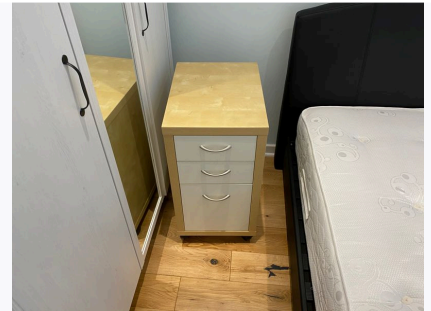
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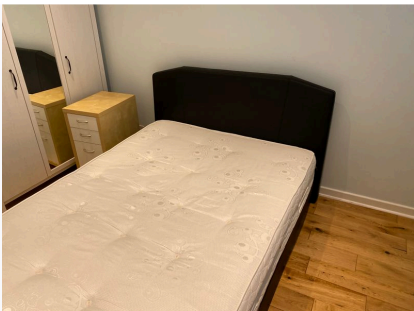
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Ref # 9.11

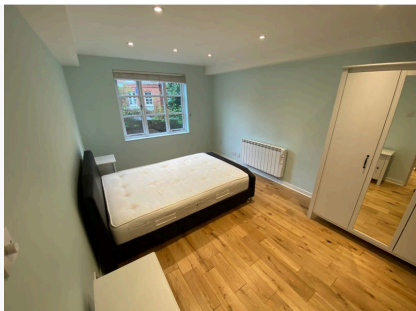


Ref # 9.11



Ref # 9.11

10. BEDROOM 2			
Item	Description	Condition at Check In	Condition at Check Out
10.1 Door	White painted wooden door with chrome push handle; White painted wooden door frame	Door is in good condition, all fixtures are intact; Door frame is in good condition	<i>As Check In + ;</i> Marks to lower part of door Needs Maintenance - Tenant
10.2 Flooring	Wooden floorboards	Floorboards are in good condition	<i>As Check In</i>
10.3 Skirting	White painted skirting	Skirting is in good condition	<i>As Check In</i>
10.4 Walls	Blue painted walls	Walls are in good condition	<i>As Check In + ;</i> Minor marks to lower levels, mould development to corner of room Needs Maintenance - Tenant
10.5 Ceiling	White painted ceiling	Ceiling is in good condition	<i>As Check In</i>
10.6 Lighting	Individual chrome spotlights	Lights in good condition all intact and tested working	<i>As Check In</i>
10.7 Window(s)	White wooden window with chrome lever arms; White painted window sill	Windows are in good condition; Windowsill is in good condition	<i>As Check In</i>
10.8 Curtains / blinds	White slatted blinds with fabric pull cord	Blind are in good condition, tested and working	<i>As Check In</i>
10.9 Heating	White metal radiator	Radiator is in good condition	<i>As Check In</i>
10.10 Switches and Sockets	White plastic switches and sockets	Switches and sockets are all intact and in good condition	<i>As Check In</i>
10.11 Furnishings	Black bed base and white mattress; White wooden bedside table; White wooden wardrobe with mirrored door	Bed is in good condition; Mattress is in good condition; Bedside table is in good condition; Wardrobe is in good condition, all fixtures and fittings are intact	<i>As Check In</i>



Ref #10

10. BEDROOM 2 (CONT.)



Ref # 10.1



Ref # 10.1



Ref # 10.1



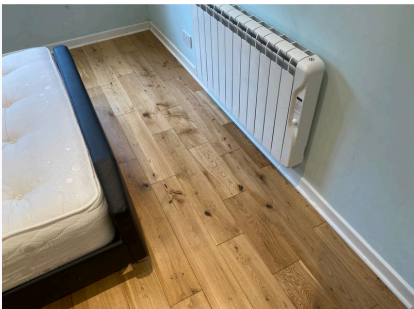
Ref # 10.1



Ref # 10.1



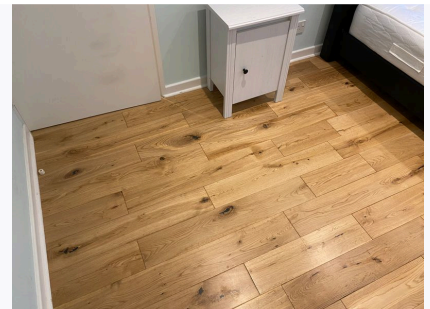
Ref # 10.2



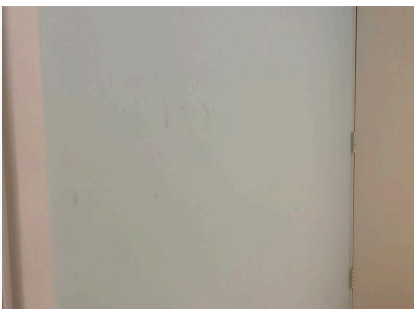
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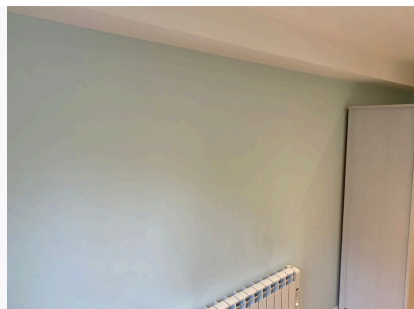
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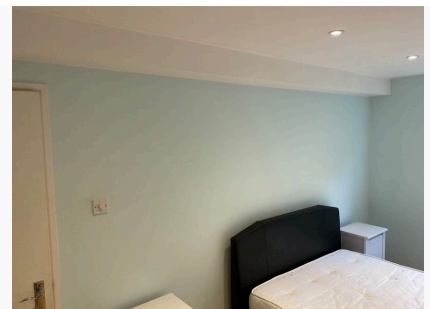
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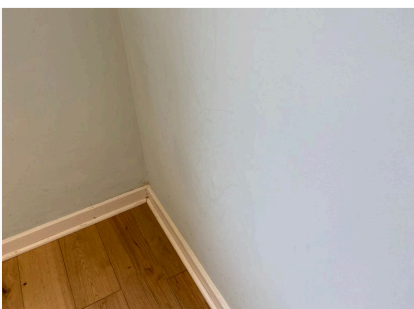
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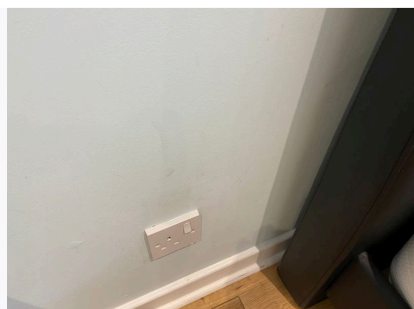
Ref # 10.4



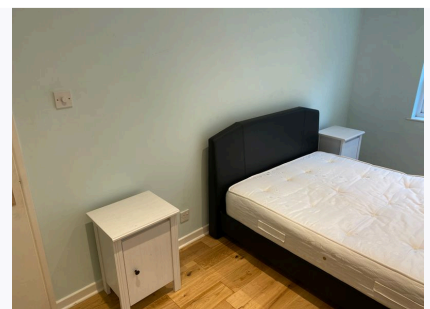
Ref # 10.4



Ref # 10.4



Ref # 10.4



Ref # 10.4

10. BEDROOM 2 (CONT.)



Ref # 10.4



Ref # 10.4



Ref # 10.4



Ref # 10.4



Ref # 10.4



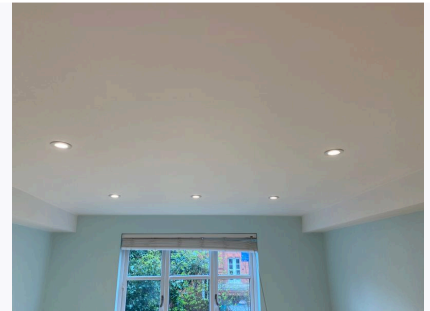
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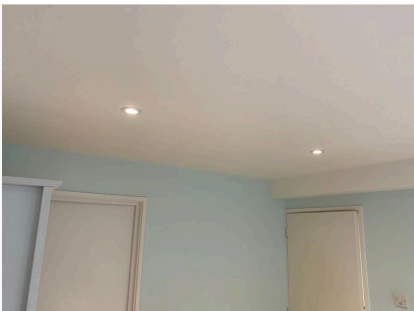
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Ref # 10.4



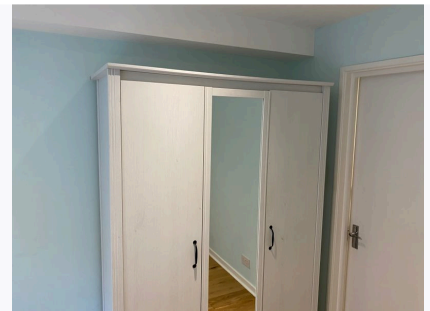
Ref # 10.5



Ref # 10.5



Ref # 10.11



Ref # 10.11



Ref # 10.11



Ref # 10.11



Ref # 10.11

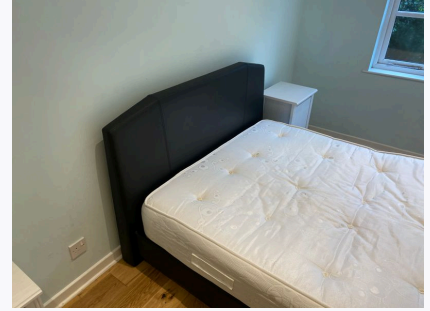
10. BEDROOM 2 (CONT.)



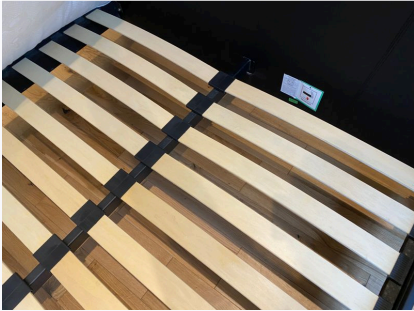
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Ref # 10.11



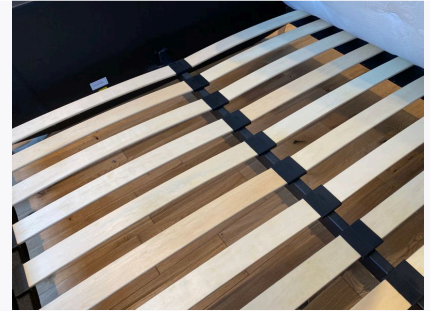
Ref # 10.11



Ref # 10.11



Ref # 10.11



Ref # 10.11



Ref # 10.11



Ref # 10.11

11. ENSUITE			
Item	Description	Condition at Check In	Condition at Check Out
11.1 Door	White painted wooden door with chrome push handle additional lock and chrome hooks to reverse of door; White painted wooden door frame; Chrome threshold	Door is in good condition, all fixtures are intact; Door frame is in good condition; Threshold is in good condition and intact	<i>As Check In + ;</i> Discoloured marks to edge of door Needs Maintenance - Tenant
11.2 Flooring	Marble tiled flooring with grey grouting	Tiles are in good condition, grouting is intact	<i>As Check In</i>
11.3 Walls	White painted walls; Marble tiled walls with white grouting	Walls are in good condition; Tiles are in good condition, all grouting is intact	<i>As Check In + ;</i> 1X black mark to wall above radiator Needs Maintenance - Tenant
11.4 Ceiling	White painted ceiling	Ceiling is in good condition	<i>As Check In</i>
11.5 Lighting	Individual chrome spotlights	Lights in good condition all intact and tested working	<i>As Check In</i>
11.6 Heating	White towel radiator	Radiator is in good condition	<i>As Check In</i>
11.7 Switches and Sockets	White plastic shaver socket	Socket is all intact and in good condition	<i>As Check In</i>
11.8 Toilet/ Sink/ Bath	White toilet with plastic seat and lid and chrome push flush; White sink with chrome tap and drain; Walk in shower with white shower base, chrome drain; Chrome control unit, shower head and hose;; Blue tinted frosted shower door fixture with glass panel	Toilet is in good condition, seat and lid are intact; Sink is in good condition, taps are in tact; Shower is in good condition, all fixtures are intact and in good condition; Shower doors are intact and in good condition	<i>As Check In + ;</i> Toilet seat is loose Needs Maintenance - Tenant
11.9 Additional Items	Glass shelf; Wall mounted mirror; Chrome toilet roll holder; White toilet brush and holder; White plastic extractor fan	Shelf is in good condition; Mirror is in good condition; Toilet roll holder is in good condition; Toilet brush and holder are in good condition; Extractor fan is in good condition	<i>As Check In</i>

11. ENSUITE (CONT.)



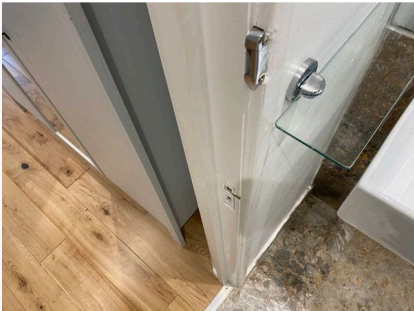
Ref # 11.1



Ref # 11.1



Ref # 11.1



Ref # 11.1



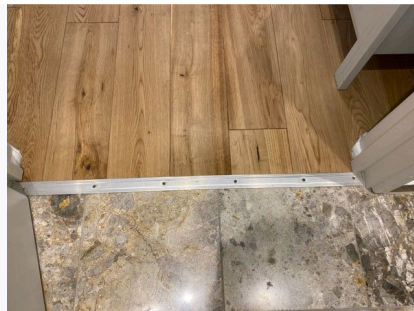
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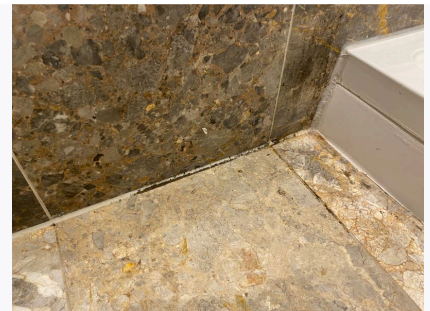
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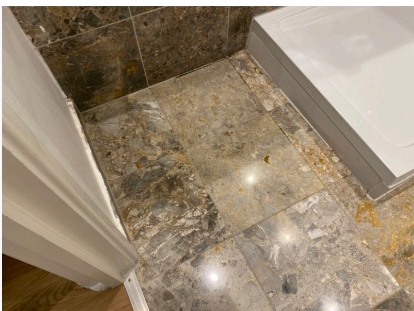
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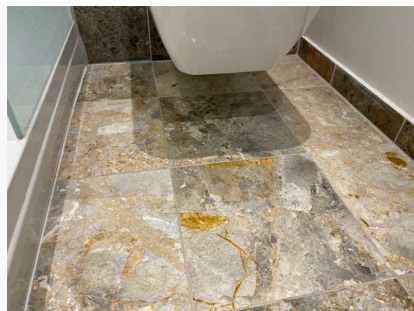
Ref # 11.1



Ref # 11.2



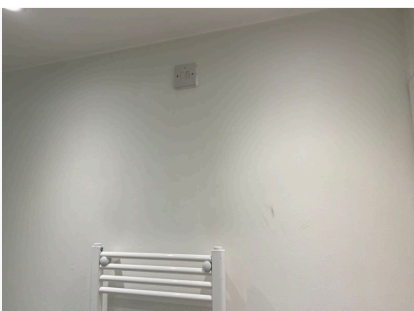
Ref # 11.2



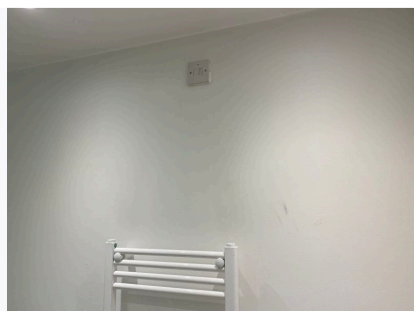
Ref # 11.2



Ref # 11.2



Ref # 11.3

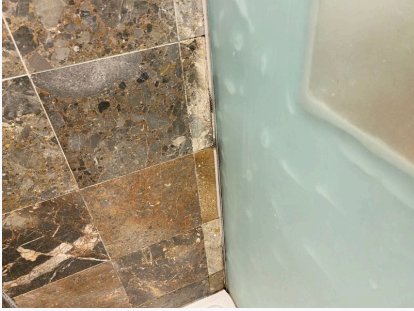


Ref # 11.3



Ref # 11.3

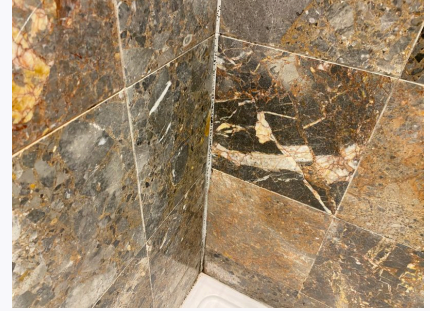
11. ENSUITE (CONT.)



Ref # 11.3



Ref # 11.3



Ref # 11.3



Ref # 11.6



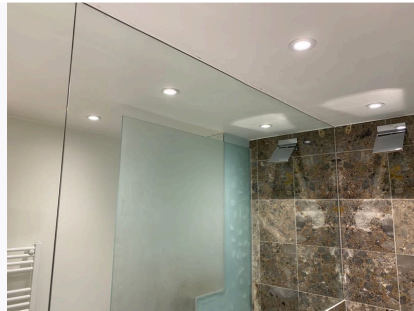
Ref # 11.6



Ref # 11.8



Ref # 11.8



Ref # 11.8



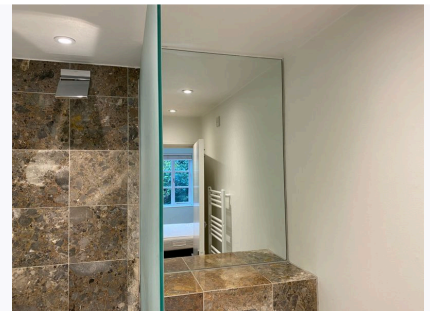
Ref # 11.8



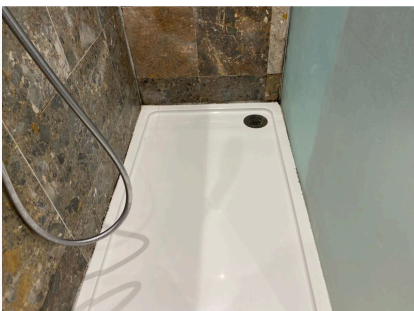
Ref # 11.8



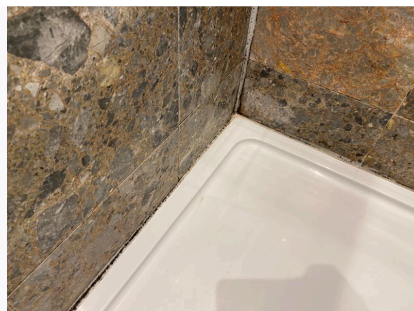
Ref # 11.8



Ref # 11.8



Ref # 11.8



Ref # 11.8



Ref # 11.8

11. ENSUITE (CONT.)



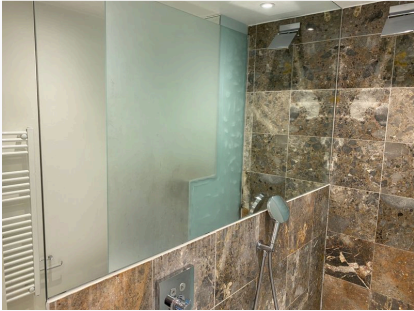
Ref # 11.8



Ref # 11.9

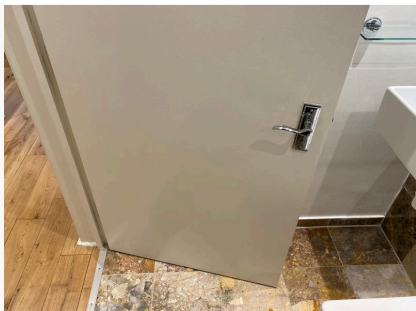


Ref # 11.9



Ref # 11.9

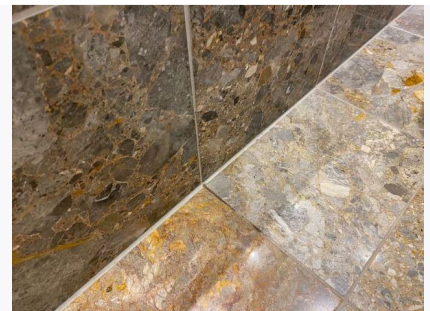
12. BATHROOM			
Item	Description	Condition at Check In	Condition at Check Out
12.1 Door	White painted wooden door with chrome push handle and additional keyless lock; White painted wooden door frame; Chrome threshold	Door is in good condition, all fixtures are intact; Door frame is in good condition; Threshold is in good condition and intact	<i>As Check In</i>
12.2 Flooring	Marble tiled flooring with grey grouting	Tiles are in good condition, grouting is intact	<i>As Check In</i>
12.3 Walls	White painted walls; Marble tiled walls with white grouting	Walls are in good condition; Tiles are in good condition, all grouting is in tact	<i>As Check In</i>
12.4 Ceiling	White painted ceiling	Ceiling is in good condition	<i>As Check In</i>
12.5 Lighting	Individual chrome spotlights	Lights in good condition all intact and tested working	<i>As Check In</i>
12.6 Heating	White towel radiator	Radiator is in good condition	<i>As Check In</i>
12.7 Switches and Sockets	White plastic shaver socket	Socket is all intact and in good condition	<i>As Check In</i>
12.8 Toilet/ Sink/ Bath	White toilet with plastic seat and lid and chrome push flush; White sink with chrome tap and drain; White bath with tiled side panel, chrome tap and drain; Chrome shower over bath with control unit, hose, head and holder; Frosted shower glass panel fixture	Toilet is in good condition, seat and lid are intact; Sink is in good condition, taps are in tact; Bath is in good condition, taps and drain are intact; Shower is in good condition, all fixtures are intact and in good condition; Shower panel is intact and in good condition	<i>As Check In</i>
12.9 Additional Items	Wall mounted mirror; White toilet brush and holder; Glass shelf	Mirror is in good condition; Toilet brush and holder are in good condition; Shelf is in good condition	<i>As Check In</i>



Ref # 12.1



Ref # 12.1

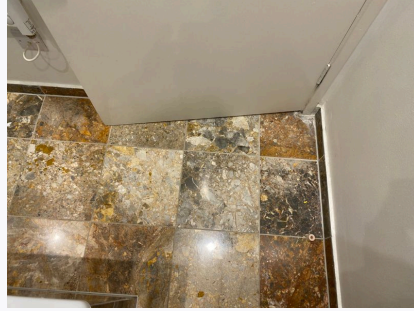


Ref # 12.1

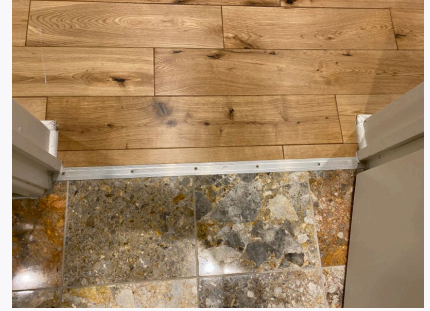
12. BATHROOM (CONT.)



Ref # 12.1



Ref # 12.1



Ref # 12.1



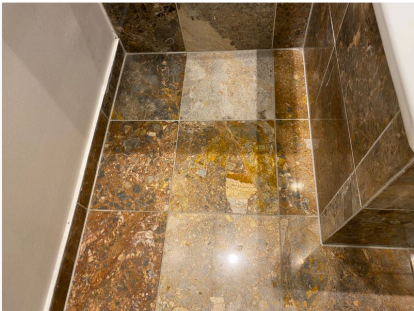
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Ref # 12.1



Ref # 12.2



Ref # 12.2



Ref # 12.3



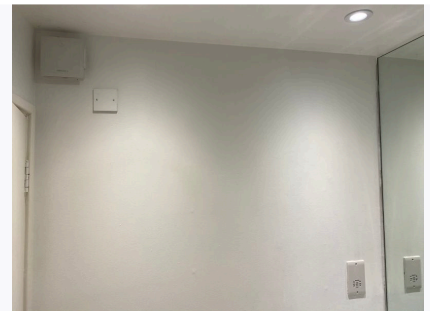
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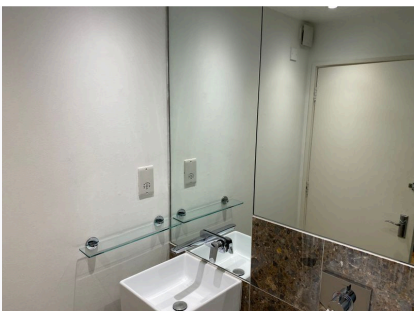
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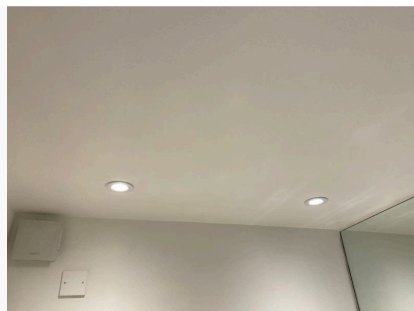
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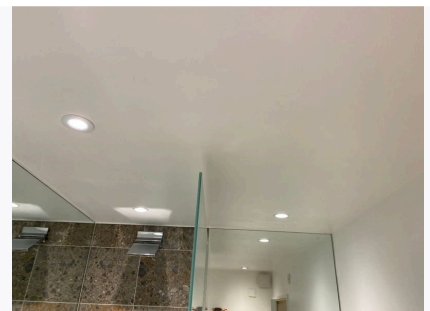
Ref # 12.3



Ref # 12.3



Ref # 12.4



Ref # 12.4

12. BATHROOM (CONT.)



Ref # 12.6



Ref # 12.6



Ref # 12.6



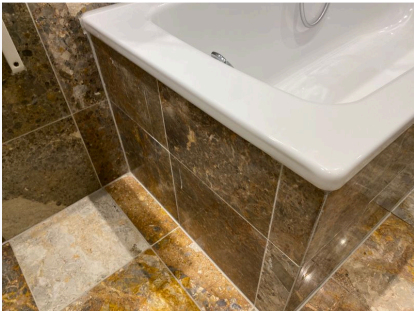
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Ref # 12.8



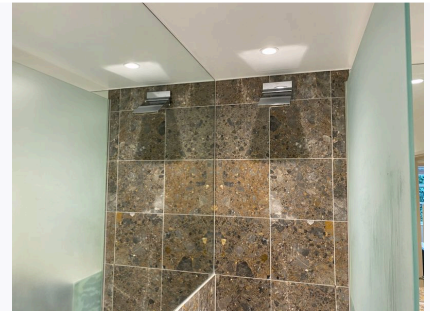
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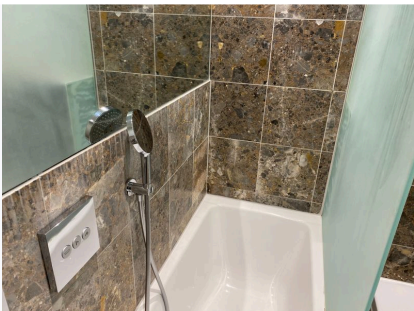
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Ref # 12.8



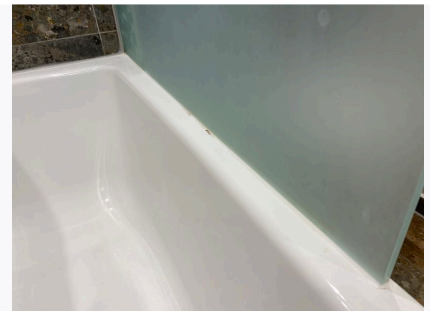
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Ref # 12.8



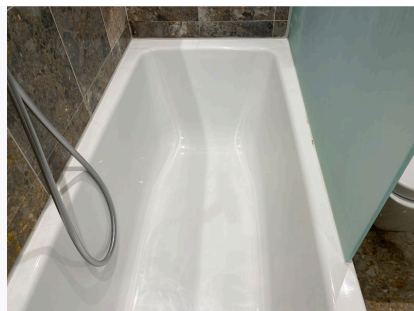
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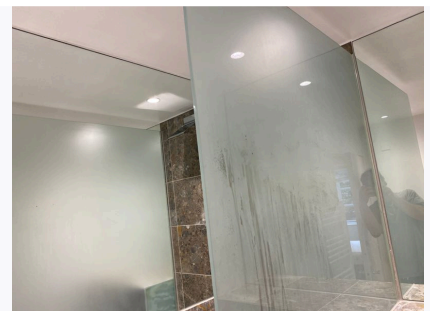
Ref # 12.8



Ref # 12.8



Ref # 12.8



Ref # 12.8

12. BATHROOM (CONT.)



Ref # 12.8



Ref # 12.9



Ref # 12.9

13. BALCONY			
Item	Description	Condition at Check In	Condition at Check Out
13.1 Balcony	Concrete flooring with black painted railing	Flooring and railing are in good condition	<i>As Check In</i>

Tenant Responsibilities		
Ref	Action Required	Comments
5.1 Exterior Front » Door	Needs Maintenance	Door is marked to lower levels, black discolouration to edge of door;
6.1 Hallway » Flooring	Needs Maintenance	1X scratch mark to surface;
6.3 Hallway » Walls	Needs Maintenance	Further markings to lower parts of walls;
7.4 Living Room » Walls	Needs Maintenance	Walls are marked above light switch, lower levels upon entrance, above radiator, mould development by patio;
7.7 Living Room » Window(s)	Needs Maintenance	Door does not open, tested - not working;
7.8 Living Room » Curtains / blinds	Needs Maintenance	Various knots to pull cord, unable to extend to full length;
8.2 Kitchen » Walls	Needs Maintenance	Marks to lower part of walls;
8.7 Kitchen » Appliances	Needs Cleaning / Maintenance	All appliances require cleaning , extractor fan cover is slightly loose;
9.4 Bedroom 1 » Walls	Needs Maintenance	Walls are marked by radiator and to lower levels of walls;
9.7 Bedroom 1 » Window(s)	Needs Maintenance	Water damage to right hand side corner of window;
9.8 Bedroom 1 » Curtains / blinds	Needs Maintenance	Blind need to be re-threaded;
9.11 Bedroom 1 » Furnishings	Needs Maintenance	Bottom hinge to wardrobe is broken;
10.1 Bedroom 2 » Door	Needs Maintenance	Marks to lower part of door;
10.4 Bedroom 2 » Walls	Needs Maintenance	Minor marks to lower levels, mould development to corner of room;
11.1 Ensuite » Door	Needs Maintenance	Discoloured marks to edge of door;
11.3 Ensuite » Walls	Needs Maintenance	1X black mark to wall above radiator;
11.8 Ensuite » Toilet/ Sink/ Bath	Needs Maintenance	<i>As Check In + ;</i> Toilet seat is loose

Property Images



Declaration

I/We the undersigned, affirm that if I/we do not comment on the Inventory in writing within 14 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.