



Check Out

52 Everyman Street,
Bexley,
Kent,
D45 9ST

For: #####
Visit date: April 1st 2014 10:30
Clerk: Tablet Administrator

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Abbreviations Used:

AN: Appears new
MCA: Marks commensurate with age
PC: Poor condition
BOG: Burnt on grease
MCU: Marks commensurate with use
RFC: Requires further cleaning
FS: Finger soiled
NS: Not seen
RHS: Right-hand-side
FC: Fair condition
NT: Not tested
SC: Shrinkage cracking
GC: Good condition
NW: Not working
TBR: To be removed
L: Landlord
NV: No value
WIU: Well in use
LHS: Left-hand-side
ODU: Old defects under
WO: Working order

This inventory report has been prepared by Property Inventories Ltd. The condition of the property at the start of the tenancy, as described in this report, will be compared to the condition of the property at the end of the tenancy. Details of any alterations to the property after the inventory has been agreed upon should be noted on a separate sheet and agreed upon by the tenant and managing agent/landlord. At the end of the tenancy, a 'Check-out report' should be conducted to determine any changes to the inventory. Tenants should inform the managing agent/landlord of items removed from the property during the tenancy.

All items should be returned to their original position (as laid out in the inventory); this includes stored or boxed items not used during the tenancy. Any item(s) listed as NOT SEEN could result in a replacement cost or a charge being made to the tenant (not allowing for betterment*). Managing agents/landlords may also charge for the removal of unapproved items left behind at the end of the tenancy that were not included in the original inventory.

At the time of the property Check-out, all personal items (including consumable items) should have been removed and cleaning of the property completed. No further cleaning will be permitted once the check-out report is being prepared. Tenants will have been given the date and time of the Check-out and must provide access, or let the appointing Inventory Clerk know the details of their departure from the property. Additional costs may be incurred if the clerk is not able to complete the report, is delayed more than 20 minutes or is asked to return at another time without 24 hours notice.

The following notes may assist you in a problem-free move at the end of the tenancy:

Cleaning

Soiling is not considered to be 'Fair Wear and Tear' (reasonable use of the premises by the tenant and the ordinary operation of natural forces, i.e. the passage of time)

At Check-out, all cleaning is expected to be thorough and the property to be presented in a tidy order to a similar standard as at Check-in. A professional clean may be required by the agent/landlord (please refer to your tenancy agreement). If the standard of cleaning is not satisfactory, the cost of further cleaning could be added to any other charges outside fair wear and tear on the Check-out report. Most common areas overlooked, which are checked by the clerk during the Check-out are listed below:

- Skirting boards, dado & picture rails and recessed areas of doors, light fitting and shade, blinds
- (Venetian blind slats) and extractors are free from dust and light scuffs
- Light bulbs replaced where needed (including kitchen extractor fans, oven and fridge)
- Mildew, scale, soap residue and grease, to be removed from tiled areas including grout and seals
- Kitchen cupboards (door edges, drawers, shelves, and handles) to be clean
- Kitchen appliances should be cleaned to include seals, trays, and glass.
- Fridge and freezers should be emptied, wiped and freezers defrosted
- Bathroom and kitchen fixtures limescale to be removed, if possible. (including shower heads)
- Linens and curtains should be cleaned (please check labels for cleaning instructions)
- Drawers and wardrobe unit interiors should be clean and clear of dust / debris
- Windows should be cleaned (inside and out, subject to access)
- Upholstery, sofa bases, cushion covers and dining/other chairs to be cleaned (please check labels)
- Gardens, including any garden furniture and/or patios to be clean and clear of rubbish

Soft Furnishings

Excessive discolouring, soiling or damages may result in repair or cleaning costs being charged to the tenants. Discolouration due to smoke, staining, burn marks or tears to curtains may also incur costs.

*Improvement beyond normal upkeep and repair that adds to the value of real property

Flooring

Carpets should be vacuumed including edges and corners. Depending on the terms of the tenancy agreement and/or the length of tenancy, flooring should be professionally cleaned. Please retain all receipts for such work. Hard floors require sweeping and mopping where necessary (please use appropriate chemicals). Tenants may be charged for any soiling or staining and will incur costs for damage such as heavy stains and burns. If flooring is badly damaged you may be charged for the cost of replacement without allowing for betterment.

Decorations

It is advisable to ask for permission prior to putting nails, pins and other fixtures into walls and avoid putting tack or tape on walls. This is often not allowed under most the tenancy agreements. All additional marks will be noted at Check-out and any damage or repair work in order to make good any marks could be charged to the tenant.

Beds & Linens (to include bedding)

Mattresses, bed bases, pillows, and duvets will be examined for soiling where practically possible. Charges could be made for cleaning, compensation or a percentage of the replacement cost. All linen should be left cleaned, pressed and folded.

Kitchen Surfaces and Sinks

Kitchen surfaces and sinks will be examined for knife cuts, cup marks, scorch and burn marks. Using appropriate items such as chopping boards and heat pads will help prevent damage.

Crockery, chinaware, and kitchen utensils

All items will be checked for soiling, chips, burn marks, loose handles etc. If damage has occurred outside of fair wear and tear, compensation or replacement costs could be incurred at the end of the tenancy.

Keys

All keys listed in the inventory should be kept safely and handed back at the end of the tenancy. Should any keys be lost or not returned to the agent or Inventory clerk, the tenant may be charged replacement costs for new cut keys or possibly the changing of locks. Any extra keys cut during the tenancy should also be returned.

Gardens & Balconies

If a gardener is not employed for the property, you will be required to maintain the garden. This includes the cutting of lawns, weeding, and maintaining the garden according to the season. If the standard is found to be untidy and not within season, the tenant may be charged for any necessary work at the end of the tenancy. We recommend asking permission prior to removing any plants or trees as this may result in replacement costs.

Smoke Alarms / Alarm systems

Alarms have NOT been tested by the Inventory Clerk.

Disclaimers

This inventory report provides an unbiased record of (i) the contents of the property, (ii) the condition of the contents and (iii) the property's internal condition as at the date of the report and is undertaken by an Inventory Clerk acting as an independent third party. The inventory clerk is not a qualified surveyor, nor an expert in antiques, fabrics, woods, metals etc. The inventory is not an accurate description of every piece of furniture and equipment, nor is it a structural survey and cannot be relied upon as such. An opinion as to whether the items recorded in this inventory are replica, reproduced or genuine is not being offered.

The inventory is not a guarantee of, nor a report on, the functionality or safety of any of the property's contents, but merely a statement that the contents were viewed in the property at the time the inventory was undertaken.

Items located in cellars, attics and locked rooms and/or boxes will not be inspected unless special arrangements prior to the appointment have been made. Items inside these areas will remain the sole responsibility of the landlord. Heavy items and heavy furniture may not be fully examined, as the clerk may be unable to move these safely (for example, the underside of large mattresses and sofa beds).

Lights are checked for working order only. Gas, electrical appliances, fire alarms and/or smoke detectors are not tested. Under no circumstance is this inventory able to provide a qualified opinion of the property's gas safety profile. Nor is it the responsibility of the Inventory Clerk to schedule an inspection from a gas safe registered engineer. This inventory is unable to provide any qualified opinion on the property's electrical safety profile.

Ensuring items comply with the Furniture and Furnishings (Fire Safety) Regulations is not the responsibility of the Inventory Clerk. Comments found in the inventory such as 'FFR label seen' (or similar) give no guarantee of the item's compliance with the Furniture and Furnishings (Fire Safety) regulations.

It is the responsibility of the landlord and tenant or their agents to agree among themselves the accuracy of this report. Where no comment is noted on condition, the item is free from noticeable soiling and damage and no further notes are needed for its description.

Checklist Item	Value	Comments
Cleaning Issues?	Yes	Seen cleaned to a professional standard but with omissions in places - further clean required to some areas
Keys detailed / photographed?	Yes	1 Yale - Tenant met at property and key returned to agents once report complete
Meter readings taken?	Yes	Electricity Meter- Meter Ref. D11W566350 Reading at Check-in 00245 Heating Meter - Meter Ref. 32425960 Reading: 1985 Water Meter: Meter Ref: R400 0102 13041288 Reading: 000 05.759
Exterior photograph taken?	Yes	

1. Front Door / Architrave

Item	Description	Condition at Check In	Condition at Check Out
(External) Front Door & Architrave			
1.1 Door	Light wood	Minor marks to closing edge	<i>As Check In</i>
1.2 Door Frame	Painted white wood	Painted over defects to some areas	<i>As Check In</i>
Door Fixtures			
1.3 Plaque	Chrome with black numbering to front		
1.4 Yale lock	Chrome	Minor tarnishing	<i>As Check In</i>
1.5 Spy Hole	Chrome		Loose to surround Maintenance - Landlord
1.6 Door Bell	White plastic	WO	Now seen NW Explain/Repair - Tenant
(Internal) Front Door & Architrave			
1.7 Door	Light wood		
1.8 Door Frame	Painted white wood	Shrinkage cracking to corner top RHS	<i>As Check In</i>
Door Fixtures			
1.9 Dorplan closing arm	Chrome	WO	<i>As Check In</i>
1.10 Reverse of spyhole	Chrome		
1.11 Yale night latch	Chrome		
1.12 Security chain and catch	Chrome		Chain seen detaching from fixing Explain/Repair - Tenant

2. Entrance Hallway



Ref #2



Ref #2

Item	Description	Condition at Check In	Condition at Check Out
Ceiling			
2.1 Ceiling	Painted white	Shrinkage cracking to corner RHS of room, minor cobwebs	No longer seen with cobwebs
Ceiling Mounted			
2.2 Light fitting	Grey and obscure plastic bulk light	WO	As Check In
2.3 Smoke Detector	White plastic		
Walls			
2.4 Walls	Painted cream	Painted over defects, 1 removal hole, 1 nail protruding	Heavy scuff/scratch marks froward of entrance Dark smudge type marks to mid level LHS wall Explain/Repair - Tenant Clean - Tenant
Wall mounted fixtures			
2.5 Videx entry system	White plastic	Light builders dust	Dust no longer seen
2.6 Door bell chime	Black metal	WO	NW Explain/Replace - Tenant
2.7 Danfoss thermostat	White plastic		
Heating			
2.8 Single panelled radiator	White manufacturers finish; Integrated grille to top	Both caps seen	1 Cap missing Explain/Replace - Tenant
Switches & Sockets			
2.9 Fuse switch	Chrome		
Woodwork			
2.10 Skirting	Painted white wood		
Flooring			

2.11 Tiles

Grey tiles with white grouting

Minor builders dust

Some minor scuff marks forward of entrance and LHS of bedroom 1

3. Built In Cupboard

Item	Description	Condition at Check In	Condition at Check Out
Door and Architrave			
3.1 Door	Flush light wooden door		
3.2 Door Frame	Painted white	Light rubs and scuffs mid to low level RHS	As Check In
Door Fixtures			
3.3 Pair of lever handles with cuffs	Pair of chrome lever handles with matching cuffs	Slightly loose to cuff	As Check In
Ceiling			
3.4 Ceiling	Painted white		
Walls			
3.5 Walls	Painted cream		
Wall mounted fixtures			
3.6 Enclosed box	Grey plastic		
3.7 MHVR unit	White metal		
3.8 Heat interface unit	White metal		
Woodwork			
3.9 Skirting	White painted wood		Dust residue in places Final Clean - Tenant
3.10 Boxed in area	Cream painted wood		
Flooring			
3.11 Tiles	Grey tiles with white grouting		
Furnishings			
3.12 Henry vacuum cleaner	Red plastic	Item added after Check In	Expain/Remove - Tenant
3.13 Feather duster	Pink	Item added after Check In	Expain/Remove - Tenant
3.14 Cardboard boxes	2	Item added after Check In	Expain/Remove - Tenant

4. Built In Cupboard

Item	Description	Condition at Check In	Condition at Check Out
Door and Architrave			
4.1 Door	Flush light wooden door	Door slightly stiff to operate	As Check In
4.2 Door Frame	Painted white		
Door Fixtures			
4.3 Pair of lever handles with cuffs	Pair of chrome lever handles with matching cuffs		Handles loose Maintenance - Landlord
Ceiling			
4.4 Ceiling	Painted white		
Walls			
4.5 Walls	Painted cream	Not fully examined - due to low visibility, minor scuff marks and defects seen	As Check In
Wall mounted fixtures			
4.6 Fuse Box	Grey plastic		
4.7 Access panel	Painted cream		
4.8 TV connection panel	White plastic		
4.9 Fan unit and boiler connection	Grey plastic		
Switches & Sockets			
4.10 White plastic switches and sockets to include:	2 Fuse switches	Front missing to one with protruding wires	As Check In
Woodwork			
4.11 Skirting	White painted wood		
Flooring			
4.12 Tiles	Grey tiles with white grouting		

5. Open Plan Reception / Kitchen



Item	Description	Condition at Check In	Condition at Check Out
Door and Architrave			
5.1 Door	Light wood		Faint finger marks around door fixtures Final Clean - Tenant
5.2 Door Frame	White painted wood		
Door Fixtures			
5.3 Lever handle with matching cuff	Chrome		
Ceiling			
5.4 Ceiling	Painted white		Shrinkage cracking seen RHS of kitchen units and LHS of balcony door casement
Ceiling Mounted			
5.5 Light fitting	2 x Grey and obscure plastic bulk light	WO	As Check In
5.6 2 Batons with 3 directional spotlights each	Chrome	1 Bulb seen flickering	Both bulbs now in WO
5.7 Smoke Detector	White plastic	Green light seen, NT	As Check In
5.8 Air Vent	White metal		Dust to vent Needs Maintenance - Tenant
Walls			
5.9 Walls	Painted cream	Finger marks around light switch, 1 removal hole with rawl plug in situ, painted over defects LHS of entrance, minor rub marks in places	Further scuffing and rub marks seen to areas
Wall mounted fixtures			
5.10 Access panel	Painted cream		
Windows & Frames			

5.11 UPVC balcony door casement	White uPVC double glazed balcony door casement with 1 fixed pane and 1 movable door fitted with chrome lever handle, cuff and integrated Yale lock	Minor exterior weather soiling, faint black rub mark to low level frame, finger marks to door to fixtures	<i>As Check In</i>
5.12 Reveals	Painted cream	Faint water stain to LHS reveal with some paint cracking	Possible water damage to LHS reveal - with paint peeling and cracking Maintenance - Landlord
5.13 Sill	White painted wood	Faint ring marks, painted over defects, minor shrinkage cracking to corners	<i>No longer seen with ring marks</i>
Window Coverings			
5.14 Roller blind with bead chain	White fabric roller blind with chrome beaded cord and plastic wall fixture	WO, cord slightly knotted	<i>As Check In</i>
Heating			
5.15 Double panelled radiator	White manufacturers finish; Integrated grille to top; Both end caps seen		
Switches & Sockets			
5.16 Chrome switches and sockets as fitted to include:	TV aerial / SAT 1 / SAT 2 / Radio jack; Telephone jack; Fan boost switch; 4 Fuse switches; Cooker switch		
Woodwork			
5.17 Skirting	White painted wood	Builders dust in places	<i>No longer seen with builders dust</i>
Flooring			
5.18 Floorboards	Medium wood; Fitted with chrome and black plastic doorstep		Heel indentations; Soiling forward of fridge freezer and oven with debris Clean - Tenant
Kitchen units			
5.19 A selection of dark wood high gloss kitchen units with brushed chrome pull handles and matching kickboards to include;			Usage marks seen throughout all units; Minor debris to interior of some units Final Clean - Tenant
5.20 Under unit lights	2 Grey plastic spotlights	1 Light NW	Both lights now in WO
5.21 Wall mounted units to include:	2 Single wall units		
5.22 Base units to include:	1 Single base unit; 1 Double base unit; 4 Fascias		
Worktops & Splashbacks			
5.23 Worktop	Grey and black speckled formica worktop	Minor limescale residue around sink, some cleaning smears	Possible burn mark RHS of hob Explain/Repair - Tenant
5.24 Splashback	Grey and black speckled formica splashback		

5.25 Splashback	Frosted glass		Heavy cleaning smear marks Clean - Tenant
Sinks / Taps			
5.26 1 Sink with integrated dish drainer with waste and particle collector	Chrome	Watermarks in places	As Check In
5.27 Mixer tap with single temperature control	Chrome	Minor limescale to underside	As Check In
Appliances			
5.28 Zanussi extractor fan	Chrome; 2 Lights	Lights and fan in WO	As Check In
5.29 Zanussi electric hob	Black ceramic; 4 Burners; 4 Black plastic control dials;	NT	As Check In
5.30 Zanussi oven	Model No: Z0B343X ; Chrome; Glass observation window; Chrome 'D' handle; 2 Chrome racks; Black metal baking tray; Chrome trivet	Burnt on grease to some areas on interior	Burnt on grease seen heavier to interior Clean - Tenant
5.31 CDA fridge freezer	Model No: FW871 ; 5 Glass shelves, 2 Clear plastic salad crispers; 4 White plastic door shelves - 1 with flip lid; 1 Half width door shelf; 2 White plastic egg holders	Trim to interior loose and detaching	No longer with trim loose and detaching
5.32 Freezer to include;	3 White plastic drawers; White plastic ice cube tray; White plastic scraper;		Not defrosted Defrost - Tenant
5.33 CDA washing machine	Model No: CI931IN ;	NT, soap residue to drawer	Heavy mould to drawer; Seal discoloured Clean - Tenant



6. Bedroom 1



Item	Description	Condition at Check In	Condition at Check Out
Door and Architrave			
6.1 Door	Light wood		
6.2 Door Frame	White painted wood		
Door Fixtures			
6.3 Lever handle with matching cuff	Chrome		
Ceiling			
6.4 Ceiling	Painted white	Some cobwebs to corners	No longer seen with cobwebs
Ceiling Mounted			
6.5 Light fitting	Grey and obscure plastic bulk light	WO	As Check In
6.6 Air Vent	White metal	Light finger soiling around switches and sockets	
Walls			
6.7 Walls	Painted cream	Light finger soiling around switches and sockets	Red type scuff marks RHS low levels; Heavy indentation mark by entrance Explain/Repair - Tenant
Windows & Frames			
6.8 UPVC window casement	1 Movable pane with matching lockable lever handle	Minor exterior weather soiling	As Check In
6.9 Reveals	Painted cream		
6.10 Sill	White painted wood		Ring stains to top Clean - Tenant
Window Coverings			
6.11 Roller blind with bead chain	Grey fabric roller blind with chrome beaded cord and plastic wall fixture		Beaded cord knotted; Wall fixture loose Explain/Repair - Tenant

Heating			
6.12 Single panelled radiator	White manufacturers finish; Integrated grille to top; Both end caps seen		
Switches & Sockets			
6.13 Chrome switches and sockets as fitted to include:	Fuse switch; TV aerial; Telephone jack;		Finger soiling to some surrounds Final Clean - Tenant
Woodwork			
6.14 Skirting	White painted wood	Builders dust in places	<i>As Check In</i>
Flooring			
6.15 Fitted Carpet	Brown carpet; Fitted with chrome and black rubber doorstep	Wear to areas of tread	Now seen with heavy wear to areas of tread; Brown stain marks to centre of room Clean - Tenant

7. Bedroom 2



Item	Description	Condition at Check In	Condition at Check Out
Door and Architrave			
7.1 Door	Light wood		
7.2 Door Frame	White painted wood		
Door Fixtures			
7.3 Lever handle with matching cuff	Chrome	Handles slightly stiff to operate	<i>As Check In</i>
Ceiling			
7.4 Ceiling	Painted white	Shrinkage cracking to RHS corner by window casement	Shrinkage cracking now seen heavier Maintenance - Landlord
Ceiling Mounted			
7.5 Light fitting	Grey and obscure plastic bulk light	WO	<i>As Check In</i>
7.6 Air Vent	White metal		
Walls			
7.7 Walls	Painted cream		
Windows & Frames			
7.8 UPVC window casement	1 Movable pane with matching lockable lever handle	Minor exterior weather soiling	Watermarks to glass; Some black marks to corner of frame Clean - Tenant
7.9 Reveals	Painted cream		
7.10 Sill	White painted wood	Builders residue seen to surfaces	Dust and ring marks now seen to surface Clean - Tenant
Window Coverings			
7.11 Roller blind with bead chain	Grey fabric roller blind with chrome beaded cord and plastic wall fixture	WO	<i>As Check In</i>
Heating			

7.12 Single panelled radiator	White manufacturers finish; Integrated grille to top; Both end caps seen		
Switches & Sockets			
7.13 Chrome switches and sockets as fitted to include:	TV aerial; Telephone jack		
Woodwork			
7.14 Skirting	White painted wood		
Flooring			
7.15 Fitted Carpet	Brown carpet; Fitted with chrome and black rubber doorstep	Furniture indentations to RHS corner of room	<i>As Check In</i>



Item	Description	Condition at Check In	Condition at Check Out
Door and Architrave			
8.1 Door	Light wood		
8.2 Door Frame	Painted white		
Door Fixtures			
8.3 Lever handle with matching cuff	Chrome	Finger marks to cuffs	<i>As Check In</i>
8.4 Twist lock with matching cuff	Chrome		
8.5 Hook	Chrome		Loose Maintenance - Landlord
Ceiling			
8.6 Ceiling	Painted white		
Ceiling Mounted			
8.7 Light fitting	Grey and obscure plastic bulk light	Bulb NW	Light now seen in WO
8.8 Extractor Fan	White plastic	WO, dust to interior	<i>As Check In</i>
Walls			
8.9 Part painted wall	Beige		Watermarks by basin - some heavier Clean - Tenant
8.10 Part tiled wall	Brown decorative tiles with grey grouting	Slight discolouration to grouting in shower area	Discolouration to grouting now heavier
Wall mounted fixtures			
8.11 Medicine Cabinet	Dark wood; Push release; 2 Shelves to interior		Some items left to interior; Residue to interior Remove/Clean - Tenant
8.12 Mirror	2 Integrated strip lights; White cord; Chrome acorn	Lights in WO, silvering to chrome, cord discoloured	<i>As Check In</i>
8.13 Soap Dish	Chrome		

8.14 Towel ring	Chrome		
8.15 Toilet roll holder	Chrome with cover		Loose Maintenance - Landlord
8.16 Vanity Unit	Dark wood; 1 Shelf to interior		
Heating			
8.17 Towel rail style radiator	Chrome		
Switches & Sockets			
8.18 Chrome switches and sockets as fitted to include:			
Woodwork			
8.19 Skirting	Grey tiles with grey grouting		
Flooring			
8.20 Tiles	Grey tiles with grey grouting		
Toilet			
8.21 Toilet with concealed cistern	White ceramic; Chrome push button flush	Discolouration under waterline	<i>As Check In</i>
8.22 Toilet seat and lid	White laminate; Chrome hinges	Hinges slightly loose	<i>As Check In</i>
Basin			
8.23 Basin	White ceramic; Half pedestal; Chrome overflow; Chrome waste; Chrome pop-up plug		Chrome tarnished; Watermarked to some areas Clean - Tenant
8.24 Mixer tap with a single control	Chrome		Limescaled to underside of spout Clean - Tenant
Shower			
8.25 Shower tray with waste	White enamel and chrome		
8.26 Shower adjuster	2 x Chrome		
8.27 Flex and showerhead	Chrome and grey plastic		Watermarked; Limescaled; Tarnished Clean - Tenant
8.28 Riser Rail	Chrome		
8.29 Shower screen	Tempered glass door; Chrome 'D' handle; Clear plastic seal	Wipe marks to tempered glass	Streaking and white soiling marks to glass Clean - Tenant



Ref # 8.29



Ref # 8.29

9. Bathroom



Item	Description	Condition at Check In	Condition at Check Out
Door and Architrave			
9.1 Door	Light wood		
9.2 Door Frame	Painted white		Heavy finger marks mid to low levels Clean - Tenant
Door Fixtures			
9.3 Lever handle with matching cuff	Chrome		Both cuff and handle slightly loose - more notably loose to interior handle Maintenance - Landlord
9.4 Twist lock with matching cuff	Chrome	Twist lock slightly stiff to operate	As Check In
9.5 Hook	Chrome		
Ceiling			
9.6 Ceiling	Painted white	Possible water stain to centre	As Check In
Ceiling Mounted			
9.7 Light fitting	Grey and obscure plastic bulk light	WO	As Check In
9.8 Extractor Fan	White plastic	WO	As Check In
Walls			
9.9 Part painted wall	Beige	Indentation mark RHS of entrance, painted over defects, paint patchy in places	As Check In
9.10 Part tiled wall	White tiles with white grouting		
Wall mounted fixtures			
9.11 Access panel	Painted beige		
9.12 Mirror	2 Integrated strip lights; White cord; Chrome acorn		

9.13 Integrated shelf and splashback	Grey formica		
9.14 Soap Dish	Chrome	Tarnished to chrome	<i>As Check In</i>
9.15 Towel rail	Chrome	Tarnished to chrome	<i>As Check In</i>
9.16 Toilet roll holder	Chrome with cover		
Heating			
9.17 Towel rail style radiator	Chrome		
Switches & Sockets			
9.18 Chrome switches and sockets as fitted to include:	Shavers only socket		
Woodwork			
9.19 Skirting	Grey tiles with grey grouting		
Flooring			
9.20 Tiles	Grey tiles with grey grouting	Builders residue in places	<i>As Check In</i>
Toilet			
9.21 Toilet with concealed cistern	White ceramic; Chrome push button flush		
9.22 Toilet seat and lid	White laminate; Chrome hinges		
Basin			
9.23 Basin	White ceramic; Half pedestal; Chrome overflow; Chrome waste; Chrome pop-up plug		
9.24 Mixer tap with a single control	Chrome	Limescale to underside	<i>As Check In</i>
Bath / Shower			
9.25 Bath	White enamel bath; Chrome overflow; Chrome waste ; Metal beaded chain and black rubber plug		
9.26 Mixer tap with dual controls	Chrome		
9.27 Bath panel	White plastic		
9.28 Flex and showerhead	Chrome and grey plastic		
9.29 Riser Rail	Chrome		

9.30 Shower screen

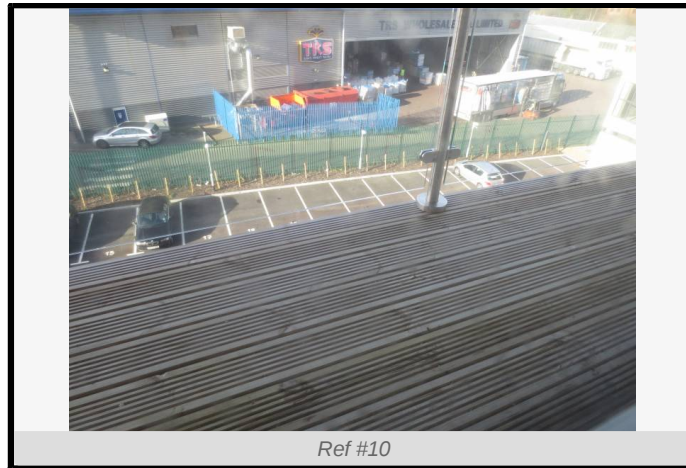
Tempered glass; Chrome hinges; Clear plastic seal

Seal loose and detaching
Discolouration to seal
Watermarks to glass

Clean - Tenant

Maintenance - Landlord

10. Balcony



Item	Description	Condition at Check In	Condition at Check Out
Flooring			
10.1 Flooring	Medium wood floorboards	Minor debris	<i>As Check In</i>
10.2 Balustrade	Chrome; 6 Glass panels;	Exterior weather soiling to glass panels	<i>As Check In</i>
10.3 Glass divider	Frosted glass; Chrome surround		Soiling to glass

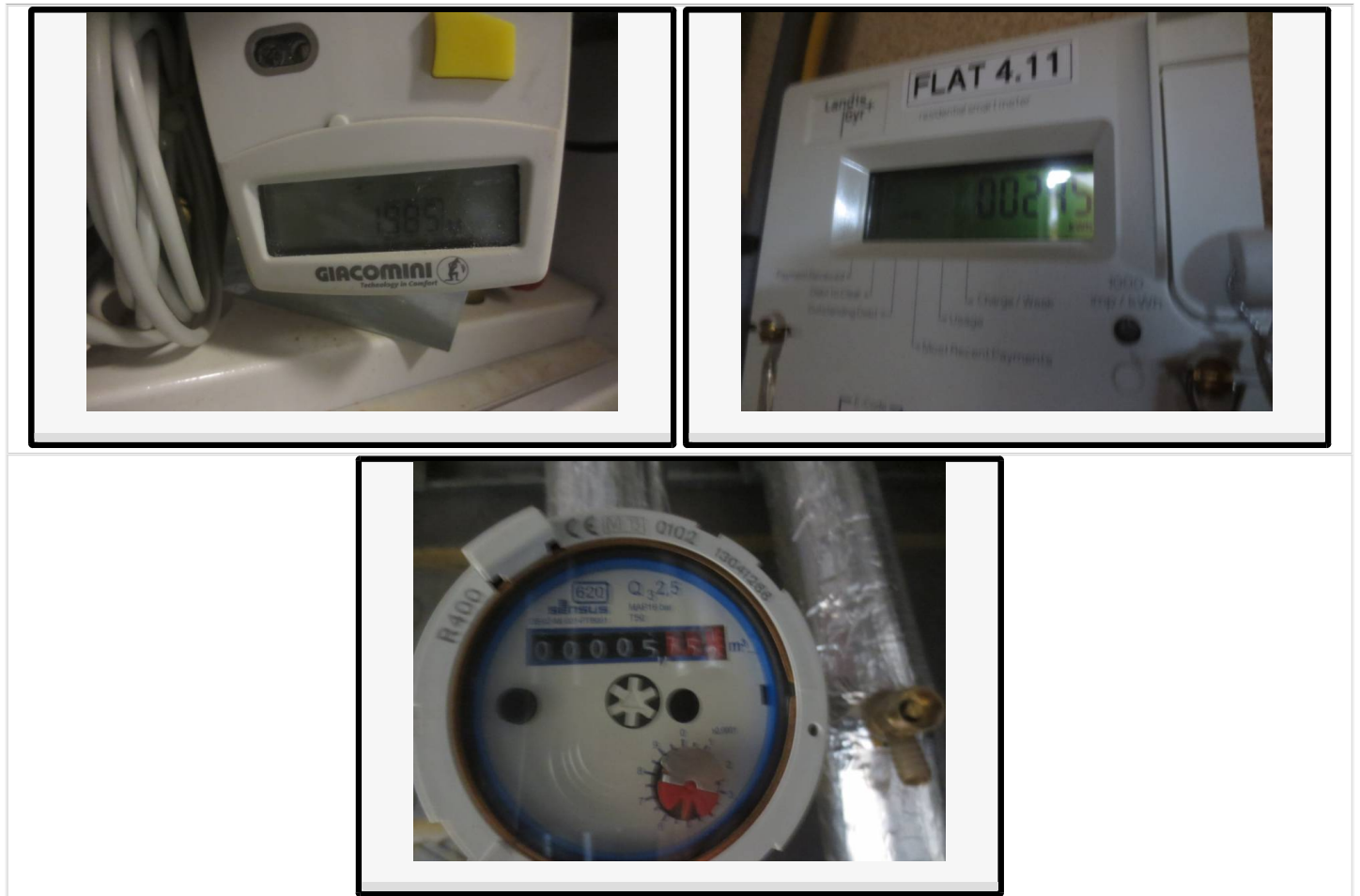
Actions Required

Ref	Action Required	Responsibility	Comments
1.5 Front Door / Architrave » Spy Hole	Maintenance	Landlord	Loose to surround
1.6 Front Door / Architrave » Door Bell	Explain/Repair	Tenant	Now seen NW
1.12 Front Door / Architrave » Security chain and catch	Explain/Repair	Tenant	Chain seen detaching from fixing
2.4 Entrance Hallway » Walls	Explain/Repair	Tenant	Heavy scuff/scratch mark forward of entrance
2.4 Entrance Hallway » Walls	Clean	Tenant	Dark smudge type marks
2.6 Entrance Hallway » Door bell chime	Explain/Replace	Tenant	NW
2.8 Entrance Hallway » Single panelled radiator	Explain/Replace	Tenant	1 Cap missing
2.11 Entrance Hallway » Tiles	FWT	N/A	Some minor scuff marks forward of entrance and LHS of bedroom 1
3.9 Built in Cupboard » Skirting	Final Clean	Tenant	Dust residue in places
3.12 Built in Cupboard » Henry vacuum cleaner	Expain/Remove	Tenant	
3.13 Built in Cupboard » Feather duster	Expain/Remove	Tenant	
3.14 Built in Cupboard » Cardboard boxes	Expain/Remove	Tenant	
4.3 Built in Cupboard » Pair of lever handles with cuffs	Maintenance	Landlord	Handles loose
5.1 Open Plan Reception / Kitchen » Door	Final Clean	Tenant	Faint finger marks around door fixtures
5.4 Open Plan Reception / Kitchen » Ceiling	FWT	N/A	Shrinkage cracking seen RHS of kitchen units and LHS of balcony door casement
5.8 Open Plan Reception / Kitchen » Air Vent	Needs Maintenance	Tenant	Dust to vent
5.9 Open Plan Reception / Kitchen » Walls	FWT	N/A	Further scuffing and rub marks seen to areas
5.12 Open Plan Reception / Kitchen » Reveals	Maintenance	Landlord	Possible water damage to LHS reveal - with paint peeling and cracking
5.18 Open Plan Reception / Kitchen » Floorboards	FWT	N/A	Heel indentations
5.18 Open Plan Reception / Kitchen » Floorboards	Clean	Tenant	Soiling and debris

5.19 Open Plan Reception / Kitchen » A selection of dark wood high gloss kitchen units with brushed chrome pull handles and matching kickboards to include;	Final Clean	Tenant	Usage marks seen throughout all units; Minor debris to interior of some units
5.23 Open Plan Reception / Kitchen » Worktop	Explain/Repair	Tenant	Possible burn mark RHS of hob
5.25 Open Plan Reception / Kitchen » Splashback	Clean	Tenant	Heavy cleaning smear marks
5.30 Open Plan Reception / Kitchen » Zanussi oven	Clean	Tenant	Burnt on grease seen heavier to interior
5.32 Open Plan Reception / Kitchen » Freezer to include;	Defrost	Tenant	Not defrosted
5.33 Open Plan Reception / Kitchen » CDA washing machine	Clean	Tenant	Heavy mould to drawer; Seal discoloured
6.7 Bedroom 1 » Walls	Explain/Repair	Tenant	Red type scuff marks RHS low levels; Heavy indentation mark by entrance
6.10 Bedroom 1 » Sill	Clean	Tenant	Ring stains to top
6.11 Bedroom 1 » Roller blind with bead chain	Explain/Repair	Tenant	Beaded cord knotted; Wall fixture loose
6.13 Bedroom 1 » Chrome switches and sockets as fitted to include:	Final Clean	Tenant	Finger soiling to some surrounds
6.15 Bedroom 1 » Fitted Carpet	FWT	N/A	Heavy wear to areas of tread
6.15 Bedroom 1 » Fitted Carpet	Clean	Tenant	Brown stains
7.4 Bedroom 2 » Ceiling	Maintenance	Landlord	Shrinkage cracking now seen heavier
7.8 Bedroom 2 » UPVC window casement	Clean	Tenant	Watermarks to glass; Some black marks to corner of frame
7.10 Bedroom 2 » Sill	Clean	Tenant	Dust and ring marks now seen to surface
8.5 En-suite » Hook	Maintenance	Landlord	Loose
8.9 En-suite » Part painted wall	Clean	Tenant	Watermarks by basin - some heavier
8.10 En-suite » Part tiled wall	FWT	N/A	Discolouration to grouting now heavier
8.11 En-suite » Medicine Cabinet	Remove/Clean	Tenant	Some items left to interior; Residue to interior
8.15 En-suite » Toilet roll holder	Maintenance	Landlord	Loose
8.23 En-suite » Basin	Clean	Tenant	Chrome tarnished; Watermarked to some areas
8.24 En-suite » Mixer tap with a single control	Clean	Tenant	Limescaled to underside of spout

8.27 En-suite » Flex and showerhead	Clean	Tenant	Watermarked; Limescaled; Tarnished
8.29 En-suite » Shower screen	Clean	Tenant	Streaking and white soiling marks to glass
9.2 Bathroom » Door Frame	Clean	Tenant	Heavy finger marks mid to low levels
9.3 Bathroom » Lever handle with matching cuff	Maintenance	Landlord	Both cuff and handle slightly loose - more notably loose to interior handle
9.30 Bathroom » Shower screen	Clean	Tenant	Watermarks to glass
9.30 Bathroom » Shower screen	Maintenance	Landlord	Seal loose and detaching
10.3 Balcony » Glass divider	FWT	N/A	Soiling to glass

Property Images



Declaration

Please notify the agent or landlord in writing immediately if you have any queries/omissions regarding the contents of this report. It is standard practice for changes to be accepted for five business days from the date of the report otherwise the descriptions and conditional comments made will be considered accurate even if no signatures have been added to the report.

I have read and agree that the contents of this Inventory report are a true and accurate record of the property and condition of the items listed on the day of move in.

Signed by the	_____
Signature	_____
Print Name	_____
Date	/ /

Signed by the	_____
Signature	_____
Print Name	_____
Date	/ /