



Check Out

Property Address: 123 Sample Street, Sample City, Sampleshire, AB1 2CD



Compiled on: 24 October 2019

Clerk ID: CC

Compiled on behalf of the Landlord C/O Example Inventories Ltd

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Member of the Association of Independent
Inventory Clerks
Our Principal is a member of ARLA Propertymark

Second Floor
32 Church Road
Hove, East Sussex
BN3 2FN

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Notes

The Inventory document

It is the express responsibility of the Tenant(s) and Landlord to check that this Inventory document is correct.

Tenants: Please ensure this Inventory is fully checked and signed during the Check-in process, any additional comments you wish to add should be added to the column entitled "Tenants additional comments" adjacent to the item which they depict. The lead Tenant should sign each page and all Tenants should sign the Declaration on the final page before completing the Check-in.

Inventory Photographs accompanying this report will be shown below the relevant item they depict. Further copies of all photographs are available upon request.

Guidelines for Check-out

PLEASE READ CAREFULLY

To prevent condensation or mould build up the Tenant is responsible to wipe surfaces daily is required. Regulator ventilation of the property and allowance for proper airflow is also required. Failure to keep mould under proper control could result in damage to decoration or furnishings and may result in deductions being made from the Tenant's Deposit.

At Check-out all items, fixtures and fittings should be found to be in the same condition as stated on the Inventory excluding fair wear and tear which is definable as "reasonable use of the premises by the Tenants and the ordinary operation of natural forces (i.e. the passage of time)".

All items of furniture and contents must be left in the position in which they are found at Check-in; otherwise the Tenants may be liable for a finder's fee for locating and repositioning of these items.

Any items damaged or lost during the tenancy should be replaced by the Tenants before check-out. Any replacement item must be of the same value and quality as the original item.

All tenant belongings, refuse and rubbish must be removed from the property.

All keys provided at Check-in must be returned at check-out and the property must be left secure.

It is the responsibility of the Tenants to maintain the gardens/external areas of the property during the tenancy (unless otherwise stated in the Tenancy Agreement). At Check-out these areas should be found to be in good seasonal order, neat and tidy with rubbish cleared.

The property should be thoroughly cleaned. It may be the requirement of your Tenancy Agreement that professional cleaning be undertaken.

It is advisable that carpets be well vacuumed and steam cleaned where necessary, hard flooring washed down and linen and curtains cleaned. Whilst the property should be cleaned throughout, special attention should be paid to windows, kitchen units/work surface and appliances, bathroom suite, tiling, woodwork, hard flooring and carpets. If the property is furnished all furniture should be left clean and all kitchen ware should be cleaned ready to use.

These are guidelines only - please check your Tenancy agreement and speak with your Letting Agent for further guidance and specific requirements

Disclaimers

SmartLet Terms and Conditions of Business

1. Services

In order to compile an accurate Inventory the property should be ready to let i.e. clean and with all necessary repairs/redecoration completed. All items must be removed from the property excluding those contents, fixture and fittings to be included in the inventory.

Items within cupboards and closed spaces should be visible and easily accessible to the Clerk in order to be documented, ideally laid out to be viewed. Areas found to be "over-stuffed" or inaccessible may be omitted from the report.

Should the property be found upon arrival by the Clerk, not to be in a ready condition, the Clerk will contact the Agent to take further instruction. If the Clerk is instructed at this point to continue it must be considered that visibility will have been hindered and thus the accuracy of the report itself may have been compromised.

All reports compiled by SmartLet are intended as an independent and informative record of the condition of any fixtures, fittings, contents, furniture and décor. Unless otherwise stated, it is accepted that a listed item is in good condition and free from any defects, soiling or malfunction. Where no comment regarding condition is made it is taken that no defect was found.

SmartLet reports relate only to furniture, furnishings and all of the landlord's equipment and contents in the property. It is no guarantee of, or report on, the adequacy of, or safety of any such equipment or contents, merely a documented record that such items exist within the property, at the date of the inspection, and have been visually inspected, and the superficial condition of the same.

SmartLet Clerks are not qualified to test the workings of electrical or gas appliances unless it is practically possible to test power only. All electrical items are considered complete with plugs, bulbs, flexes etc, unless otherwise specified. It remains the responsibility of the Agent to confirm the safety of such items. Smartlet Clerks are not qualified to date the origin of an item, nor comment on whether an item may be genuine, replica, antique or reproduction. SmartLet Clerks will not undertake to move large items of furniture to inspect beneath/behind the item.

Loft spaces/eaves storage areas will not be inspected by the Clerk. Correct keys must be provided for the Clerk to access locked areas such as storage rooms, sheds or garages otherwise such areas will be omitted from the report. If an area is to be let with the property but is not obviously connected to it, it is the responsibility of the Agent to inform the Company of the area and its whereabouts in relation to the property at the point of booking in order that it may be included. (e.g. a garage in a compound near to, but not attached to, the property)

Smoke detectors and Carbon Monoxide alarms will be specified in so much as number and position; they will be tested only where they are within reach to do so without the need for ladders and working at height. It remains the responsibility of the landlord to ensure they are present and operational. The test will be for

power supply only and should not be interpreted to mean that these items are fully working and that they comply with the 2015 regulations. SmartLet take no responsibility for damage or mal-function during the testing process or the items operation during the tenancy. Gardens will be described in lay-mans terms only. All measurements given are approximate. Any plants, light bulbs, cleaning or gardening materials are considered perishable items and may not be listed on the Report. All colours described within the report are taken to mean description of colour only. The Clerk does not undertake to comment on the exact product of paint on painted items.

Meter readings will be taken where the meter is accessible and the correct meter can be identified. If no meter or gauge is present the Clerk will not be able to take a reading. It is the Agent/Landlord's responsibility to inform SmartLet of the locations of any such meters at the point of booking. SmartLet will not revisit a property at a later stage to read a meter if the position has not been given at the point of booking.

Where the Clerk records an opinion relating to fair wear and tear, due care and attention will be taken to reach this decision, based on all contributing factors available to the Clerk at the time of the inspection. Any such comments represent the views of the Clerk alone and not that of the Company, and are based on industry knowledge and the accepted fair wear and tear guidelines recommended by the AICC and APIP. When determining fair wear and tear the Clerk relies on the information provided to him/her by the Agent/Landlord or to hand at the time of the inspection. It is the Agent/Landlord's responsibility to provide the Clerk with an up-to-date Inventory for use during Check-out. It remains the responsibility of the Agent/Landlord to refer to their own file notes taken during the Tenant, in order to determine any contributing factors which may affect the Clerk's recommendations.

2. Instructions/Conditions

SmartLet can accept an instruction via email, telephone or post. Once an instruction has been received an Agreement is deemed to exist between the Agent/Landlord and SmartLet under these Terms and Conditions. Instructions will be confirmed by email or telephone. Confirmation will define the instruction to which SmartLet and any assigned Clerk will work. Any errors contained within any confirmation not corrected by the Agent/Landlord upon receipt will be the liability of the Agent/Landlord.

All bookings should be made with at least 48 hours notice to SmartLet. SmartLet's normal office hours are 9.00 – 17.30 Monday to Friday, 9.00 – 15.00 on Saturdays. Once an instruction is completed SmartLet will endeavour to upload the report to the Agent/Landlord's online account the next working day. Upon request a hard copy may also be forwarded to the Agent/Landlord by post.

Copies of all reports will be held on the Client's online account at our website, accessible 24 hours a day for as long as the account remains active. Should SmartLet cease to receive instruction from the Agent/Landlord after a period of 3 months this account will be archived and subsequent copies of reports thereafter will be available only upon request and may be subject to additional charge.

4. Cancellation/Aborted visits

SmartLet reserves the right to charge a nominal fee (starting at £25.00 + vat and increasing with property size) should the instruction be aborted without 24 hours notice or for any reason upon arrival at the property including mis-instruction, if the property is deemed unfit or unsafe for entry, if a Tenant is not in a position to vacate the property at an appointed time for Check-out, or if an occupier Landlord has not as yet vacated.

Where a Clerk is required to wait for the arrival of a Tenant or Landlord in order to carry out an instruction, thus affecting the Clerk's following appointments for the day, a nominal charge may be levied.

5. Access/Safety and Security

Where the SmartLet Clerk requires access to an occupied property, the Tenants will be provided with reasonable notice in writing. All properties will be left with the same measures of security as in place when entered by the Clerk. It is understood by SmartLet and the Clerk that the Property related to any Instruction is of sound and safe condition, is in no way infested, and places no risk to the health or safety of the assigned Clerk. A risk-assessment will be carried out by the Clerk upon arrival to determine this.

It is understood by SmartLet and the Clerk that we will be advised of any potential issues which may arise with Tenants/Landlords who are in any way considered dangerous to the Clerk, this includes violence and health and safety issues. Should the Clerk at any time feel threatened whilst carrying out an instruction he/she will immediately leave the property and abort the inspection. The inspection will then be resumed at a time agreed with the Agent/Landlord without the Tenant/Landlord present.

6. Price and Payment terms

It is assumed that the size and furnishings of a property shall be proportionate in relation to the information given to SmartLet by the Agent/Landlord upon booking an instruction. SmartLet reserves the right to deviate from the standard price list by negotiation with the Agent/Landlord should the property be found not to be of reasonable proportions.

The parties may at any time mutually agree upon and execute new service specifications. Any such agreement shall reflect the changed services and fees and any other terms agreed between the parties. Payment for an instruction is to be made within 30days of completion/receipt of invoice. Late payment may be subject to the addition of interest.

7. Insurance

The Company and all Clerks carry appropriate Public Liability Insurance. The Company carries appropriate Professional Indemnity Insurance.

8. Complaints

The Agent/Landlord is responsible for checking a report provided by SmartLet and raising any queries regarding its content. Complaints must be raised with SmartLet within 7 days of receipt of the report. It is understood that if deemed necessary by arrangement SmartLet will re-visit the property in order to rectify such a complaint. After 7 days of receipt of the report SmartLet will consider the report accurate and accepted by the Agent/Landlord and no further liability will be accepted by SmartLet. SmartLet operates a complaints procedure. This procedure can be provided upon request.

9. Intellectual property rights & Copyright

All Instructions commissioned from SmartLet and delivered by electronic means shall remain the property of SmartLet. Requested hard copies may be printed,

copied or retained but may not be electronically copied or altered. Re-makes or re-types of a SmartLet report without the company's permission is strictly forbidden.

10. Confidentiality and non-competition

As per the Data Protection Act all information held by the Company on behalf of a Client will be dealt with confidentially and, after use, destroyed responsibly. SmartLet will not pass any Clients information to any organisation without the Clients express permission. Each party must treat all information received from the other marked "confidential" or reasonably obvious to be confidential, as it would treat its own confidential information.

It is understood that any Client of SmartLet will not approach any SmartLet Inventory Clerk or sub-contractor in order to procure their services independently from the company, within 12 months of the Clients final instruction to the company, or indefinitely whilst the Clerk is employed by SmartLet.

11. Force Majeure The Company or Clerk is not liable for delays in performance (including the delivery of documentation and adverse weather conditions affecting appointed bookings) caused by circumstances beyond its reasonable control.

1. Front Door And Hallway



Ref #1



Ref #1



Ref #1



Ref #1



Ref #1



Ref #1

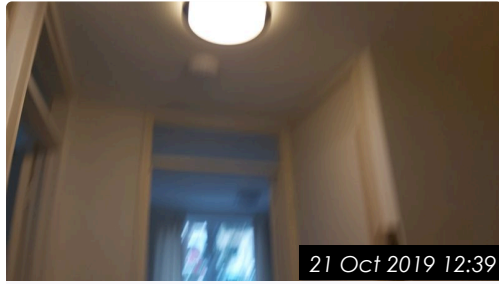


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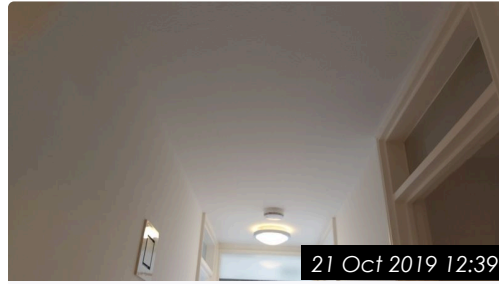


Ref #1

1. Front Door And Hallway (Cont.)



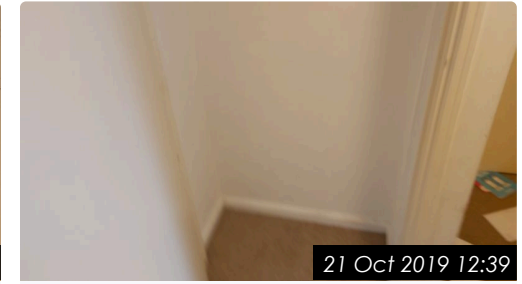
Ref #1



Ref #1



Ref #1



Ref #1

Item	Description	Condition at Check In	Condition at Check Out
1.1 Front Door	Exterior frame and door in medium wood, exterior door painted white, chrome fittings to include; Yale lock, spyhole, letterbox and door handle with Yale lock, Mortice lock with cover, chain and keep, chrome doorbell and number '83', exterior covers to right hand side comprising of; three openers housing; electric meter and storage	Doorbell working, panels slightly loose, fittings tarnished, dusty into cupboard with old post and telephone books, fittings, heavy scratches to surround of locks, isolated scuffs and scratches throughout, over painted chips to edge of door, additional chrome lock to interior which is heavily paint marked, part of interior Mortice lock appears to be missing, cap to outside storage unit missing	As Check In + Heavy brown discoloration to interior floor of built in cupboard Needs further investigation to ascertain the cause

1. Front Door And Hallway (Cont.)



Ref # 1.1

1.2 Ceiling	Artex painted white, two single pendant lights with white, chrome and plastic shades, two mains tested smoke alarms	Both lights working, both alarm untested due to height	As Check In + Both alarms working
1.3 Walls	Painted cream	One cream plastic air vent, minor over painted defects	As Check In + Indent behind door, chips and scuffs mid level Needs corrective decoration

1. Front Door And Hallway (Cont.)



21 Oct 2019 12:42

Ref # 1.3



21 Oct 2019 12:42

Ref # 1.3



21 Oct 2019 12:42

Ref # 1.3



21 Oct 2019 12:43

Ref # 1.3

1.4 Skirting

Painted white

Minor over painted defects, clean

As Check In +

Chips and black scuffs

Needs corrective decoration

1. Front Door And Hallway (Cont.)



Ref # 1.4

1.5 Flooring	Cream mottled carpet	Pile lightly compressed, one dark spot stain on entry	As Check In + Grey and black spot stains, and grey discoloration through walkways Needs Cleaning
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1. Front Door And Hallway (Cont.)



21 Oct 2019 12:43

Ref # 1.5



21 Oct 2019 12:43

Ref # 1.5



21 Oct 2019 13:41

Ref # 1.5



21 Oct 2019 13:42

Ref # 1.5

1.6 Internal Window	White wooden frame, frosted glass pane, white insert	Paint marks to glass	As Check In
1.7 Radiator	White	Valve cap and temperature control in place, light paint marks	As Check In
1.8 First Built In Cupboard	Frame and door painted white, chrome handle, interior housing; two light wood slatted shelves	Paint marks to handle which is lightly tarnished, paint marks to shelving, two white wooden batons to low level missing shelf	As Check In + Grubby marks Needs Cleaning

1. Front Door And Hallway (Cont.)



Ref # 1.8

<p>1.9 Second Built In Cupboard</p>	<p>Frame and door painted white, chrome handle, interior housing; dark wood and white shelf, chrome clothes pole, fuse box</p>	<p>Heavy staining and dust to shelf</p>	<p>As Check In + Small chips and linear scratch to door Needs corrective decoration</p>
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1. Front Door And Hallway (Cont.)



Ref # 1.9

1.10 Door Entry Phone	Brown plastic wall mounted	Untested, paint marked, grubby	<i>As Check In</i>
1.11 Light Switches And Sockets	White plastic	Lightly paint marked, all appear sound	<i>As Check In +</i> Slightly grubby Needs Cleaning

1. Front Door And Hallway (Cont.)



Ref # 1.11

2. Kitchen



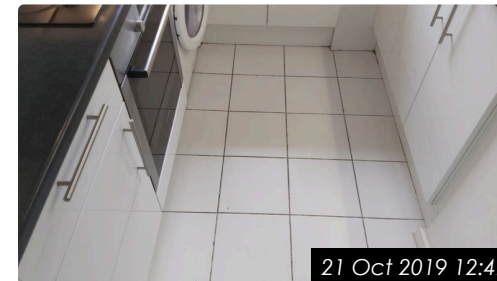
Ref #2



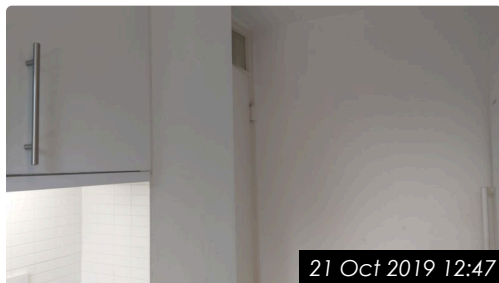
Ref #2



Ref #2



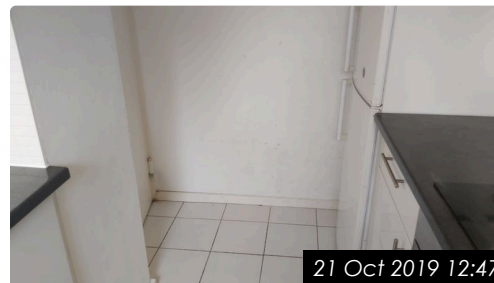
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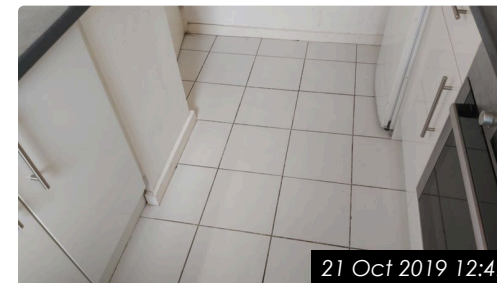
Ref #2



Ref #2



Ref #2



Ref #2

2. Kitchen (Cont.)



Ref #2



Ref #2



Ref #2



Ref #2



Ref #2



Ref #2



Ref #2



Ref #2

2. Kitchen (Cont.)



Ref #2



Ref #2



Ref #2






Ref #2



Ref #2

Item	Description	Condition at Check In	Condition at Check Out
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2. Kitchen (Cont.)

<p>2.1 Door</p>	<p>Frame and door painted white, chrome handles, frosted glass pane above with white insert</p>	<p>Paint marks to glass and fittings, tarnished to handles</p>	<p>As Check In +</p> <p>Multiple chips Grubby marks Sticker pad interior door</p> <p>Needs corrective decoration Needs Cleaning</p> <p>Agent/Landlord to confirm was permission given?</p>
<div style="display: flex; justify-content: space-around;"> <div data-bbox="47 644 539 1023">  <p>21 Oct 2019 12:49</p> <p>Ref # 2.1</p> </div> <div data-bbox="562 644 1055 1023">  <p>21 Oct 2019 12:49</p> <p>Ref # 2.1</p> </div> <div data-bbox="1077 644 1570 1023">  <p>21 Oct 2019 12:50</p> <p>Ref # 2.1</p> </div> </div>			
<p>2.2 Ceiling</p>	<p>Painted white, single pendant light with chrome and glass three tier shade</p>	<p>Unknown white plastic fitment on entry, minor dust to light, light working</p>	<p>As Check In +</p> <p>Grubby splash spots Small patch of mildew spots into corner</p> <p>Needs Cleaning</p> <p>Needs further investigation to ascertain the cause</p>

2. Kitchen (Cont.)



21 Oct 2019 12:50

Ref # 2.2



21 Oct 2019 12:50

Ref # 2.2

2.3 Walls	Part painted white, part brick style tiles	Discolouration to grouting	<p><i>As Check In +</i></p> <p>Grubby marks to tiles and paint Scuffs and drip stains to painted walls</p> <p>Needs Cleaning Needs corrective decoration</p>
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2. Kitchen (Cont.)



21 Oct 2019 12:51

Ref # 2.3



21 Oct 2019 12:51

Ref # 2.3



21 Oct 2019 12:52

Ref # 2.3



21 Oct 2019 12:52

Ref # 2.3



21 Oct 2019 12:53

Ref # 2.3

2. Kitchen (Cont.)

2.4 Skirting	Painted white	Over painted defects, clean	As Check In + Dusty Needs Cleaning
			
2.5 Flooring	White tiles	Isolated scuff and scratch marks, discoloured to grouting, very minor debris, all tiles intact	As Check In

2. Kitchen (Cont.)

<p>2.6 Kitchen Units</p>	<p>White melamine, chrome bar handles, wall mounted units comprising from left to right; single opener housing two shelves, single opener housing two shelves, single opener housing two shelves, single opener housing two shelves, single opener housing two shelves, base units comprising from left to right; single drawer, single opener housing shelf with dummy panel, appliance space, double opener housing shelf, single opener housing two shelves, single opener housing two shelves, single opener housing shelf, matching kickboards below</p>	<p>Units very lightly marked through use</p>	<p>As Check In +</p> <p>Grubby marks Centre post to sink unit loose and misaligned</p> <p>Needs Cleaning Needs Repair</p>
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Ref # 2.6



Ref # 2.6



Ref # 2.6



Ref # 2.6

2. Kitchen (Cont.)

2.7 Worktop	Grey mottled melamine	Knife marks around hob- heaviest to right side, multiple white ring marks around sink	<p>As Check In +</p> <p>Minor debris Black mildew to sealant behind sink Indent right edge Needs Cleaning Needs Replacing Compensation</p>
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Ref # 2.7



Ref # 2.7



Ref # 2.7

2. Kitchen (Cont.)

<p>2.8 Fridge Freezer</p>	<p>White free standing Bosch, fridge housing; four clear/grey plastic shelves, one two gang wire rack, two blue plastic salad crispers, two clear plastic door shelves, freezer housing; four blue/clear plastic compartments</p>	<p>Door appears to be missing one shelf, some very minor marks to exterior edges</p>	<p>As Check In +</p> <p>Grubby marks throughout with food debris to door seal.</p> <p>Crack to lower door tray and indented crack interior fridge base, with shallow indent exterior freezer door</p> <p>Sticker exterior freezer door Needs Cleaning</p> <p>Compensation</p> <p>Agent/Landlord to confirm was permission given?</p>
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Ref # 2.8



Ref # 2.8



Ref # 2.8



Ref # 2.8

2. Kitchen (Cont.)



Ref # 2.8



Ref # 2.8



Ref # 2.8



Ref # 2.8

2.9 Extractor Hood	Chrome wall mounted Bosch	Fan and lights not working, lightly tarnished and sticky	As Check In + Heavily greasy Needs Cleaning
2.10 Hob	Black integrated Bosch	Carbon markings and scratching to top, light dust	As Check In + Heavy burnt-on carbon to rings Needs Cleaning

2. Kitchen (Cont.)



Ref # 2.10

<p>2.11 Oven</p>	<p>Black and chrome integrated Bosch housing; 2x Stainless steel wire shelves, oven tray and rack</p>	<p>Display on to front, lightly tarnished, minor Burnt on carbon to interior, minor grease and food debris to inner crevasses of oven</p>	<p>As Check In + Food debris, grease and burnt on carbon Needs Cleaning</p>
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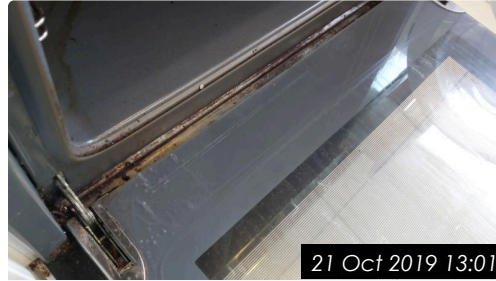
2. Kitchen (Cont.)



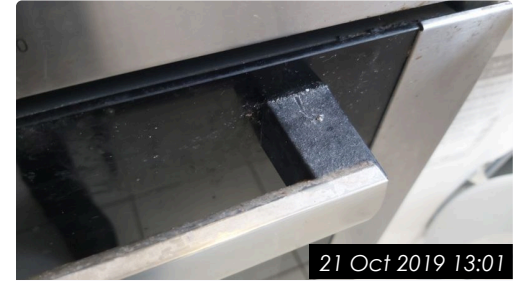
Ref # 2.11



Ref # 2.11



Ref # 2.11



Ref # 2.11

2.12 Washing Machine

White free standing Bosch

Very light use marks to drawer and drum seal

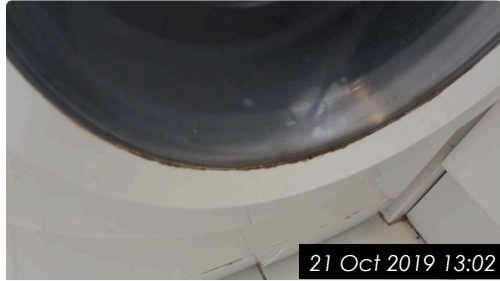
As Check In +

Dusty **Needs Cleaning**

2. Kitchen (Cont.)



Ref # 2.12



Ref # 2.12

2.13 Sink

Stainless steel bowl and drainer, chrome mixer tap, beaded chain and plug

Light limescale, light tarnishing

As Check In +

Limescale and grubby marks Needs Cleaning

2. Kitchen (Cont.)



Ref # 2.13



Ref # 2.13

2.14 Window

White UPVC single opener, single handle with lock

Seasonally marked to exterior, some cracking to tile grouting to left reveal

As Check In +

Grubby and dusty interior **Needs Cleaning**

2. Kitchen (Cont.)



Ref # 2.14

2.15 Under Unit Lighting	Three strip lights	All working	As Check In
2.16 Light Switches And Sockets	White plastic	All appear sound, clean	As Check In + Grubby Needs Cleaning

2. Kitchen (Cont.)



Ref # 2.16

3. Living Room



Ref #3

21 Oct 2019 13:04



Ref #3

21 Oct 2019 13:04



Ref #3

21 Oct 2019 13:04



Ref #3

21 Oct 2019 13:04



Ref #3

21 Oct 2019 13:04



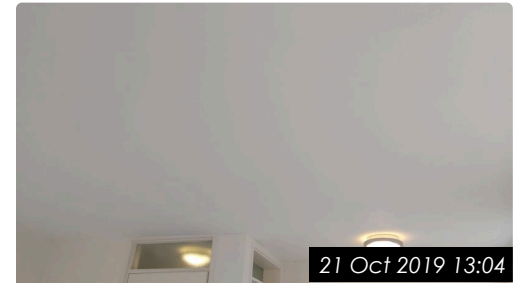
Ref #3

21 Oct 2019 13:04



Ref #3

21 Oct 2019 13:04



Ref #3

21 Oct 2019 13:04

Item	Description	Condition at Check In	Condition at Check Out
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3. Living Room (Cont.)

3.1 Door	Frame and door painted white, chrome handles, frosted wired glass pane above	Paint marked and tarnished to handles, paint marks to glass, handles lightly loose	<p>As Check In +</p> <p>Chips and scuffs Grubby marks Screw missing interior handle</p> <p>Needs corrective decoration Needs Cleaning</p> <p>Needs Maintenance</p>
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Ref # 3.1



Ref # 3.1



Ref # 3.1



Ref # 3.1

3.2 Ceiling	Painted white over artexed, single pendant light fitting with white plastic and chrome coloured shade	Light working, clean	As Check In
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3. Living Room (Cont.)

3.3 Walls	Painted cream over plaster	No visible defects, clean	<p>As Check In +</p> <p>Grubby marks Multiple chips and scuffs, red scuffs Blue tac present Needs Cleaning</p> <p>Needs corrective decoration</p> <p>Agent/Landlord to confirm was permission given?</p>
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21 Oct 2019 13:07

Ref # 3.3



21 Oct 2019 13:07

Ref # 3.3



21 Oct 2019 13:07

Ref # 3.3



21 Oct 2019 13:07

Ref # 3.3

3. Living Room (Cont.)



Ref # 3.3



Ref # 3.3

3.4 Skirting	Painted white	Over painted defects, clean	As Check In + Red scuffs Needs corrective decoration
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3. Living Room (Cont.)



Ref # 3.4

3.5 Flooring	Cream mottled carpet	No visible defects, clean	<p>As Check In +</p> <p>Debris and heavy grey discoloration</p> <p>Black residue spots Needs Cleaning</p> <p>Needs removal</p>
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3. Living Room (Cont.)



Ref # 3.5



Ref # 3.5



Ref # 3.5



Ref # 3.5

3.6 Internal Window	White wooden frame with frosted glass pane and white inset, 1 x white shelf	Multiple old fitment marks, paint marking to glass, clean	As Check In
3.7 Radiator	White to include both valve caps, one being temperature control valve	No visible defects, clean	As Check In
3.8 Windows	White UPVC frame with 3 x openers, 3 x handles, 2 x keys, 2 x white curtain tracks with 2 x pairs of cream and grey patterned curtains with white lining	Seasonally marked to exterior, very light scuffmarks to interior, some light water marking to interior lining, minor builders dust to corners	As Check In + Grubby marks and dust to curtains Sticker residue to sill Needs Cleaning Agent/Landlord to confirm was permission given?

3. Living Room (Cont.)



21 Oct 2019 13:12

Ref # 3.8



21 Oct 2019 13:12

Ref # 3.8



21 Oct 2019 13:12

Ref # 3.8



21 Oct 2019 13:13

Ref # 3.8

3.9 Wall Lights

2 x white and chrome coloured

Both lights working, lightly dusty

As Check In +

2 x bulbs not working **Needs replacement bulb**

3. Living Room (Cont.)



Ref # 3.9



Ref # 3.9

3.10 Light Switches And Sockets	White plastic	Lightly paint marked, all appear sound	As Check In
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4. Bathroom



Ref #4



Ref #4



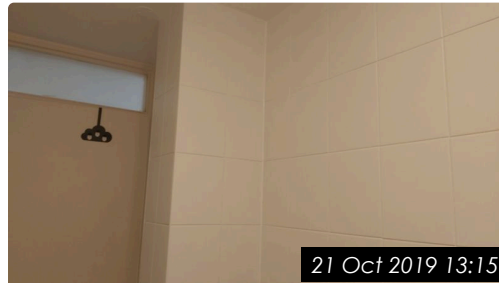
Ref #4



Ref #4



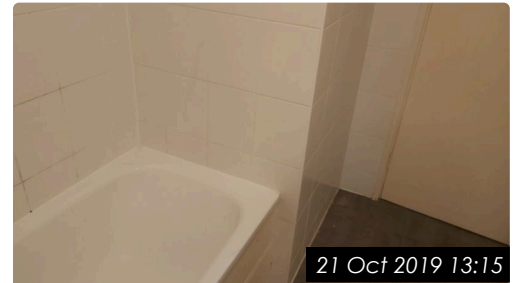
Ref #4



Ref #4

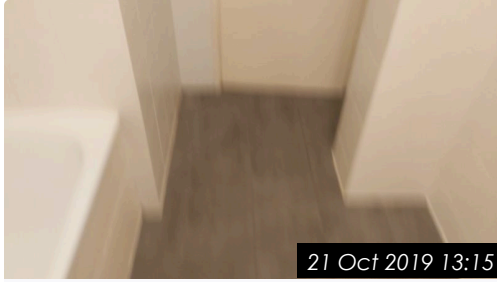


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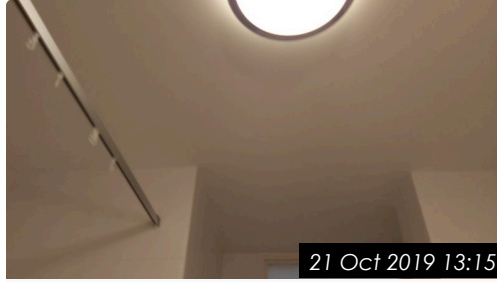
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4. Bathroom (Cont.)



21 Oct 2019 13:15

Ref #4



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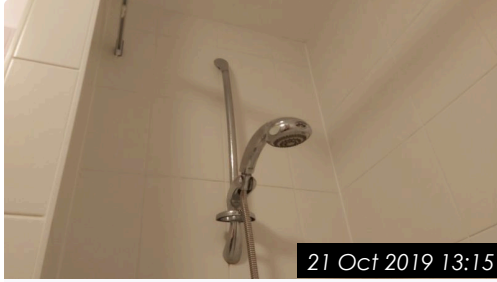
Ref #4



21 Oct 2019 13:15

Ref #4

4. Bathroom (Cont.)



Ref #4

Item	Description	Condition at Check In	Condition at Check Out
4.1 Door	Frame and door painted white, chrome coloured handle with integrated lock mechanism, frosted glass pane	Lock mechanism untested, paint marking, tarnishing handle, paint marking to glass	<p>As Check In +</p> <p>Overdoor hanger present</p> <p>Grubby marks</p> <p>Chips to door and frame Needs removal</p> <p>Needs Cleaning Needs corrective decoration</p>

4. Bathroom (Cont.)



21 Oct 2019 13:16

Ref # 4.1



21 Oct 2019 13:16

Ref # 4.1



21 Oct 2019 13:16

Ref # 4.1



21 Oct 2019 13:16

Ref # 4.1

4.2 Ceiling	Painted white over plaster, single pendant light fitting chrome and white plastic shade	Light working but dusty, one unknown white plastic fitment, minor scuff marks	As Check In
4.3 Walls	White tiles	Discolouration to tile grout, slightly smeary, one chrome coloured air vent to facing wall which is dusty	<p>As Check In +</p> <p>Multiple childs stickers present</p> <p>Grubby discolouration to grouting around bath</p> <p>Agent/Landlord to confirm was permission given?</p> <p>Needs further investigation to ascertain the cause</p>

4. Bathroom (Cont.)



Ref # 4.3



Ref # 4.3

4.4 Flooring	Grey mottled tiles	Discolouration to tile grout, some very light debris	<i>As Check In</i>
4.5 Towel Ring	Chrome coloured wall mounted	Lightly tarnished, clean	<i>As Check In</i>
4.6 Toilet Roll Holder	Chrome coloured wall mounted	Lightly tarnished, clean	<i>As Check In</i>
4.7 WC	White ceramic and white melamine seat and lid, chrome coloured push flush by Armitage Shanks	No visible defects, clean	<i>As Check In +</i> Seat and lid slightly loose Discoloured limescale to bowl Needs Maintenance Needs Cleaning

4. Bathroom (Cont.)



Ref # 4.7

4.8 Hand Basin And Vanity Unit

White ceramic bowl and chrome coloured mixer tap and plug mechanism, clack and marble effect top with white wooden unit below with 2 x openers 2 x chrome coloured handles

Limescale to tap, plug mechanism not working fully, sealant to top unit peeling to left

As Check In +

Dust and debris to marble top, limescale to taps, grubby marks to vanity unit doors
Childs safety fitment and white plastic stick on hook exterior door **Needs Cleaning**

Agent/Landlord to confirm was permission given?

4. Bathroom (Cont.)



Ref # 4.8



Ref # 4.8



Ref # 4.8

4.9 Mirror

Wall mounted

Chrome coloured screw caps in place, clean

As Check In +

Heavy silvering to edges **Needs Maintenance**

4. Bathroom (Cont.)



Ref # 4.9

4.10 Wall Light	Chrome and white plastic	Light working	<i>As Check In +</i> One bulb not working Dusty Needs replacement bulb Needs Cleaning
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4. Bathroom (Cont.)



Ref # 4.10

4.11 Shavers Point	White plastic wall mounted	Untested, clean	<i>As Check In +</i> Dusty and grubby Needs Cleaning
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4. Bathroom (Cont.)



Ref # 4.11

4.12 Bath And Shower

White metal bath with white wooden tile panelling, 2 x chrome coloured safety handles, 2 x chrome coloured bath taps, beaded chain and plug, chrome coloured shower hose, head and riser rail and mixer taps, chrome coloured curtain rail with one white shower curtain

Very light discolouration to sealant, light tarnishing and limescale to fitments, shower untested, shower curtain appears new

As Check In +

Black mildew stains to sealant
Limescale to chrome fitments

Shower curtain missing **Needs removal**

Needs Cleaning **Needs Replacing**

4. Bathroom (Cont.)



Ref # 4.12



Ref # 4.12



Ref # 4.12



Ref # 4.12

5. Bedroom One (Left)



Ref #5

21 Oct 2019 13:26



Ref #5

21 Oct 2019 13:26



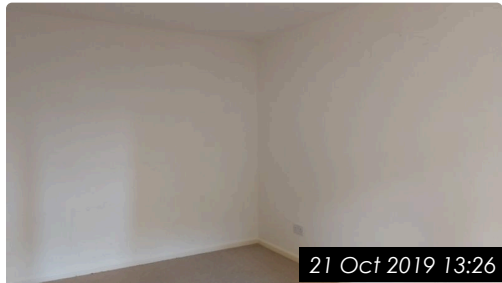
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21 Oct 2019 13:26



Ref #5

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Ref #5

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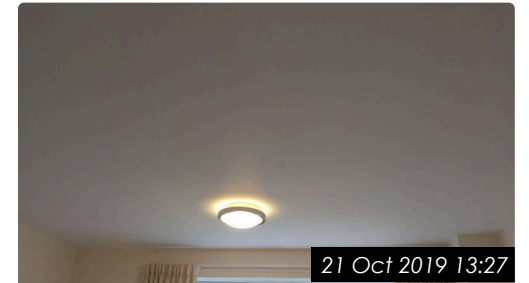
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Ref #5

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Ref #5

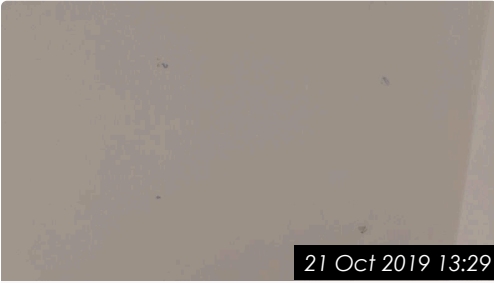



21 Oct 2019 13:27

Item	Description	Condition at Check In	Condition at Check Out
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5. Bedroom One (Left) (Cont.)

5.1 Door	Frame and door painted white, chrome coloured handle, frosted glass pane above	Paint marked and tarnishing to handle, paint marking to glass, clean	As Check In + Paint chips and peeling paint to door and frame, consistent with over door hanger upper level Grubby to handles Needs corrective decoration Needs Cleaning
<div style="display: flex; justify-content: space-around;"> <div data-bbox="47 612 539 995">  <p>21 Oct 2019 13:27</p> <p>Ref # 5.1</p> </div> <div data-bbox="562 612 1055 995">  <p>21 Oct 2019 13:28</p> <p>Ref # 5.1</p> </div> <div data-bbox="1077 612 1570 995">  <p>21 Oct 2019 13:28</p> <p>Ref # 5.1</p> </div> <div data-bbox="1592 612 2085 995">  <p>21 Oct 2019 13:28</p> <p>Ref # 5.1</p> </div> </div>			
5.2 Ceiling	Painted white over artexed, single pendant light fitting with chrome and white plastic shade	Light working, clean	As Check In

5. Bedroom One (Left) (Cont.)

5.3 Walls	Painted cream over plaster	No visible defects, clean	As Check In + Blue tac present Grey and black scuffs low-level Agent/Landlord to confirm was permission given? Needs corrective decoration
<div style="display: flex; justify-content: space-around;"> <div data-bbox="47 612 539 991">  <p>Ref # 5.3</p> </div> <div data-bbox="562 612 1055 991">  <p>Ref # 5.3</p> </div> <div data-bbox="1077 612 1570 991">  <p>Ref # 5.3</p> </div> <div data-bbox="1592 612 2085 991">  <p>Ref # 5.3</p> </div> </div>			
5.4 Skirting	Painted white	Over painted defects, minor builders dust	As Check In

5. Bedroom One (Left) (Cont.)

5.5 Flooring	Cream mottled carpet	No visible defects, clean	<p>As Check In +</p> <p>Minor debris and grey discolouration throughout Pull thread on entrance centre Needs Cleaning</p> <p>Compensation</p>
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21 Oct 2019 13:30

Ref # 5.5



21 Oct 2019 13:30

Ref # 5.5



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Ref # 5.5



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Ref # 5.5

5. Bedroom One (Left) (Cont.)



Ref # 5.5



Ref # 5.5

5.6 Radiator	White to include both valve caps one being temperature control valve	No visible defects, clean	<i>As Check In</i>
5.7 Window	White UPVC frame, 2 x openers, handles locked, 1 x key, 1 x white wooden sill, 1 x curtain track with 2 x below sill length cream and grey patterned curtains	Seasonally marked to exterior, light scuff marks to frame, one sticker to frame	<i>As Check In +</i> Light dust interior window and dust and minor grubby marks to curtains Needs Cleaning

5. Bedroom One (Left) (Cont.)



Ref # 5.7



Ref # 5.7



Ref # 5.7



Ref # 5.7

5.8 Light Switches And Sockets

White plastic

Lightly paint marked, all appear sound

As Check In

6. Bedroom Two (Right)



Ref #6



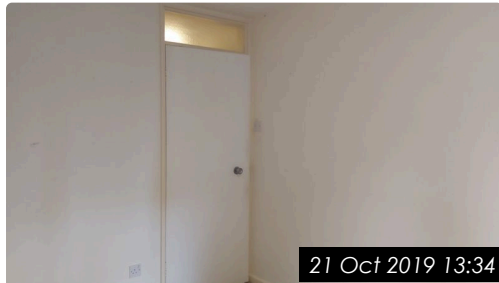
Ref #6



Ref #6



Ref #6



Ref #6



Ref #6





Ref #6



Ref #6

Item	Description	Condition at Check In	Condition at Check Out
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6. Bedroom Two (Right) (Cont.)

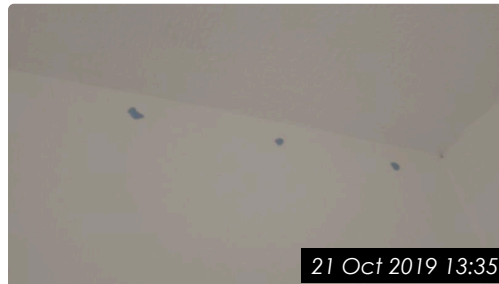
6.1 Door	Frame and door painted white, chrome coloured handle, frosted glass pane to top	Paint marked and tarnishing to handle, paint marking to glass	<p>As Check In +</p> <p>Grubby marks Scuffs to frame and door upper level consistent with over door hanger Needs Cleaning</p> <p>Needs corrective decoration</p>
<div style="display: flex; justify-content: space-around;"> <div data-bbox="47 614 539 994">  <p>21 Oct 2019 13:35</p> <p>Ref # 6.1</p> </div> <div data-bbox="562 614 1055 994">  <p>21 Oct 2019 13:35</p> <p>Ref # 6.1</p> </div> </div>			
6.2 Ceiling	Painted white over artexed, single pendant light fitting with white plastic and chrome coloured shade	Light working, No visible defects, clean	As Check In

6. Bedroom Two (Right) (Cont.)

6.3 Walls	Painted cream over plaster	No visible defects, clean	<p>As Check In +</p> <p>Tape and blue tac present throughout Multiple paint chips and grey furniture rub mark</p> <p>Agent/Landlord to confirm was permission given?</p> <p>Needs corrective decoration</p>
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Ref # 6.3



Ref # 6.3



Ref # 6.3



Ref # 6.3

6. Bedroom Two (Right) (Cont.)



Ref # 6.3



Ref # 6.3



Ref # 6.3

6.4 Skirting	Painted white	Over painted defects, clean	As Check In
6.5 Flooring	Cream mottled carpet	No visible defects, clean	As Check In + Grey discoloration, minor debris and grey spot stains Needs Cleaning

6. Bedroom Two (Right) (Cont.)



Ref # 6.5



Ref # 6.5



Ref # 6.5

6.6 Radiator

White to include both valve caps one being temperature control valve

No visible defects, clean

As Check In +

Grubby drip marks **Needs Cleaning**

6. Bedroom Two (Right) (Cont.)



Ref # 6.6

<p>6.7 Window</p>	<p>White UPVC frame with 2 x openers, handles, locks, 2 x keys 1 x white wooden sill, 1 x curtain track with 2 x below sill length cream and grey curtains with white lining</p>	<p>Seasonally marked to exterior, light builders marks to interior</p>	<p>As Check In + Dust to interior window and to curtains Needs Cleaning</p>
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6. Bedroom Two (Right) (Cont.)



Ref # 6.7



Ref # 6.7

6.8 Light Switches And Sockets

White plastic

Lightly paint marked, all appear sound

As Check In +

Slightly grubby **Needs Cleaning**

6. Bedroom Two (Right) (Cont.)



Ref # 6.8

7. Manuals

Item	Description
7.1 Instruction Manuals Present	Hob, washing machine, fridge/freezer <i>Items missing;</i> Needs Replacing

8. Alarms

Item	Location	Test Result at Check In	Test Result at Check Out
8.1 Smoke Alarms	Location: 2x Hallway 2 x Mains tested	Untested due to height	Both tested and working

9. General Information

Item	Description
9.1 Instruction Manuals Present	None seen
9.2 All Windows And Doors Locked And Secure?	Yes
9.3 All Appliances Turned Off?	No fridge freezer is ON
9.4 Receipt/Invoice Seen For Professional Cleaning?	None seen

10. Meters



Ref #10

Item	Serial Number	Reading at Check In	Reading at Check Out
10.1 Gas Meter	No gas	<i>Item added after Check In</i>	No gas
10.2 Electric Meter	Exterior built in cupboard outside flat door 7880535	<i>Item added after Check In</i>	02929
10.3 Water Meter	None seen	<i>Item added after Check In</i>	None seen

11. Tenant(s) Returned Keys / Keys Provided To Clerk



Ref #11

Item	Description
11.1 Yale	3 2 x flat door 1 x communal door
11.2 Mortice	1 x flat door
11.3 Other	1 x Electronic communal fob