

Check Out



Prepared on behalf of Example Inventories Ltd

Property inspected by Check Out Clerk

Address

123 Sample Street
Sample City
Sampleshire
AB1 2CD



Carried Out

**August
3rd 2021**

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Disclaimers

1. SCHEDULE OF CONDITION HEALTH AND SAFETY				
Ref	Name	Condition at Inventory	Condition at Check Out	Additional Comments
1.1	General Condition	Clean to a professional standard	<i>As Inventory + ;</i> Requires a professional clean Needs Cleaning - Tenant	
1.2	Decorative Condition	Light in use marks	<i>As Inventory + ;</i> Heavy marks noticed Needs Maintenance - Tenant	
1.3	Windows & Treatment	Black metal sash type windows	<i>As Inventory + ;</i> Heavy paint coming away with mold <i>Needs</i> Maintenance - Landlord	
1.4	Flooring	Hard flooring clean	<i>As Inventory + ;</i> Damage to the reception area and small damage to the bedroom photos attached in the report Needs Maintenance - Tenant	
1.5	Lighting	All working	<i>As Inventory + ;</i> 1 not working Needs Maintenance - Landlord	

1. SCHEDULE OF CONDITION HEALTH AND SAFETY (CONT.)

1.6	Kitchen	Clean to a professional standard	<i>As Inventory + ;</i> Requires cleaning, damage to the cooker hood and plinth under the oven Needs Cleaning - Tenant
1.7	Bathroom(s)	Clean to a professional standard	<i>As Inventory + ;</i> Requires cleaning Needs Cleaning - Tenant
1.8	Smoke Detector	Tested and alarm sound heard	<i>As Inventory</i>

2. KEYS

Ref	Name	Description	Additional Comments
2.1	Keys	Keys handed to tenant, 1 x main building front and rear door keys, 1 mailbox, 1 front door key, <i>keys were handed back to the branch by the tenant</i> <i>Collected keys from the branch 1 set front door rear door and post box key;</i>	

2. KEYS (CONT.)



Ref # 2.1

3. METERS

Ref	Name	Description	Reading at Inventory	Reading at Check Out	Additional Comments
3.1	Electric	Serial: 17P3119006 Location: In cupboard by building rear door	0006917.0	0010928.8	



Ref # 3.1

3. METERS (CONT.)

3.2	Water Meter Check Out	19M297694	00062.818	00139.184	
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Ref # 3.2

4. ENTRANCE HALL



03 Aug 2021 15:58

Ref #4

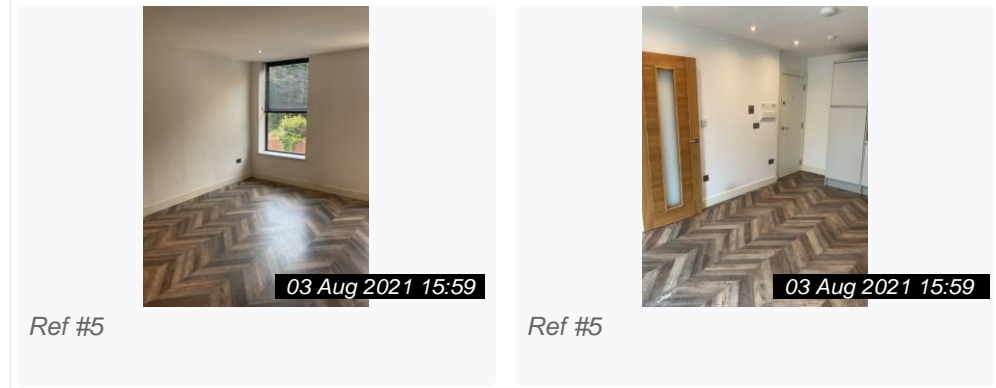


03 Aug 2021 15:58

Ref #4

4. ENTRANCE HALL (CONT.)					
Ref	Name	Description	Condition at Inventory	Condition at Check Out	Additional Comments
4.1	Doors & Hardware	White wooden front door, chrome door furnishings with #7, chrome lever handle, top lock; interior side with reverse of spy hole cap, handle, thumb lock upper level; white painted door frame. White painted skirting	Good	As Inventory + Various marks and chips Exceed wear and tear - Tenant	

5. RECEPTION ROOM



Ref	Name	Description	Condition at Inventory	Condition at Check Out	Additional Comments
5.1	Skirting Boards	White wooden skirting	Light defect marks	As Inventory + Various defects to wood and dust Needs Cleaning - Tenant	

5. RECEPTION ROOM (CONT.)

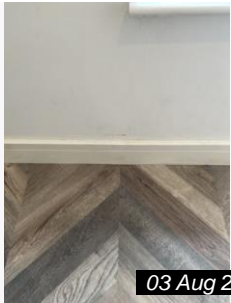


Ref # 5.1



Ref # 5.1

5.2	Walls	Smooth painted white walls		Marks seen	
5.3	Left hand wall		Light marks mid-level	<i>As Inventory</i>	



Ref # 5.3

5.4	Facing Wall		Light marks under window	<i>As Inventory</i>	
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5. RECEPTION ROOM (CONT.)				
5.5	Right Hand Wall		Light marks	As Inventory + Various marks Repaint required - Tenant
<div data-bbox="85 416 562 799" data-label="Image"> <p>03 Aug 2021 16:02</p> <p>Ref # 5.5</p> </div>				
5.6	Floors	Wooden flooring	Clean	As Inventory + Not clean damage seen Needs Maintenance - Tenant Needs Replacing - Tenant

5. RECEPTION ROOM (CONT.)



03 Aug 2021 16:00

Ref # 5.6

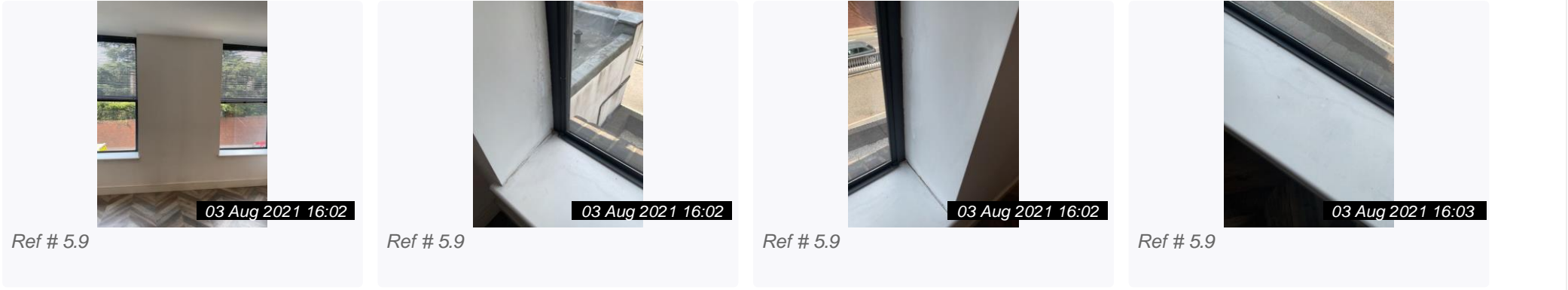


03 Aug 2021 16:00

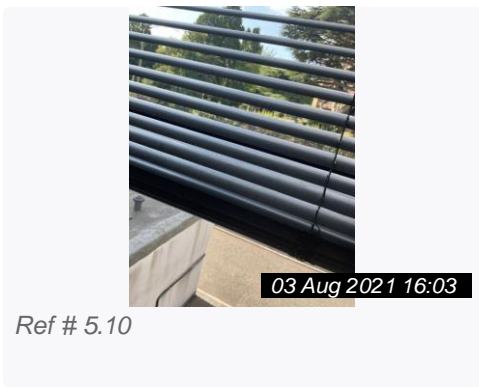
Ref # 5.6

5.7	Ceiling	Smooth painted white		Cobwebs requires cleaning Needs Cleaning - Tenant
5.8	Lights & Fixtures	Ceiling fitted downlights Metal plated light switch and sockets; Auto mist Main fuse box	1 not working	<i>As Inventory</i>
5.9	Windows	Black metal frame windows sash type White painted windowsill	paint flaking to the wall recess to left window;, vents fitted to wall recess	<i>As Inventory +</i> Dust to windowsill Heavy paint flaking with mold Needs Maintenance - Landlord

5. RECEPTION ROOM (CONT.)



5.10	Blinds	Black slatted blinds with plastic wand,	Tested and working no cleat fitted,	As Inventory + Slats dusty Needs Cleaning - Tenant	
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6. KITCHEN



03 Aug 2021 16:15

Ref #6



03 Aug 2021 16:15

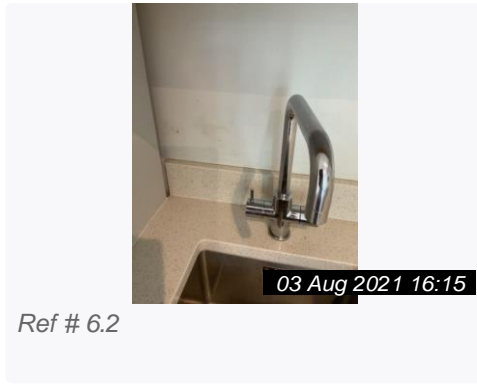
Ref #6

Ref	Name	Description	Condition at Inventory	Condition at Check Out	Additional Comments
6.1	Walls	White smooth painted walls			
6.2	Left Hand Wall		Marks behind sink	As Inventory + Marks behind door Needs Maintenance - Tenant	

6. KITCHEN (CONT.)



Ref # 6.2

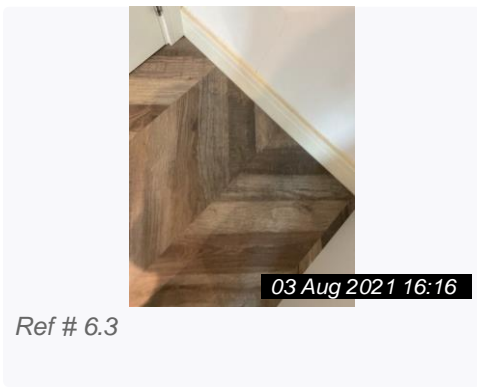


Ref # 6.2



Ref # 6.2

6.3	Skirting Boards	White wooden	Clean	As Inventory + Dusty Needs Cleaning - Tenant	
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Ref # 6.3

6.4	Floors	Continuation of the wooden flooring	Light dust	As Inventory	
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6. KITCHEN (CONT.)



03 Aug 2021 16:16

Ref # 6.4



03 Aug 2021 16:16

Ref # 6.4

6.5	Ceiling	Smooth painted white			
6.6	Lights & Fixtures	Ceiling fitted downlights with under cabinet lights with USB leads; heating control	All lights are working	<i>As Inventory</i>	
6.7	Cabinets	Light grey doors, integrated handles, top and bottom wall plinths and matching kick-plate. Grey wooden carcasses			



03 Aug 2021 16:17

Ref # 6.7



03 Aug 2021 16:17

Ref # 6.7

6. KITCHEN (CONT.)

6.8	Wall Units	Wall units left to right: single unit, 2 shelves; slim single, 2 shelves; slim single, 2 shelves; slim single, 2 shelves; slim single, 2 shelves; single unit, 2 shelves; pull out door to extractor hood; single unit, 2 shelves.	Clean good condition	<i>As Inventory +</i> All requires cleaning Needs Cleaning - Tenant
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03 Aug 2021 16:17

Ref # 6.8



03 Aug 2021 16:17

Ref # 6.8



03 Aug 2021 16:17

Ref # 6.8



03 Aug 2021 16:17

Ref # 6.8



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Ref # 6.8



03 Aug 2021 16:17

Ref # 6.8

6. KITCHEN (CONT.)

6.9	Base Units	<p>Floor units from left to right: single sink unit, plastic shelf fixtures to side, no shelf, main stopcock inside; door to dishwasher; 4 sets of drawers, top drawer has grey utensil tray.</p> <p>Single unit, 1 shelf.</p> <p>Drawer front underneath oven, door to fridge/freezer.</p>	Clean good condition	<p>As Inventory +</p> <p>Under oven plinth broken</p> <p>Needs Maintenance - Tenant</p>
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03 Aug 2021 16:18

Ref # 6.9



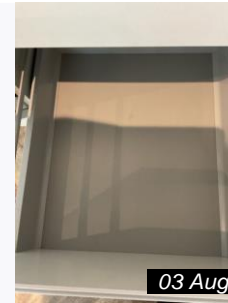
03 Aug 2021 16:18

Ref # 6.9



03 Aug 2021 16:18

Ref # 6.9



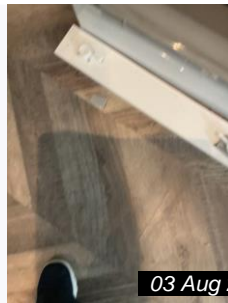
03 Aug 2021 16:18

Ref # 6.9








03 Aug 2021 16:18



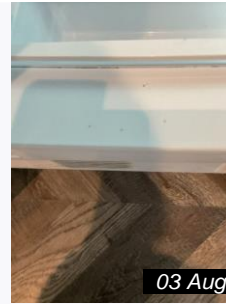



Ref # 6.9






03 Aug 2021 16:19

Ref # 6.9

6. KITCHEN (CONT.)				
6.10	Counter-tops & Hardware	White Corian worktop with matching up stand, pan stands and chopping boards to be used	All times	As Inventory + Marks and sticky areas, chip to the edge above fridge freezer Needs Cleaning - Tenant
<div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;">  <p>Ref # 6.10</p> </div> <div style="text-align: center;">  <p>Ref # 6.10</p> </div> <div style="text-align: center;">  <p>Ref # 6.10</p> </div> </div>				
6.11	Sink	Stainless steel single sink metal plug, with chrome monobloc tap		Requires cleaning Needs Cleaning - Tenant
<div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;">  <p>Ref # 6.11</p> </div> <div style="text-align: center;">  <p>Ref # 6.11</p> </div> </div>				

6. KITCHEN (CONT.)				
6.12	Fridge/ Freezer	Integrated fridge with freezer inside, 1 full glass shelf, 2 half shelves with white edging; inset crisp drawer, ice cube tray, instructions, and egg shelf inside; 2 plastic door shelves		Not defrosted requires cleaning contents left in freezer Needs Cleaning - Tenant
 <p>Ref # 6.12</p>	 <p>Ref # 6.12</p>	 <p>Ref # 6.12</p>	 <p>Ref # 6.12</p>	
6.13	Dishwasher	Integrated dishwasher 2 pull out trays and utensil basket. Instructions inside		Requires cleaning Needs Cleaning - Tenant
 <p>Ref # 6.13</p>	 <p>Ref # 6.13</p>			

6. KITCHEN (CONT.)				
6.14	Cooker hood	Grey metal with lights	Fan and light working, clean	<p><i>As Inventory + ;</i></p> <p>Switch is missing plate came off could not test cooker hood</p> <p>Needs Maintenance - Tenant</p>
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>03 Aug 2021 16:23</p> <p>Ref # 6.14</p> </div> <div style="text-align: center;">  <p>03 Aug 2021 16:23</p> <p>Ref # 6.14</p> </div> <div style="text-align: center;">  <p>03 Aug 2021 16:23</p> <p>Ref # 6.14</p> </div> </div>				
6.15	Hob	AEG Induction hob	Clean	<p><i>As Inventory +</i></p> <p>Requires cleaning</p> <p>Needs Cleaning - Tenant</p>

6. KITCHEN (CONT.)



Ref # 6.15

6.16	Oven	AEG Single electric with 2 shelves and grill tray	Light carbon marks to tray	As Inventory + Requires cleaning Needs Cleaning - Tenant	
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Ref # 6.16



Ref # 6.16

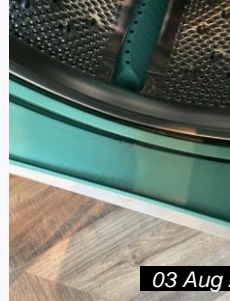
6.17	Washer / Dryer	Sharp washing machine model number ES 88147W0	Used condition to the soap compartment, marks to rubber door rim	Needs Cleaning - Tenant	
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6. KITCHEN (CONT.)



03 Aug 2021 16:24

Ref # 6.17



03 Aug 2021 16:25

Ref # 6.17

6.18	Boiler Cupboard	Matching double door cupboard	Clean	<i>As Inventory</i>	
6.19	Interior	Elektra boiler; Underfloor heating	Not tested; Not tested	<i>As Inventory</i>	



03 Aug 2021 16:25

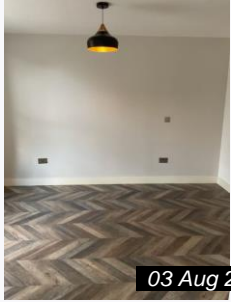
Ref # 6.19



03 Aug 2021 16:25

Ref # 6.19

7. BEDROOM



03 Aug 2021 16:04

Ref #7



03 Aug 2021 16:04

Ref #7

Ref	Name	Description	Condition at Inventory	Condition at Check Out	Additional Comments
7.1	Doors & Hardware	Double wooden doors with glass frosted panels, chrome lever handle. White painted door frame	Light chipping around the handle to exterior side Mark and chipped to the interior side by handles	<i>As Inventory +</i> Join gaps to frame top corners	




03 Aug 2021 16:04

Ref # 7.1



03 Aug 2021 16:05

Ref # 7.1



7. BEDROOM (CONT.)					
7.2	Skirting Boards	White wooden		Dust to top Needs Cleaning - Tenant	
					
7.3	Walls	White smooth painted with feature wall light grey			
7.4	Left hand wall		Good	As Inventory	
7.5	Facing Wall		Good	As Inventory + Various scuff marks Repaint recommended - Tenant	

7. BEDROOM (CONT.)



7.6	Right Hand Wall	Good	<i>As Inventory</i>
7.7	Rear wall	Light marks	<i>As Inventory +</i> Heavy round marks Repaint recommended - Tenant



7. BEDROOM (CONT.)					
7.8	Floors	Continuation of the wooden flooring	Clean;	As Inventory + Debris, damage to center Needs Maintenance - Tenant	
 <p>Ref # 7.8</p>		 <p>Ref # 7.8 - Small damage to center of the floor</p>			
7.9	Ceiling	White smooth painted		Cobwebs to corners Needs Cleaning - Tenant	
7.10	Lights & Fixtures	Ceiling fitted black metal light, switches and sockets metal plated	Working	As Inventory	

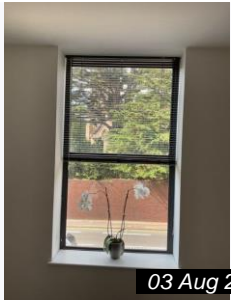
7. BEDROOM (CONT.)



03 Aug 2021 16:08

Ref # 7.10

7.11	Windows	Black metal sash window with white painted wooden windowsill. Black slatted blinds with plastic wand	Cracks to the sides	<i>As Inventory +</i> Dust to slats Heavy mold and paint flaking Needs Maintenance - Landlord
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03 Aug 2021 16:08

Ref # 7.11



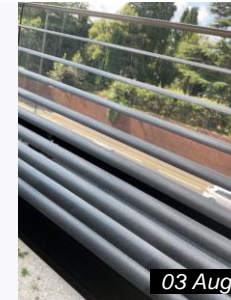
03 Aug 2021 16:08

Ref # 7.11



03 Aug 2021 16:08

Ref # 7.11



03 Aug 2021 16:09

Ref # 7.11

8. BATHROOM



03 Aug 2021 16:09

Ref #8



03 Aug 2021 16:09

Ref #8

Ref	Name	Description	Condition at Inventory	Condition at Check Out	Additional Comments
8.1	Doors & Hardware	Grey panel with chrome lever handle; White door frame	2 small smudge marks to the exterior side of the door.	As Inventory + Heavy scrape marks to frame to the top Finger marks to door edges Needs Cleaning - Tenant	





03 Aug 2021 16:09

Ref # 8.1

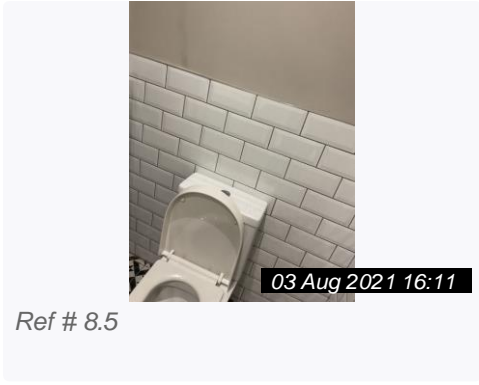


03 Aug 2021 16:10

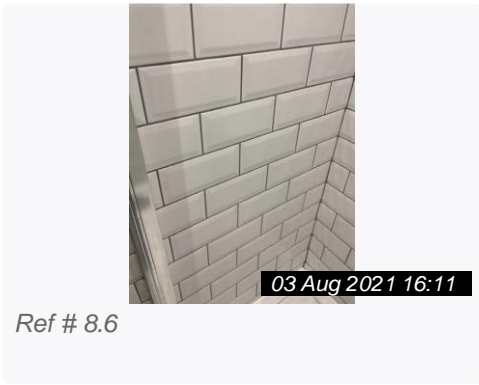
Ref # 8.1

8. BATHROOM (CONT.)					
8.2	Walls	Light grey smooth painted walls, white subway tiles with grey grouting, chrome edging		Scale to the tiles Needs Cleaning - Tenant	
8.3	Left Hand Wall		Good condition	<i>As Inventory +</i> Scale to the tiles require cleaning	
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>03 Aug 2021 16:10</p> <p>Ref # 8.3</p> </div> <div style="text-align: center;">  <p>03 Aug 2021 16:11</p> <p>Ref # 8.3</p> </div> </div>					
8.4	Facing wall		Good condition	<i>As Inventory +</i> Light scale to the tiles	
8.5	Right Hand Wall		Good condition	<i>As Inventory</i>	

8. BATHROOM (CONT.)



8.6	Rear wall		Good condition	As Inventory + ; Scale to the tiles	
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8.7	Floors	White and grey ceramic tiles	Clean	As Inventory + ; Light dust Needs Cleaning - Tenant	
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8. BATHROOM (CONT.)



03 Aug 2021 16:11

Ref # 8.7



03 Aug 2021 16:11

Ref # 8.7



03 Aug 2021 16:11

Ref # 8.7

8.8	Ceiling	Smooth painted white			
8.9	Lights & Fixtures	Ceiling down lights Chrome shaver point as fitted	All working. Defect to light switch plate	<i>As Inventory</i>	
8.10	Radiator	Dark grey radiator	Not tested	<i>As Inventory</i>	



03 Aug 2021 16:12

Ref # 8.10

8. BATHROOM (CONT.)

8.11	Bath/Shower	Glass shower screen, white shower tray Black thermostat shower with small head and watering can type head	Heavy limescale to the shower bar	<i>As Inventory +</i> Limescale to glass hair in shower tray requires cleaning Needs Cleaning - Tenant
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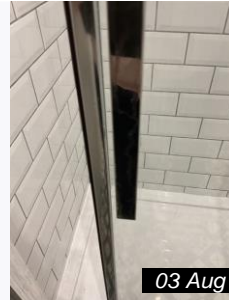
03 Aug 2021 16:12

Ref # 8.11



03 Aug 2021 16:12

Ref # 8.11



03 Aug 2021 16:12

Ref # 8.11



03 Aug 2021 16:12

Ref # 8.11



03 Aug 2021 16:12

Ref # 8.11



03 Aug 2021 16:12

Ref # 8.11






03 Aug 2021 16:12

Ref # 8.11



03 Aug 2021 16:12

Ref # 8.11

8. BATHROOM (CONT.)					
8.12	Basin	White ceramic hand basin, black mono-tap, black pop-up plug	Limescale to plug and edge of tap	As Inventory + Hair in waste dry scale to basin Needs Cleaning - Tenant	
	 Ref # 8.12	 Ref # 8.12	 Ref # 8.12		
8.13	Basin Cabinet	White gloss drawer with chrome handle	Good	As Inventory + Requires cleaning Needs Cleaning - Tenant	

8. BATHROOM (CONT.)



03 Aug 2021 16:14

Ref # 8.13



03 Aug 2021 16:14

Ref # 8.13

8.14	Toilet	White WC with chrome dual flush, white plastic self-closing seat	Flush working bowl clean	As Inventory + Requires cleaning Needs Cleaning - Tenant	
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03 Aug 2021 16:14



Ref # 8.14



03 Aug 2021 16:14

Ref # 8.14

8.15	Cabinet	Single mirror door with sensor light Interior 2 glass shelves	Working. Clean	As Inventory	
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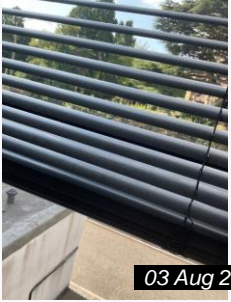
Needs Cleaning		
Ref	Responsibility	Comments
1.1 Schedule of Condition Health and Saftey » General Condition	Tenant	<i>As Inventory + ;</i> Requires a professional clean
1.6 Schedule of Condition Health and Saftey » Kitchen	Tenant	<i>As Inventory + ;</i> Requires cleaning, damage to the cooker hood and pinth under the oven
1.7 Schedule of Condition Health and Saftey » Bathroom(s)	Tenant	<i>As Inventory + ;</i> Requires cleaning
5.1 Reception Room » Skirting Boards	Tenant	<i>As Inventory +</i> Various defects to wood and dust
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>03 Aug 2021 15:59</p> <p>Ref # 5.1</p> </div> <div style="text-align: center;">  <p>03 Aug 2021 15:59</p> <p>Ref # 5.1</p> </div> </div>		
5.7 Reception Room » Ceiling	Tenant	Cobwebs requires cleaning

Needs Cleaning

[5.10](#) Reception Room » Blinds

Tenant

As Inventory +
Slats dusty



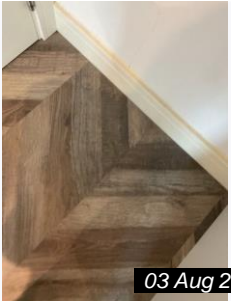
03 Aug 2021 16:03

Ref # 5.10

[6.3](#) Kitchen » Skirting Boards

Tenant

As Inventory +
Dusty

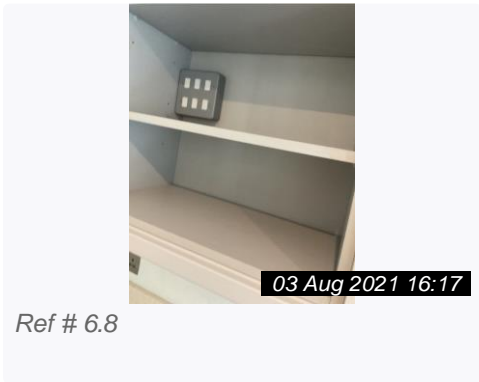
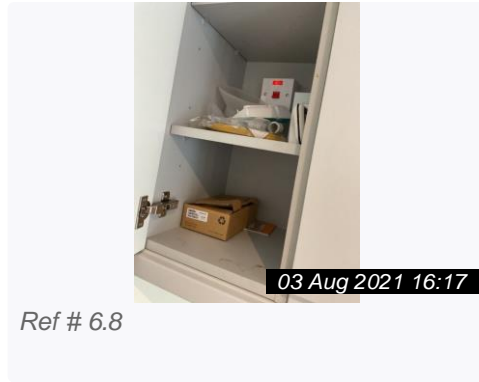
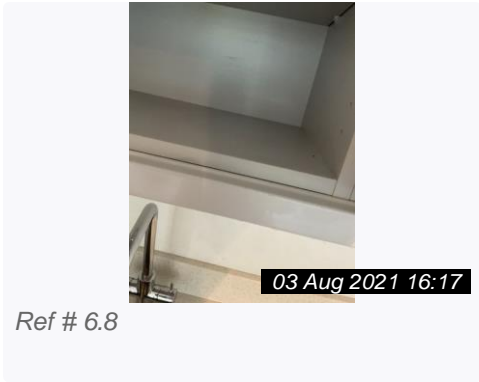


03 Aug 2021 16:16

Ref # 6.3

Needs Cleaning

<p>6.8 Kitchen » Wall Units</p>	<p>Tenant</p>	<p><i>As Inventory +</i> All requires cleaning</p>
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<p>6.10 Kitchen » Counter-tops & Hardware</p>	<p>Tenant</p>	<p><i>As Inventory +</i> Marks and sticky areas, chip to the edge above fridge freezer</p>
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Needs Cleaning



Ref # 6.10



03 Aug 2021 16:19

Ref # 6.10



03 Aug 2021 16:19

Ref # 6.10

[6.11](#) Kitchen » Sink

Tenant

Requires cleaning



03 Aug 2021 16:20

Ref # 6.11



03 Aug 2021 16:20

Ref # 6.11

[6.12](#) Kitchen » Fridge/ Freezer

Tenant

Not defrosted requires cleaning contents left in freezer

Needs Cleaning



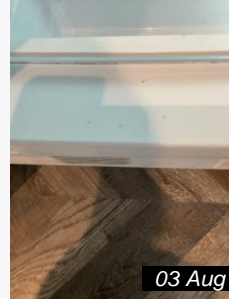
03 Aug 2021 16:20

Ref # 6.12



03 Aug 2021 16:20

Ref # 6.12



03 Aug 2021 16:20

Ref # 6.12



03 Aug 2021 16:20

Ref # 6.12

[6.13](#) Kitchen » Dishwasher

Tenant

Requires cleaning



03 Aug 2021 16:21

Ref # 6.13



03 Aug 2021 16:21

Ref # 6.13

[6.15](#) Kitchen » Hob

Tenant

As Inventory +
Requires cleaning

Needs Cleaning



Ref # 6.15

[6.16](#) Kitchen » Oven

Tenant

As Inventory +
Requires cleaning



Ref # 6.16



Ref # 6.16

[6.17](#) Kitchen » Washer / Dryer

Tenant

Needs Cleaning



03 Aug 2021 16:24

Ref # 6.17



03 Aug 2021 16:25

Ref # 6.17

[7.2](#) Bedroom » Skirting Boards

Tenant

Dust to top



03 Aug 2021 16:05

Ref # 7.2



03 Aug 2021 16:05

Ref # 7.2

[7.9](#) Bedroom » Ceiling

Tenant

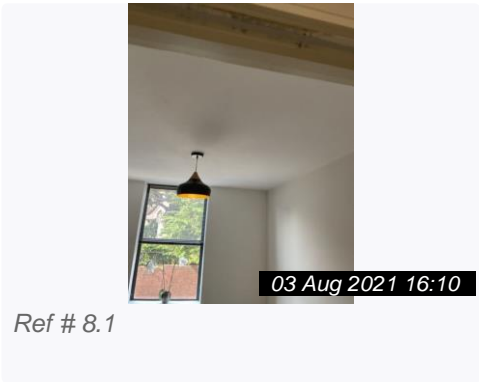
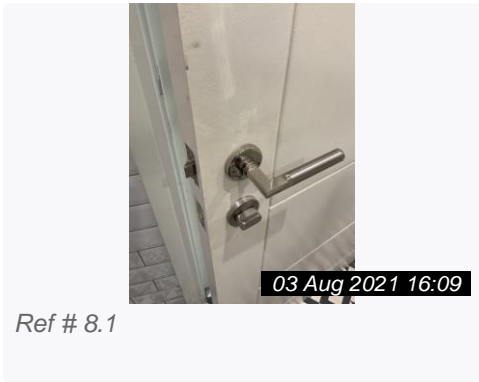
Cobwebs to corners

[8.1](#) Bathroom » Doors & Hardware

Tenant

As Inventory +
 Heavy scrape marks to frame to the top
 Finger marks to door edges

Needs Cleaning



[8.2](#) Bathroom » Walls

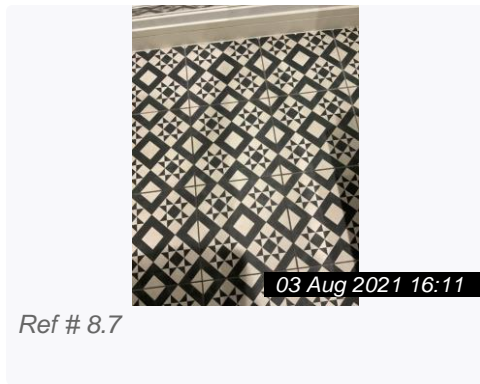
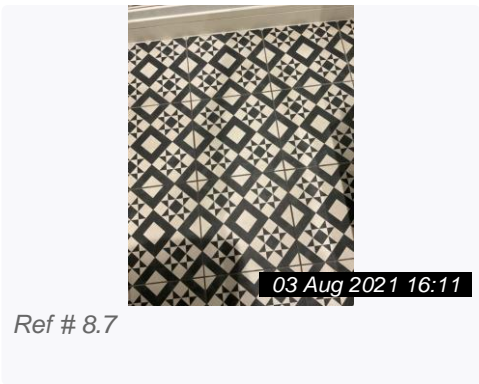
Tenant

Scale to the tiles

[8.7](#) Bathroom » Floors

Tenant

As Inventory + ;
Light dust



[8.11](#) Bathroom » Bath/Shower

Tenant

As Inventory +
Limescale to glass hair in shower tray requires cleaning

Needs Cleaning



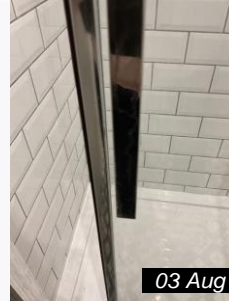
03 Aug 2021 16:12

Ref # 8.11



03 Aug 2021 16:12

Ref # 8.11



03 Aug 2021 16:12

Ref # 8.11



03 Aug 2021 16:12

Ref # 8.11



03 Aug 2021 16:12

Ref # 8.11



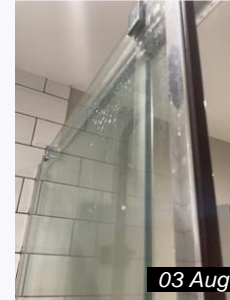
03 Aug 2021 16:12

Ref # 8.11



03 Aug 2021 16:12

Ref # 8.11



03 Aug 2021 16:12

Ref # 8.11

[8.12](#) Bathroom » Basin

Tenant

As Inventory +

Hair in waste dry scale to basin

Needs Cleaning



03 Aug 2021 16:13

Ref # 8.12



03 Aug 2021 16:13

Ref # 8.12



03 Aug 2021 16:13

Ref # 8.12

[8.13](#) Bathroom » Basin Cabinet

Tenant

As Inventory +
Requires cleaning



03 Aug 2021 16:14

Ref # 8.13



03 Aug 2021 16:14

Ref # 8.13

[8.14](#) Bathroom » Toilet

Tenant

As Inventory +
Requires cleaning

Needs Cleaning



03 Aug 2021 16:14

Ref # 8.14



03 Aug 2021 16:14

Ref # 8.14

Needs Maintenance

Ref	Responsibility	Comments
1.2 Schedule of Condition Health and Saftey » Decorative Condition	Tenant	<i>As Inventory + ;</i> Heavy marks noticed
1.3 Schedule of Condition Health and Saftey » Windows & Treatment	Landlord	<i>As Inventory + ;</i> Heavy paint coming away with mould
1.4 Schedule of Condition Health and Saftey » Flooring	Tenant	<i>As Inventory + ;</i> Damage to the reception area and small damage to the bedroom photos attached in the report
1.5 Schedule of Condition Health and Saftey » Lighting	Landlord	<i>As Inventory + ;</i> 1 not working

Needs Maintenance

[5.6](#) Reception Room » Floors

Tenant

As Inventory +

Not clean damage seen



03 Aug 2021 16:00

Ref # 5.6



03 Aug 2021 16:00

Ref # 5.6

[5.9](#) Reception Room » Windows

Landlord

As Inventory +

Dust to windowsill
Heavy paint flaking with mold



03 Aug 2021 16:02

Ref # 5.9



03 Aug 2021 16:02

Ref # 5.9



03 Aug 2021 16:02

Ref # 5.9



03 Aug 2021 16:03

Ref # 5.9

Needs Maintenance

[6.2](#) Kitchen » Left Hand Wall

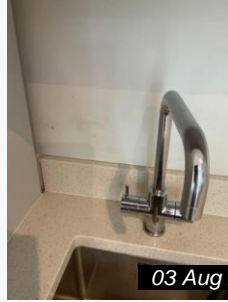
Tenant

As Inventory +
Marks behind door



03 Aug 2021 16:15

Ref # 6.2



03 Aug 2021 16:15

Ref # 6.2



03 Aug 2021 16:16

Ref # 6.2

[6.9](#) Kitchen » Base Units

Tenant

As Inventory +
Under oven plinth broken



03 Aug 2021 16:18

Ref # 6.9



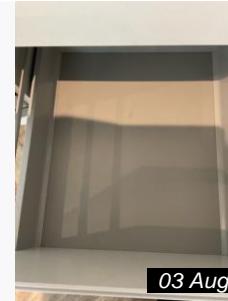
03 Aug 2021 16:18

Ref # 6.9



03 Aug 2021 16:18

Ref # 6.9



03 Aug 2021 16:18

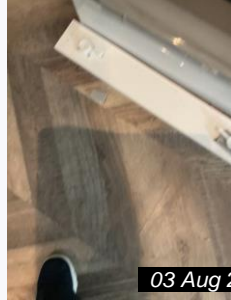
Ref # 6.9

Needs Maintenance



03 Aug 2021 16:18

Ref # 6.9



03 Aug 2021 16:19

Ref # 6.9

[6.14](#) Kitchen » Cooker hood

Tenant

As Inventory + ;

Switch is missing plate came off could not test cooker hood



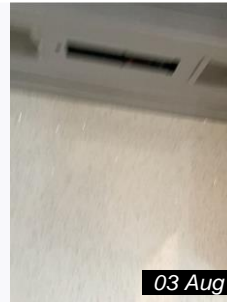
03 Aug 2021 16:23

Ref # 6.14



03 Aug 2021 16:23

Ref # 6.14



03 Aug 2021 16:23

Ref # 6.14

[7.8](#) Bedroom » Floors

Tenant

As Inventory +

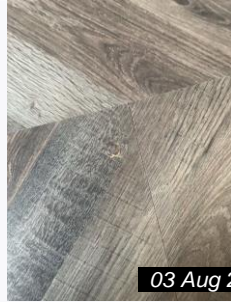
Debris damage to center

Needs Maintenance



03 Aug 2021 16:07

Ref # 7.8



03 Aug 2021 16:07

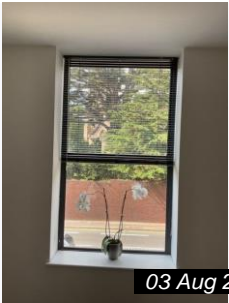
Ref # 7.8 - Small damage to center of the floor

[7.11](#) Bedroom » Windows

Landlord

As Inventory +

Dust to slats
Heavy mold and paint flaking



03 Aug 2021 16:08

Ref # 7.11



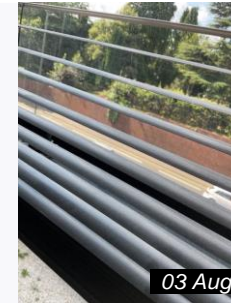
03 Aug 2021 16:08

Ref # 7.11




03 Aug 2021 16:08

Ref # 7.11



03 Aug 2021 16:09

Ref # 7.11

Miscellaneous Actions			
Ref	Responsibility	Action	Comments
4.1 Entrance Hall » Doors & Hardware	Tenant	Exceeds wear and tear	<i>As Inventory +</i> Various marks and chips
5.5 Reception Room » Right Hand Wall	Tenant	Repaint required	<i>As Inventory +</i> Various marks
 <p>Ref # 5.5</p>			
7.5 Bedroom » Facing Wall	Tenant	Repaint recommended	<i>As Inventory +</i> Various scuff marks



Miscellaneous Actions



7.7 Bedroom » Rear wall	Tenant	Repaint recommended	As Inventory + Heavy round marks
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Needs Replacing		
Ref	Responsibility	Comments
5.6 Reception Room » Floors	Tenant	<i>As Inventory +</i> Not clean damage seen

 <p>03 Aug 2021 16:00</p> <p>Ref # 5.6</p>	 <p>03 Aug 2021 16:00</p> <p>Ref # 5.6</p>
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Declaration

The following is an informative guide for Landlords and Tenants on the compilation of any Inventory or report prepared by home checkers.

#GENERAL DISCLAIMER

The inventory provides a fair and accurate record of the contents of the property and the property's internal condition. The person preparing the inventory is not an expert on fabrics, woods, material, antiques etc. Nor a qualified surveyor or valuer. Any materials referred to are based on a visual description: it is not confirmation of the actual material used.

The inventory should not be used as an accurate description of each piece of furniture and equipment, nor as a structural survey report. The movement of any items of heavy furniture or appliances will be not undertaken.

Property left in lofts, garages, sheds, cellars or in locked rooms, which have not been noted in the inventory are the sole responsibility of the landlord. Only a general description is given of any gardens or grounds with the property, not a detailed survey or contents report. Landlords should bring any omissions to the report to us attention within 7 days by emailing the details to spidgeon.homecheckers1@sky.com.

#SAFETY DISCLAIMER

The inventory relates only to the furniture, furnishings and all Landlords equipment and contents in the property. It is not a guarantee of, or assurance of safety of any such equipment or contents, merely a record that such items exist in the property as at the date of the inventory and the superficial condition of the same.

None of the electrical or gas appliances have been checked as to working order. Fire and safety regulations regarding Furnishings, Gas, Electrical and similar services are ultimately the responsibility of the Instructing Principal.

Internal lights have been checked for operation and any negative comments made in the report. None of the external lights, all power points or general household electrics have been checked as to working order. These items will not be individually noted in the report although any such items that appear to be superficially faulty will be noted.

#FURNITURE AND FURNISHINGS (FIRE SAFETY) REGULATIONS 1988 as amended 1993

Furniture and Furnishings

Relevant furniture and furnishings, which have an appropriate label complying with the above regulations, will be shown on the inventory as fire label seen, this is however, not a statement confirming that the item complies with the regulations.

Any relevant furniture and furnishings where no labels are identified,

and the landlord has not confirmed in writing that the items comply with the above regulations will be marked as fire label does not present on the inventory and it is the responsibility of the landlord or agent to ensure that those items are removed from the property prior to the commencement of any tenancy.

#Smoke Detectors

If fitted at the property it is the tenant's responsibility to inspect them and ensure they are in full working order as per the manufacturer's instructions from the start and for the duration of the tenancy.

#TENANTS FREQUENTLY ASKED QUESTIONS

(Please use as general advice, they do not override or replace any part of your tenancy agreement)

#THE PROPERTY INTERIOR

****Q. Can I add picture pins/hooks/screws to walls? ****

A. You should only do so with written permission from the Landlord/Agent. This should include how many and what type are allowed i.e., screws, picture pins. Also, avoid the use of blue tack, it leaves a stain and can peel paint.

****Q. Am I allowed to redecorate any part of the property? ****

A. You should only do with written permission from the Landlord/Agent. This should confirm the colors, type of redecoration being allowed and whether a professional should carry it out.

****Q. Can I add anything to the property, which could be?**

considered an attachment and as such would be left behind by us at the end of the tenancy? **

A. You should only do so with written permission from your Landlord/Agent. This should confirm what the items are and where they are to be located. This also applies to satellite or cable services installation.

****Q. What should I do if I break anything or any appliance or fitting with the property breaks down? ****

A. If the item you have broken can be replaced, please do so before the end of the tenancy at your cost. If any appliance or some type of functional property fitting breaks down, you should report it immediately to your Agent/Landlord. We suggest you record any such contact you make with dates, times and who you reported the fault to within a company, not just the company name.

****Q. What should I do if I spill something on the carpet that could stain? ****

A. After immediately clearing up the best you can, report this immediately to your Landlord/Agent and ask them for the details of a Professional carpet cleaner they recommend and call them out straight away. The quicker you act the less likely it is that the carpet will stain

which in turn could reduce the chance of an expensive compensation claim being made against you. A couple of other things to remember with carpets are always use a non-porous dish underneath plant pots on carpets and do not use them as an ironing board.

****Q. I do not have particularly green fingers what garden maintenance should I do? ****

A. You do not need green fingers to look after the basics of a garden which is usually your responsibility. You must keep the grass cut, border weed free and during the summer ensure you water the gardens to ensure plants/grass do not die. We would suggest you do not prune shrubs, trees and bushes as this can be a specialist task. We recommend you ask the Agent/Landlord to arrange such cutting and pruning as and when required, checking with them who would bear the cost depending on your tenancy agreement.

#THE CHECK OUT INSPECTION AT THE END OF THE TENANCY

****Q. What stage should I be at for the checkout inspection appointment? ****

A. You must be ready to leave the property at the date/time the checkout has been booked for. This means as we arrive you are ready to hand over the keys and vacate. You should not still be finishing off any packing or cleaning.

****Q. What should I do with any furnishings, fittings or other items included within the property? ****

A. Any furniture or fittings with the property must be returned to the respective rooms as shown on the original inventory for the final check out inspection, the same applies to kitchen utensils, crockery etc, if included they should be clean and located in the same cupboard drawer location listed.

#IMPORTANT NOTE: If the above instructions are not adhered to and our clerk must search for items or wait for you to finish cleaning/vacating we reserve the right for our Clerk to either consider the appointment abortive and charge for such an event or make additional time charges, equivalent to late fees.

****Q. What cleanliness standards are expected? Use of professional cleaning services? ****

A. Close attention will be paid to the cleanliness of the property, particularly kitchens, bathroom and those items individually listed in the general cleanliness summary. You should ensure that cleanliness at checkout is at least as to the same standard as confirmed at check in, otherwise professional cleaning standards will be levied against you. Cleanliness is expected to be a hotel standard. We strongly recommend having the property professionally cleaned by a company recommended by your agency, this particularly applies to carpets, curtains, soft furnishings. Even if we confirm an area/item is clean at checkout but not professionally cleaned and that area/item was professionally cleaned or in new condition at check in, the Landlord/Agent may still insist upon using the additional services of a

professional cleaning company with the charges levied against you. THE USE OF HIRED CARPET CLEANING MACHINES DOES NOT CONSTITUTE PROFESSIONAL CLEANING.

****Q. How am I expected to leave the gardens? ****

A. You should ensure the gardens at checkout are at least in the same state as confirmed at check in. Unless a gardener is included in your rent a tenant is obliged to maintain gardens keeping them neat and tidy, the grass cut, and borders weed free. Professional gardening charges will be levied against you if the state of the gardens is unsatisfactory and below the standard confirmed at check in.

****Q. What information do I need to provide at check out? ****

A. You should have to hand the following information for inspection at check out: -

* Your forwarding address

* Any written permissions you have allowing changes to the property during the tenancy.

* Receipts for any professional cleaning or other works you have had done.

* The names of your utility suppliers

* A list of all the property keys with individual labels.