



DALEY
INVENTORIES LTD

Check Out

Sample,
Inventory, Report

July 13th 2021

Telephone: 02089355492
Website: Daleyinventories.com
Email: Info@daleyinventories.com

Property Details



Is The Property Furnished?	Unfurnished
Type Of Property	Three Bedroom Property
Report Reference Number	INV-0639

Contents

Notes	2
Disclaimers	3
Actions	4
Areas	6
Keys	6
Meter Readings	7
Alarms	8
Schedule of Condition	10
Entrance and Hallway	11
Lounge	15
Dining Area	20
Open Plan Kitchen	27
Bedroom 1	34
Bedroom 2	38
Bedroom 3	43
Bathroom	47
Garden	53
Declaration	56

Notes

Whilst every care is taken to ensure the accuracy of this inventory, it is strongly advised that the accuracy of this report lies with the Landlord, Tenant and/or any other involved party or instructing principle and that any queries or discrepancies relating to the description or content be addressed to "Daley Inventories LTD" within 7 days of an inspection/receipt. This report should be thoroughly checked. If we do not hear from you within this period in writing, we can assume that this report is an accurate representation of the condition of the property. Please note clerks cannot be held responsible for any errors, omissions, differences in opinions or issues you may feel are contained within our reports. This Inventory has been prepared on the accepted principle that in the absence of comments an item is free from obvious damage or soiling.

Disclaimers

Disclaimer

Important Information to be read by all involved parties. This inventory provides a fair and accurate record of the contents and condition of the property as well as the property's internal condition. The sole responsibility lies with the tenant, landlord or any agent working on the landlord's behalf to fully agree with this report and sign it to confirm this. This inventory is for making comparisons at the end of the tenancy agreement that it relates to. This inventory is prepared "as seen snapshot" of the property and its contents at the time of the inspection and is compiled as a fair and accurate record of the property's internal condition and its contents and should not be used as an accurate description of each and every piece of furniture and equipment, or as a structural survey report. We do not comment on any structural defects. Therefore as the Inventory Clerk preparing this inventory is not an expert on fabrics, woods, materials, antiques, etc., nor is a qualified surveyor or valuer, they are not required to state whether an item is antique, made of precious metals, of unique origin, or whether it is new despite the appearance being obviously so. No attempt has been made to value the property or any of its contents. We must be told if any items within the property are brand new so that this can be stated at the time the report is carried out. Please be advised that the items left in lofts, cellars or in locked rooms or cupboards, garages and sheds that have not been noted in the inventory are the sole responsibility of the landlord. We will need instruction to check areas such as lofts, cellars, basements, front and back gardens, garages and sheds. The moving of any heavy furniture items or appliances will not be undertaken and therefore some observations may be restricted where such items restrict full view. We will not lift any mattresses or be able to view in any way the undersides of such; this could miss any damage present. Where inventories are completed with tenants in situ and it is deemed difficult for clerks to differentiate between that belonging to the landlord or tenant, then the report may contain inaccuracies for which the clerk cannot be held responsible. Any images/photographs taken may not reflect accurately the condition or damage as stated in our report as lighting and any other such conditions can greatly affect these images. Please use these images in connection with the written report. It is strongly advised that the accuracy of this report lies with the Landlord, Tenant and/or any other involved party or instructing principle and that any queries or discrepancies relating to the description or content be addressed to "Daley Inventories" within 7 days of an inspection/signature and receipt. This report should be thoroughly checked. Please note my property inventories cannot be held responsible for any errors, omissions or issues you may feel are contained within the reports. It is very important that any notes required within the report are mentioned to the clerk at the time of the report being compiled. We cannot be held responsible for any issues or omissions. When a check out report is made all comparisons will be made at the time between how the property has been left with the original inventory report taken at the start of the tenancy. Meters will be checked where seen and where access is made possible. We cannot be held responsible for any discrepancies or issues with our readings. The utility companies must be asked to check any meter readings given or required. At the check out all items and goods not belonging to the property/tenancy must have been removed and cleaning must have been fully completed. The property must be left in the condition it was found on the day the tenancy started.

Safety Disclaimer

The Inventory relates only to the furniture, furnishings and all landlord's equipment and contents in the property. It is no guarantee of, or safety of, any such equipment or contents, merely a record that such items exist in the property at the date of the inventory and the superficial condition of the items. None of the electrical boilers, gas fires, hobs, water supplies, fire alarms, radiators or gas appliances have been checked for working order; this is not part of our standard report. Should any of the electrical appliances, switches and sockets or anything else mentioned be tested for power or working order it is absolutely no indication of its safety in any way. We are just stating the item or fixture is present, and its condition, at the time of this report.

Furniture & Furnishings (Fire) (Safety) Regulations 1988 as amended 1993

Relevant furniture and furnishings, which have the appropriate label complying with the above regulations, can be indicated on the inventory as "fire resistant", but is not considered a part of our services. Where we see a F&F label this does not mean that we are stating in any way that this item is suitable and complies.

Actions Required			
Ref	Action Required	Responsibility	Comments
5.6 Entrance and Hallway » Walls	Changes	Tenant	CHECK OUT NOTES; Rub marks seen to wall Nails seen above entry to bedroom;
5.7 Entrance and Hallway » Lighting	Changes	Tenant	CHECK OUT NOTES; 1 Bulb not in working order;
5.10 Entrance and Hallway » Furniture	Changes	Tenant	CHECK OUT NOTES; - Shoe cabinet requires cleaning to interior/ bottom right unit broken - Green plastic bin not seen;
6.4 Lounge » Curtains and blinds	Changes	Tenant	CHECK OUT NOTES; Inner roller blind to right side is faulty when pulled. Remaining blinds in good condition;
6.7 Lounge » Walls	Changes	Tenant	CHECK OUT NOTES; Nails, 1 picture hook and shaded marks seen Loose cabling and plastic fitting detached from wall;
6.10 Lounge » Lighting	Changes	Tenant	CHECK OUT NOTES; 2 Bulbs not seen;
7.7 Dining Area » Walls	Changes	Tenant	CHECK OUT NOTES; Shaded marks seen throughout Picture hooks seen throughout;
7.12 Dining Area » Furniture/ Item	Changes	Tenant	CHECK OUT NOTES; Additional items seen - as per picture;
8.6 Open Plan Kitchen » Walls	Changes	Tenant	CHECK OUT NOTES; Heavy shaded marks seen to left side wall upon entry Shaded marks seen elsewhere;
8.11 Open Plan Kitchen » Furniture	Changes	Tenant	CHECK OUT NOTES; Alarms not seen;
8.16 Open Plan Kitchen » Sink	Changes	N/A	CHECK OUT NOTES; No mould seen;
10.4 Bedroom 2 » Window Covering	Changes	Tenant	CHECK OUT NOTES; Blind detached;
10.7 Bedroom 2 » Walls	Changes	Tenant	CHECK OUT NOTES; Filler marks/ scuff marks seen/ picture hook;
10.12 Bedroom 2 » Furniture	Changes	Tenant	CHECK OUT NOTES; Interior of wardrobe is dusty No longer seen: Jacket hangers metallic chrome; Lamp metallic black; Side unit wooden brown; Bed wooden brown; Mattress white; Mattress protector white; Mirror frame wooden brown Fireplace wooden white frame and metallic black;

Actions Required			
11.4 Bedroom 3 » Window Covering	Changes	Tenant	CHECK OUT NOTES; Replaced with a blue roller blind (however white roller blind seen inside tenants wardrobe);
12.4 Bathroom » Window Covering	Changes	Tenant	CHECK OUT NOTES; Not seen;
12.6 Bathroom » Walls	Changes	Tenant	CHECK OUT NOTES; Filler mark seen to left wall upon entry;
12.8 Bathroom » Lighting	Changes	N/A	CHECK OUT NOTES; Tested and all bulbs in working order;
12.9 Bathroom » Electric	Changes	Tenant	CHECK OUT NOTES; Pull string faulty;
12.11 Bathroom » Furniture/ Item	Changes	Tenant	CHECK OUT NOTES; Heavy slivering seen to mirror (near enough damaged, as per picture)
12.12 Bathroom » Bath	Changes	Tenant	CHECK OUT NOTES; Discolouration seen to silicone Fitting seen to shower unit missing;

1. KEYS

Item	Description
1.1 Type of keys	4 Chubb, 4 Yale, 4 Banham; Check out: 7 Yale keys 6 Chubb keys 1 Star key;



Ref #1

2. METER READINGS			
Item	Serial Number	Reading at Inventory	Reading at Check Out
2.1 Electric	K74A 06148 Inside property hallway inside cupboard	32403,6 31554,5	33420.9 35797.7
2.2 Gas	0281470 Outside property 4155825 S;	6698.8	3426.27



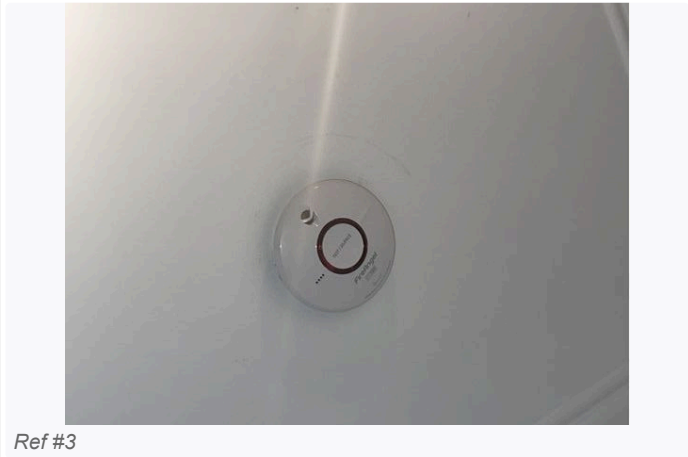
Ref # 2.1



Ref # 2.2

3. ALARMS

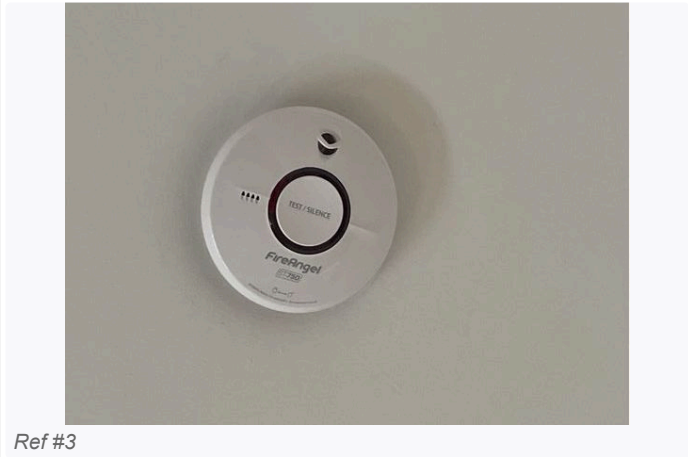
Item	Location	Test Result at Inventory	Test Result at Check Out
3.1 Smoke alarm	Entrance and hallway - ceiling mounted	<i>Item added after Check In</i>	Tested and in working order
3.2 Carbon monoxide alarm	Bathroom cupboard	<i>Item added after Check In</i>	Tested and in working order
3.3 Smoke alarm	Reception - ceiling mounted	<i>Item added after Check In</i>	Tested and in working order
3.4 Smoke alarm	Bedroom 1 - ceiling mounted	<i>Item added after Check In</i>	Tested and in working order
3.5 Smoke alarm	Bedroom 2	<i>Item added after Check In</i>	Tested and in working order
3.6 Smoke alarm	Bedroom 3 - Ceiling mounted	<i>Item added after Check In</i>	Tested and in working order
3.7 Smoke alarm	Dining room	<i>Item added after Check In</i>	Tested and in working order



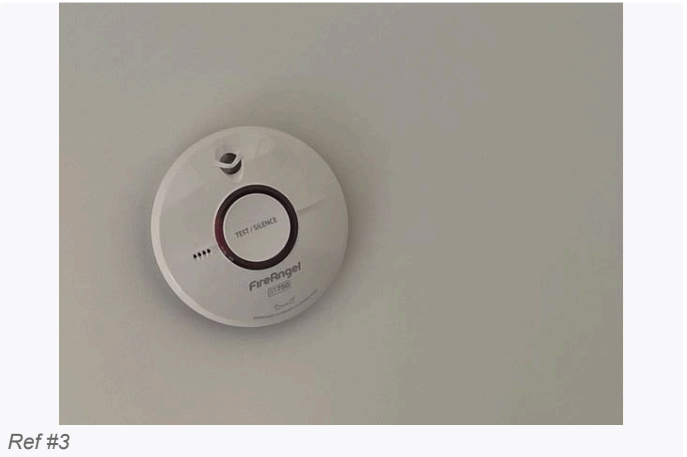
Ref #3



Ref #3



Ref #3



Ref #3

3. ALARMS (CONT.)



Ref #3



Ref #3

4. SCHEDULE OF CONDITION		
Item	Condition at Inventory	Condition at Check Out
4.1 General cleanliness	Requires further cleaning	Domestically cleaned
4.2 Flooring	Requires further cleaning	In a clean condition
4.3 Windows	Requires further cleaning	In a clean condition
4.4 Blinds	In working order	Missing/ faulty
4.5 Curtains	In clean condition	<i>As Inventory</i>
4.6 Linen	N/A	<i>As Inventory</i>
4.7 Furnishing	In clean condition	Bedroom 2 wardrobe dusty
4.8 Bathroom	In clean condition	<i>As Inventory</i>
4.9 Kitchen	Requires further cleaning	In a clean condition
4.10 Appliances	Requires further cleaning	<i>As Inventory</i> + (extractor hood)
4.11 Interior lighting	Few light bulbs not in working order	<i>As Inventory</i>
4.12 Interior drains	Drains run clear	<i>As Inventory</i>
4.13 Rubbish	No rubbish seen	<i>As Inventory</i>

5. ENTRANCE AND HALLWAY			
Item	Description	Condition at Inventory	Condition at Check Out
5.1 Door	Door frame painted wooden white; Door painted wooden blue; Door knock metallic brass; Lever handle metallic chrome; 9 glass panels; Door number metallic brass Yale lock metallic chrome	All in good, working order; Natural wear and tear; Door number up side down put by mistake from the decorators Paint chips seen to exterior door frame Paint chips and wood chips seen to mid level and edge of door	<i>As Inventory</i>
5.2 Interior door	Door frame painted wooden white; Door painted wooden white ; Reverse lever handle metallic chrome; 9 glass panels; Reverse Yale lock metallic chrome; Internal lock metallic chrome	All in good, working order; Freshly painted	<i>As Inventory</i>
5.3 Flooring	Wooden brown	Cleaned to a professional standard; Good clean decorative order	<i>As Inventory</i>
5.4 Skirting board	White painted wooden skirting	Scuff marks seen to left- hand side upon entry	<i>As Inventory</i>
5.5 Ceiling	Painted white	Freshly painted	<i>As Inventory</i>
5.6 Walls	Painted white	Scuff marks seen to right- hand side upon entry Scuff marks seen to walls left- hand side upon entry Scuff marks seen to wall opposite entry Chip seen to high level edge of wall opposite entry	<i>As Inventory +</i> CHECK OUT NOTES; Rub marks seen to wall Nails seen above entry to bedroom Changes - Tenant
5.7 Lighting	2 light frames metallic chrome with 3 bulbs each	All bulbs present and working	<i>As Inventory +</i> CHECK OUT NOTES; 1 Bulb not in working order Changes - Tenant
5.8 Electric	2 single light switches plastic white 1 double plug socket plastic white	All in good, working order	<i>As Inventory</i>
5.9 Heating	Wall mounted radiator metallic white	Appears in good condition	<i>As Inventory</i>
5.10 Furniture	Washer dryer Hotpoint; Build in cupboard wooden white; Shoe cabinet wooden white Intercom plastic dark green Security alarm plastic white Wall thermostat plastic white; Wall hanger wooden white with 4 hocks metallic chrome; Bin plastic green	Bin was being used from the neighbours with the landlords permission All in good, working order; Storage unit residue seen to top of white wooden unit	<i>As Inventory +</i> CHECK OUT NOTES; - Shoe cabinet requires cleaning to interior/ bottom right unit broken - Green plastic bin not seen Changes - Tenant

5. ENTRANCE AND HALLWAY (CONT.)



Ref #5



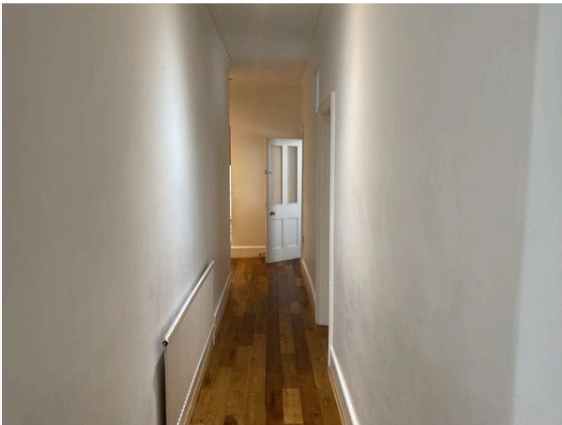
Ref #5



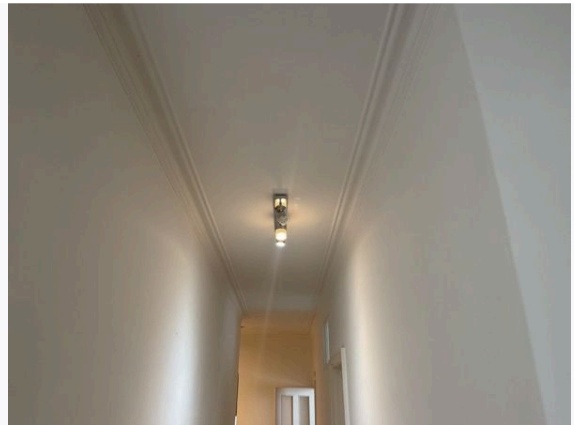
Ref #5



Ref #5

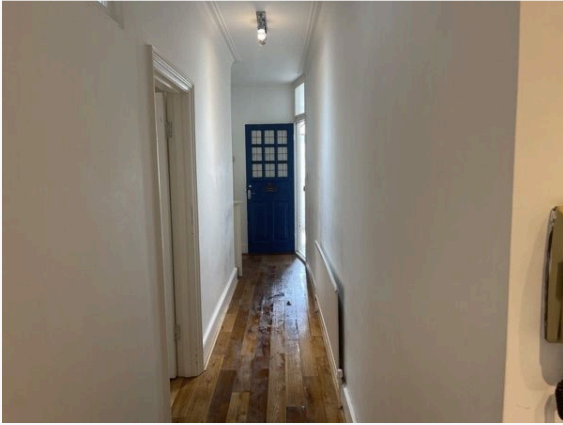


Ref #5



Ref #5

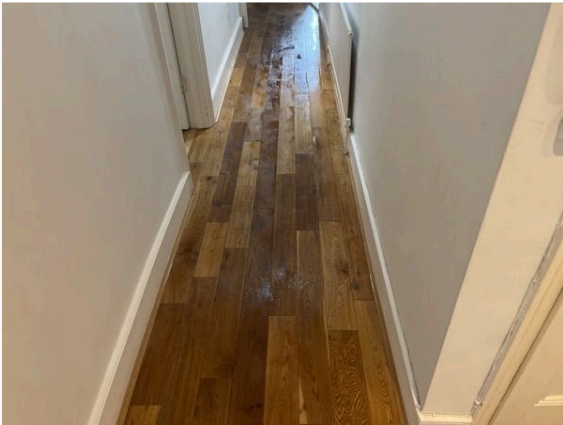
5. ENTRANCE AND HALLWAY (CONT.)



Ref #5



Ref #5



Ref #5



Ref # 5.6



Ref # 5.6

5. ENTRANCE AND HALLWAY (CONT.)



Ref # 5.6



Ref # 5.7



Ref # 5.10



Ref # 5.10



Ref # 5.10



Ref # 5.10

6. LOUNGE			
Item	Description	Condition at Inventory	Condition at Check Out
6.1 Door	Door frame painted wooden white; Door painted wooden white ; Handle metallic chrome	Wood chips seen to exterior door frame	<i>As Inventory</i>
6.2 Door and frame internal	Door frame painted wooden white; Door painted wooden white ; Reverse handle metallic chrome	All in good, working order	<i>As Inventory</i>
6.3 Window	White UPVC double glazed casement	Cleaned to a professional standard	<i>As Inventory</i>
6.4 Curtains and blinds	4 roller blinds white	All in good, working order; Clean and good	<i>As Inventory +</i> CHECK OUT NOTES; Inner roller blind to right side is faulty when pulled. Remaining blinds in good condition Changes - Tenant
6.5 Flooring	Wooden brown	Minor usage scratches seen to flooring behind door Flooring has dust and requires further cleaning	<i>As Inventory</i>
6.6 Skirting board	White painted wooden skirting	Freshly painted	<i>As Inventory</i>
6.7 Walls	Painted white	Damp marks seen to wall right-hand side upon entry Discolouration seen to wall opposite entry	<i>As Inventory +</i> CHECK OUT NOTES; Nails, 1 picture hook and shaded marks seen Loose cabling and plastic fitting detached from wall Changes - Tenant
6.8 Ceiling	Painted white	Freshly painted	<i>As Inventory</i>
6.9 Electric	1 single dimmer light switch metallic chrome 5 double plug sockets plastic white	All in good, working order	<i>As Inventory</i>
6.10 Lighting	1 light frame metallic chrome with 4 light bulbs	All bulbs present and working	<i>As Inventory +</i> CHECK OUT NOTES; 2 Bulbs not seen Changes - Tenant
6.11 Heating	wall mounted radiator metallic white	Appears in good condition	<i>As Inventory</i>
6.12 Furniture	Fireplace frame wooden brown and ceramic black	Appears in good condition; Good clean decorative order	<i>As Inventory</i>

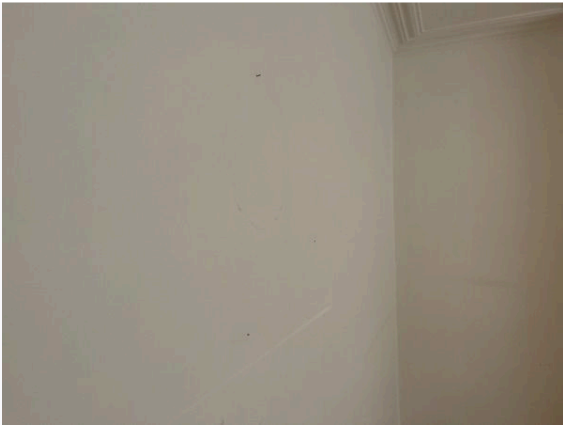
6. LOUNGE (CONT.)



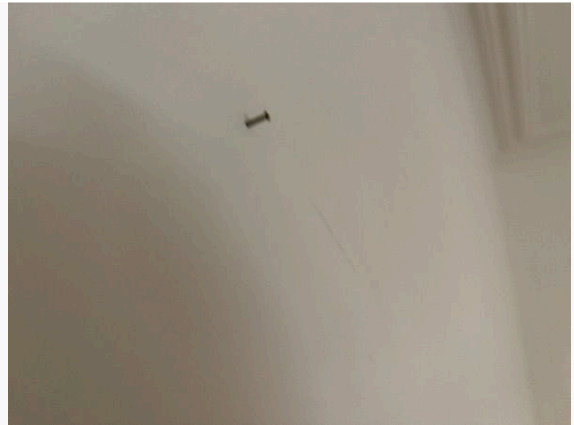
Ref #6



Ref #6



Ref #6



Ref #6

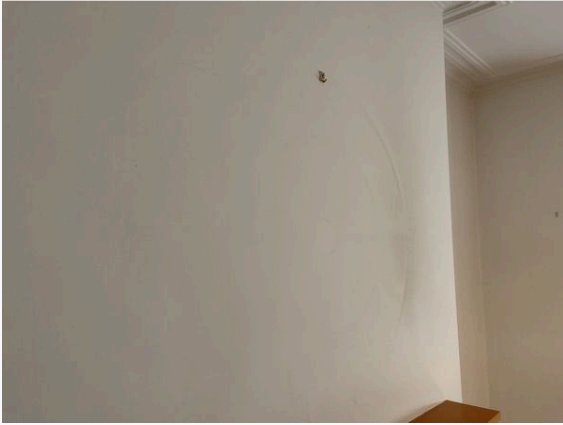


Ref #6

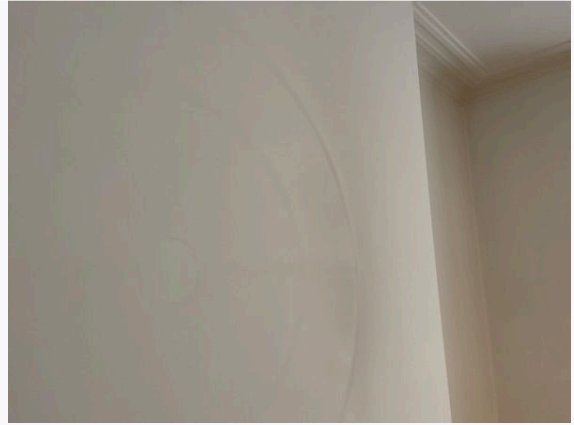


Ref #6

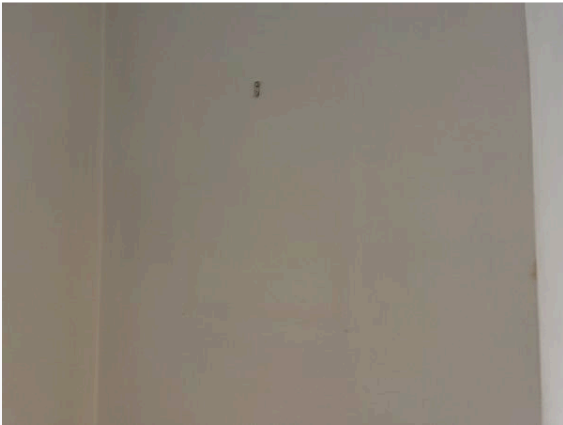
6. LOUNGE (CONT.)



Ref #6



Ref #6



Ref #6



Ref #6



Ref #6



Ref #6

6. LOUNGE (CONT.)



Ref #6



Ref #6



Ref #6



Ref #6



Ref #6



Ref #6

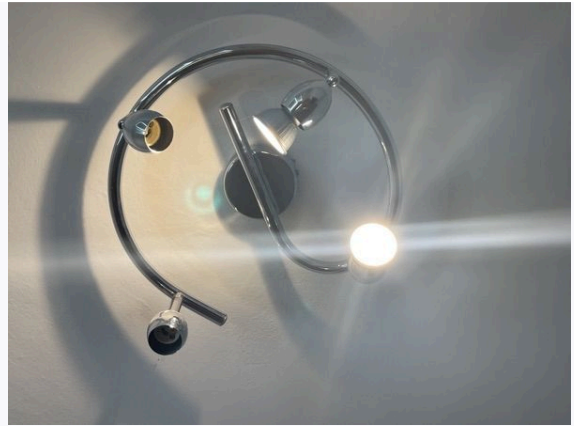
6. LOUNGE (CONT.)



Ref #6



Ref # 6.7



Ref # 6.10

7. DINING AREA			
Item	Description	Condition at Inventory	Condition at Check Out
7.1 Door external	Door frame painted wooden white; Door painted wooden white Lever handle metallic chrome	All in good, working order	<i>As Inventory</i>
7.2 Door internal	Door frame painted wooden white; Door painted wooden white Lever handle metallic chrome	All in good, working order	<i>As Inventory</i>
7.3 Window	Window frame painted wooden white	All in good, working order; Good clean decorative order	<i>As Inventory</i>
7.4 Window Covering	Blinds paper white	Light minor black marks All in good, working order	<i>As Inventory</i>
7.5 Flooring	Wooden brown; Conservatory areas tiled white	All in good, working order	<i>As Inventory</i>
7.6 Skirting board	White painted wooden skirting	Minor wood chips seen to skirting	<i>As Inventory</i>
7.7 Walls	Painted white; Wall paper grey with printed Flowers	Appears in good condition	<i>As Inventory</i> + CHECK OUT NOTES; Shaded marks seen throughout Picture hooks seen throughout Changes - Tenant
7.8 Ceiling	Painted white	Residue seen to ceiling upon entry Hairline crack seen to ceiling	<i>As Inventory</i>
7.9 Lighting	1 wall light metallic chrome with 2 bulbs; 6 spot lights metallic chrome	3 ceiling mounted spotlights not in working order	<i>As Inventory</i>
7.10 Electric	1 single dimmer light switch plastic white 2 double plug sockets plastic white	All in good, working order	<i>As Inventory</i>
7.11 Heating	Wall mounted radiator metallic white	Appears in good condition	<i>As Inventory</i>
7.12 Furniture/ Item	wall cupboard door wooden white; Wall art metallic black Fireplace ceramic white and metallic black Freezer; Microwave	All in good, working order	<i>As Inventory</i> + CHECK OUT NOTES; Additional items seen - as per picture Changes - Tenant

7. DINING AREA (CONT.)



Ref #7



Ref #7



Ref #7



Ref #7



Ref #7



Ref #7

7. DINING AREA (CONT.)



Ref #7



Ref #7



Ref #7



Ref #7



Ref #7



Ref #7

7. DINING AREA (CONT.)



Ref #7



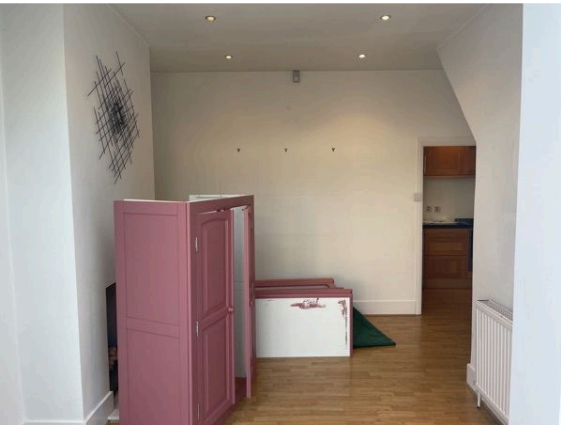
Ref #7



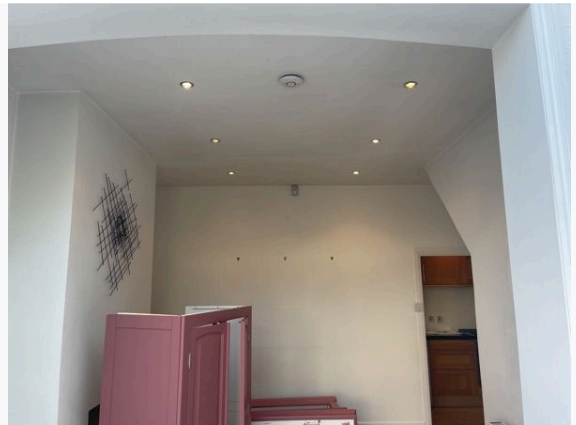
Ref #7



Ref #7



Ref #7



Ref #7

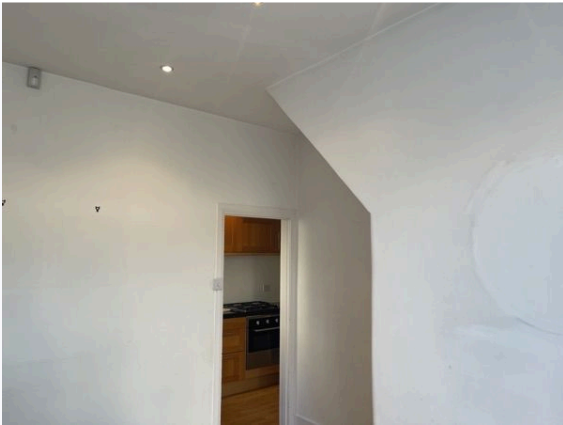
7. DINING AREA (CONT.)



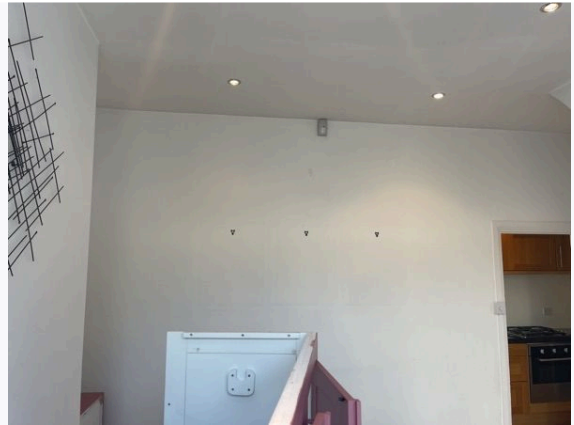
Ref #7



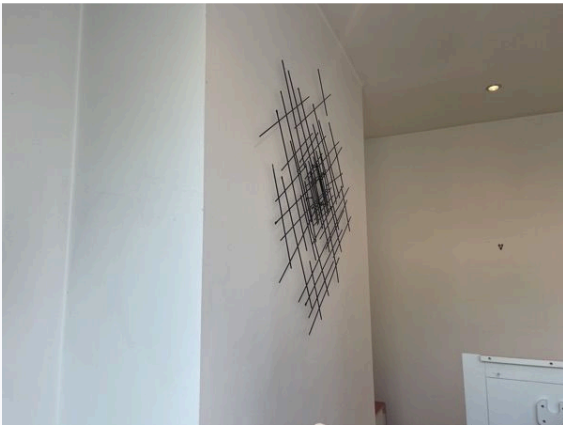
Ref #7



Ref #7



Ref #7



Ref #7

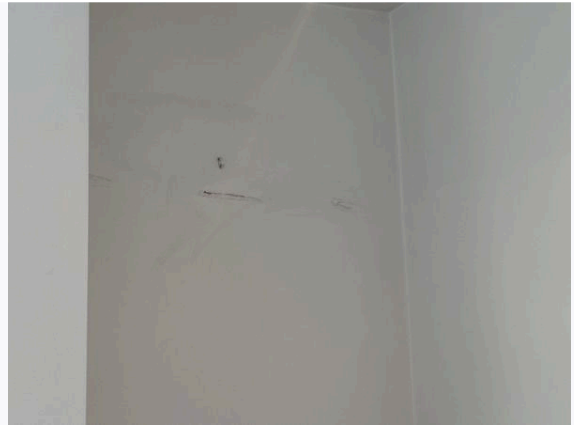


Ref #7

7. DINING AREA (CONT.)



Ref # 7.7



Ref # 7.7



Ref # 7.7



Ref # 7.12



Ref # 7.12



Ref # 7.12

7. DINING AREA (CONT.)



Ref # 7.12



Ref # 7.12



Ref # 7.12

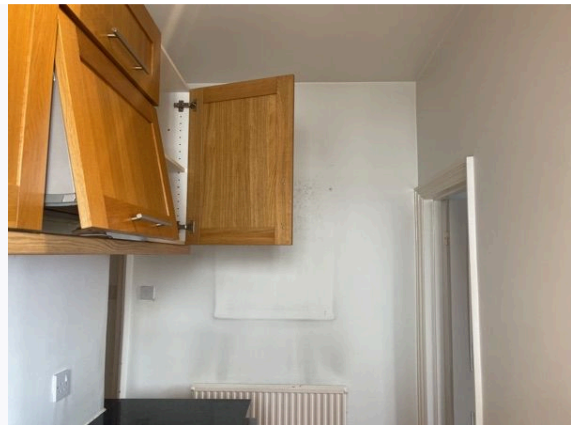
8. OPEN PLAN KITCHEN			
Item	Description	Condition at Inventory	Condition at Check Out
8.1 Door	Door frame painted wooden white	Paint chips seen to door frame	<i>As Inventory</i>
8.2 Door interior	Door frame painted wooden white	Appears in good condition	<i>As Inventory</i>
8.3 Window	White UPVC double glazed casement	Cleaned to a professional standard	<i>As Inventory</i>
8.4 Flooring	Wooden brown	Cleaned to a professional standard; Good clean decorative order	<i>As Inventory</i>
8.5 Skirting board	White painted wooden skirting	Wood chips seen to skirting left-hand side upon entry	<i>As Inventory</i>
8.6 Walls	Painted white; Tiled white	Freshly painted; Good clean decorative order	<i>As Inventory</i> + CHECK OUT NOTES; Heavy shaded marks seen to left side wall upon entry Shaded marks seen elsewhere Changes - Tenant
8.7 Ceiling	Painted white		In good condition
8.8 Lighting	1 light frame metallic chrome with 3 light bulbs	All bulbs present and working	<i>As Inventory</i>
8.9 Electric	1 single light switch plastic white 2 double plug sockets plastic white 1 single plug socket plastic white 2 switches fused plastic white	All in good, working order	<i>As Inventory</i>
8.10 Heating	Wall mounted radiator metallic white	Paint chips seen to radiator left-hand side upon entry	<i>As Inventory</i>
8.11 Furniture	Wall shelves glass; Soap holder ceramic white; Monoxide alarm plastic white; Smoke alarm plastic white	Wall shelf loose and chipped at the end; Monoxide alarm tested good working order; Fire alarm tested in good working order	<i>As Inventory</i> + CHECK OUT NOTES; Alarms not seen Changes - Tenant
8.12 Kitchen units	7 storage units wooden brown; 7 handles metallic chrome; 3 drawers wooden brown; 3 handles metallic chrome	Discolouration seen to wall mounted white plastic shelf Residue seen to wall mounted clear glass shelf	<i>As Inventory</i>
8.13 Extractor hood	Metallic chrome	Some oil marks on it; In good working order; Requires further cleaning Both integrated lights not in working order	<i>As Inventory</i>
8.14 Gas hob	Metallic chrome	All in good, working order; Requires further cleaning to gas cooker	<i>As Inventory</i>

8. OPEN PLAN KITCHEN (CONT.)

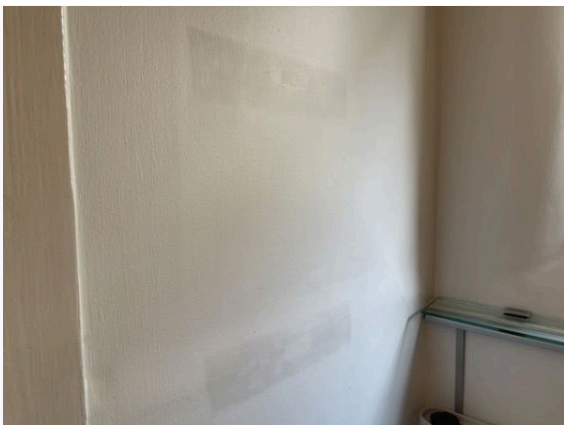
8.15 Fridge freezer	Bosch; 4 internal shelves plastic blue	Light discolouration on the 2 middle shelves; Bosch fridge pull-out drawer has crack please see as per picture	<i>As Inventory</i>
8.16 Sink	Metallic chrome; tap metallic chrome	Minor usage scratches seen to sink unit Moulding seen around sink please see as per picture	<i>As Inventory +</i> CHECK OUT NOTES; No mould seen Changes
8.17 Worktop	Ceramic black	Appears in good condition	<i>As Inventory</i>
8.18 Oven	Metallic chrome; 2 internal grills metallic chrome	Candy oven has chips to handle please see as per picture Interior requires further cleaning	<i>As Inventory</i>
8.19 Dishwasher	Beko; 2 internal racks plastic grey	All in good, working order; Clean and good	<i>As Inventory</i>



Ref #8



Ref #8



Ref #8



Ref #8

8. OPEN PLAN KITCHEN (CONT.)



Ref #8



Ref #8



Ref #8



Ref #8



Ref #8



Ref #8

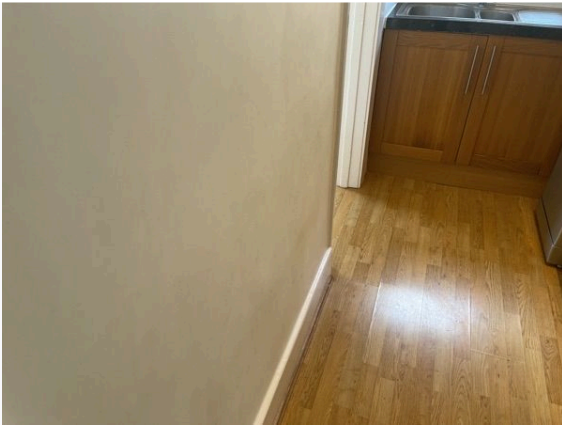
8. OPEN PLAN KITCHEN (CONT.)



Ref #8



Ref #8



Ref #8



Ref #8



Ref #8



Ref #8

8. OPEN PLAN KITCHEN (CONT.)



Ref # 8.6



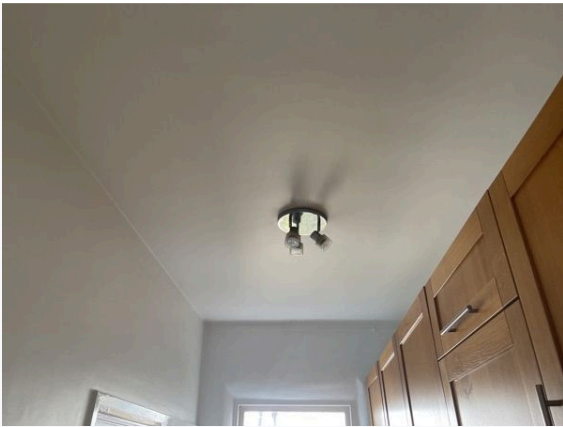
Ref # 8.6



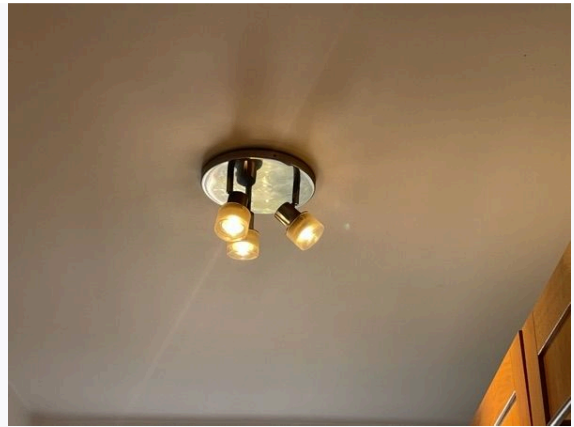
Ref # 8.6



Ref # 8.6



Ref # 8.7



Ref # 8.8

8. OPEN PLAN KITCHEN (CONT.)



Ref # 8.13



Ref # 8.13



Ref # 8.14



Ref # 8.18



Ref # 8.18



Ref # 8.18

8. OPEN PLAN KITCHEN (CONT.)



Ref # 8.19

9. BEDROOM 1			
Item	Description	Condition at Inventory	Condition at Check Out
9.1 Door and frame external	Door frame painted wooden white; Door painted wooden white Lever handle metallic chrome	Wood chips seen to exterior door frame	<i>As Inventory</i>
9.2 Door and frame internal	Door frame painted wooden white; Door painted wooden white Reverse lever handle metallic chrome	All in good, working order	<i>As Inventory</i>
9.3 Window(s)	White UPVC double glazed casement	Wood chips seen to window frame Hairline crack seen	<i>As Inventory</i>
9.4 Curtains and blinds	Curtain rail metallic chrome 2 curtains cream Roller blind cream	All in good, working order	<i>As Inventory</i>
9.5 Flooring	Wooden brown	Dust seen to flooring and requires further cleaning	<i>As Inventory</i>
9.6 Skirting Boards	White painted wooden skirting	In dusty condition	<i>As Inventory</i>
9.7 Walls	Painted white	Discolouration seen to wall Scuff marks seen to walls right-hand side of room Residue seen to wall opposite entry	<i>As Inventory</i>
9.8 Ceiling	Painted white	Damp marks seen to ceiling	<i>As Inventory</i>
9.9 Lighting	1 single light plastic white; Lamp shade black	All bulbs present and working	<i>As Inventory</i>
9.10 Electrics	2 single light switch plastic white 2 double plug sockets plastic white 1 single plug socket plastic white	All in good, working order	<i>As Inventory</i>
9.11 Heating	wall mounted radiator metallic white	Appears in good condition	<i>As Inventory</i>
9.12 Furniture/ Item	Wall wardrobe sliding door wooden white and grey; Internal shelves wooden brown; Wardrobe floor carpet cream; Fire alarm frame painted wooden whit, metallic black and tiled green	Some black marks on the carpet inside the wardrobe; Otherwise all in good working order	<i>As Inventory</i>
9.13 Fireplace	Fireplace	Residue seen to top of fire place Crack seen to tiled hearth	<i>As Inventory</i>

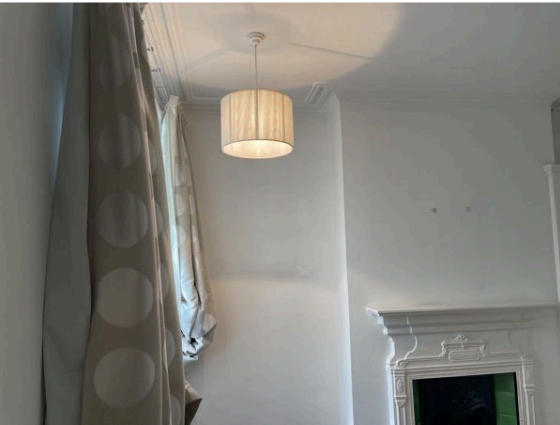
9. BEDROOM 1 (CONT.)



Ref #9



Ref #9



Ref #9



Ref #9



Ref #9



Ref #9

9. BEDROOM 1 (CONT.)



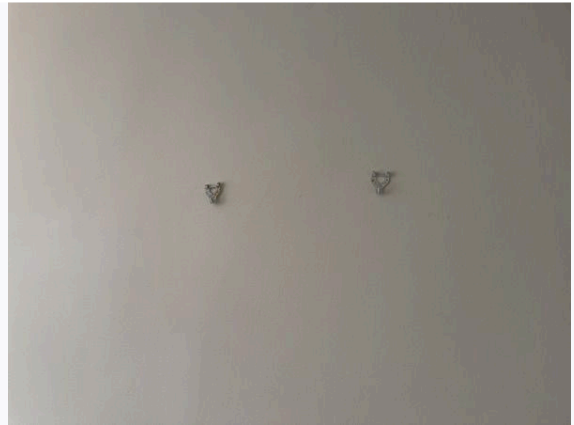
Ref #9



Ref #9



Ref #9



Ref #9



Ref #9



Ref #9

9. BEDROOM 1 (CONT.)



Ref #9



Ref #9

10. BEDROOM 2			
Item	Description	Condition at Inventory	Condition at Check Out
10.1 Door and frame external	Door frame painted wooden white; Door painted wooden white ; Lever handle metallic chrome	Chip marks seen to exterior of door frame Minor scuff marks seen to top level of door frame	<i>As Inventory</i>
10.2 Door and frame internal	Door frame painted wooden white; Door painted wooden white ; Reverse lever handle metallic chrome; Hanger metallic chrome	All in good, working order	<i>As Inventory</i>
10.3 Window(s)	White UPVC double glazed casement	Cleaned to a professional standard	<i>As Inventory</i>
10.4 Window Covering	Curtain rail metallic chrome Blinds grey; 2 curtains fabric grey	All in good, working order	<i>As Inventory</i> + CHECK OUT NOTES; Blind detached Changes - Tenant
10.5 Flooring	Wooden brown	Flooring has dust Requires further cleaning	<i>As Inventory</i>
10.6 Skirting Boards	White painted wooden skirting	Appears in good condition	<i>As Inventory</i>
10.7 Walls	Painted white	Discolouration seen to edge of wall right-hand side upon entry	<i>As Inventory</i> + CHECK OUT NOTES; Filler marks/ scuff marks seen/ picture hook Changes - Tenant
10.8 Ceiling	Painted white	Appears in good condition	<i>As Inventory</i>
10.9 Lighting	1 single light plastic white	All bulbs present and working	<i>As Inventory</i>
10.10 Electric	1 single light switch plastic white 1 single plug socket plastic white 1 double plug socket plastic White	All in good, working order	<i>As Inventory</i>
10.11 Heating	Wall mounted radiator metallic white	Appears in good condition	<i>As Inventory</i>
10.12 Furniture	Wardrobe wooden brown with 2 sliding doors and 2 internal shelves and jacket hangers metallic chrome; Lamp metallic black; Side unit wooden brown; Bed wooden brown; Mattress white; Mattress protector white; Mirror frame wooden brown Fireplace wooden white frame and metallic black	All in good, working order; Cleaned to a professional standard; Good clean decorative order	<i>As Inventory</i> + CHECK OUT NOTES; Interior of wardrobe is dusty No longer seen: Jacket hangers metallic chrome; Lamp metallic black; Side unit wooden brown; Bed wooden brown; Mattress white; Mattress protector white; Mirror frame wooden brown Fireplace wooden white frame and metallic black Changes - Tenant

10. BEDROOM 2 (CONT.)



Ref #10



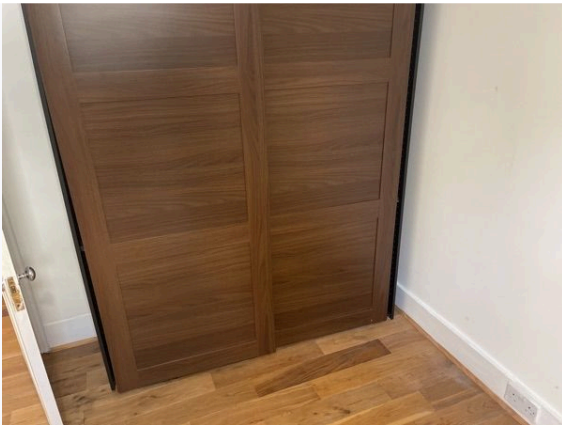
Ref #10



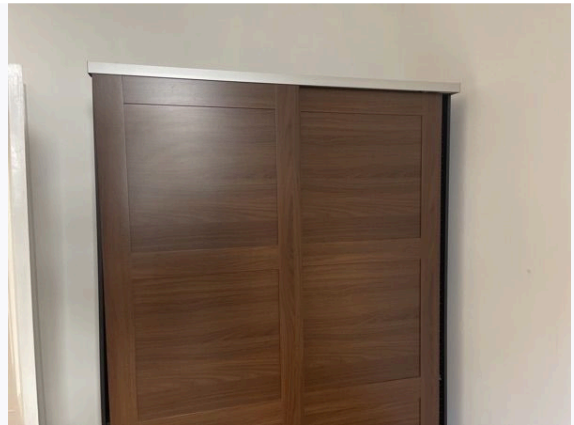
Ref #10



Ref #10



Ref #10



Ref #10

10. BEDROOM 2 (CONT.)



Ref #10



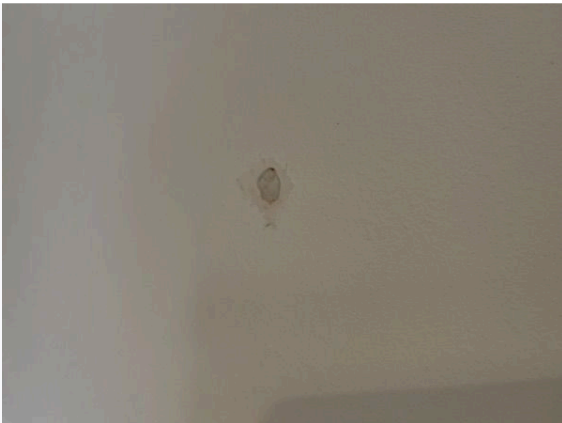
Ref #10



Ref #10



Ref #10



Ref #10



Ref #10

10. BEDROOM 2 (CONT.)



Ref #10



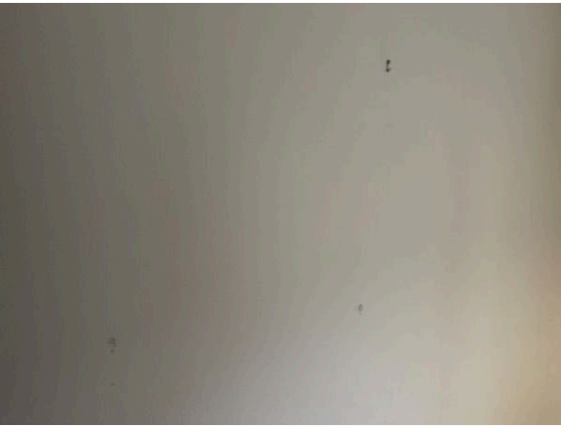
Ref #10



Ref #10



Ref #10



Ref # 10.7



Ref # 10.7

10. BEDROOM 2 (CONT.)



Ref # 10.12

11. BEDROOM 3			
Item	Description	Condition at Inventory	Condition at Check Out
11.1 Door external	Door frame painted wooden white; Door painted wooden white ; Lever handle metallic chrome	Paint chips seen to top level of door frame	<i>As Inventory</i>
11.2 Door and frame internal	Door frame painted wooden white; Door painted wooden white ; Lever handle metallic chrome	Paint chips seen to interior edge of door	<i>As Inventory</i>
11.3 Window	White UPVC double glazed casement	Paint chips seen to window	<i>As Inventory</i>
11.4 Window Covering	Roller blind white	Appears in good condition	CHECK OUT NOTES; Replaced with a blue roller blind (however white roller blind seen inside tenants wardrobe) Changes - Tenant
11.5 Flooring	Wooden brown	Cleaned to a professional standard; Good clean decorative order	<i>As Inventory</i>
11.6 Skirting board	White painted wooden skirting	Appears in good condition	<i>As Inventory</i>
11.7 Walls	Painted white	Nail seen to wall and chip seen around nail Discolouration seen to wall left-hand side upon entry	<i>As Inventory</i>
11.8 Ceiling	Painted white	Freshly painted	<i>As Inventory</i>
11.9 Lighting	1 single light plastic white	All bulbs present and working	<i>As Inventory</i>
11.10 Electric	1 single light switch plastic white 1 single plug socket plastic white 1 double plug socket plastic white	All in good, working order	<i>As Inventory</i>
11.11 Heating	Wall mounted radiator metallic white	Appears in good condition	<i>As Inventory</i>
11.12 Furniture	Fireplace frame painted wooden white and metallic black; Wardrobe wooden brown with 2 sliding doors	All in good, working order	<i>As Inventory</i>

11. BEDROOM 3 (CONT.)



Ref #11



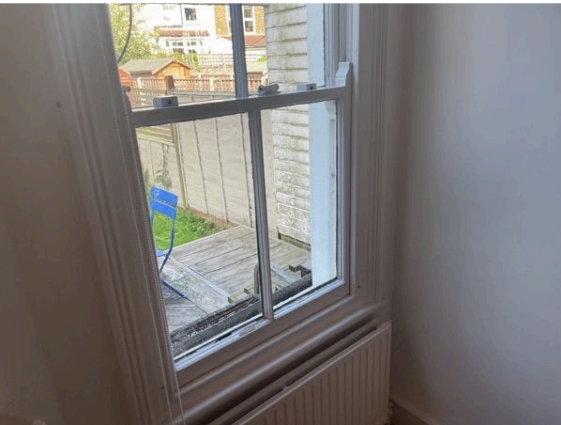
Ref #11



Ref #11



Ref #11



Ref #11



Ref #11

11. BEDROOM 3 (CONT.)



Ref #11



Ref #11



Ref #11



Ref #11



Ref #11



Ref #11

11. BEDROOM 3 (CONT.)



Ref #11



Ref #11



Ref #11

12. BATHROOM			
Item	Description	Condition at Inventory	Condition at Check Out
12.1 Door and frame external	Door frame painted wooden white; Door painted wooden white Lever handle metallic chrome	All in good, working order	<i>As Inventory</i>
12.2 Door and frame internal	Door frame painted wooden white; Door painted wooden white Lever handle metallic Chrome	All in good, working order	<i>As Inventory</i>
12.3 Window	Window frame painted wooden white	Minor chip seen to window frame	<i>As Inventory</i>
12.4 Window Covering	Roller blind white	Blinds requires further cleaning	<i>As Inventory +</i> CHECK OUT NOTES; Not seen Changes - Tenant
12.5 Flooring	Tile black	Cleaned to a professional standard; Good clean decorative order	<i>As Inventory</i>
12.6 Walls	Painted white; Tiled cream	Painted area scratched a the bottom on the side of the toilet Minor crack seen to wall right-hand side to low level Hole seen to tiled wall	<i>As Inventory +</i> CHECK OUT NOTES; Filler mark seen to left wall upon entry Changes - Tenant
12.7 Ceiling	Painted white	Appears in good condition	<i>As Inventory</i>
12.8 Lighting	4 spot lights metallic chrome	1 ceiling mounted spotlight not in working order	<i>As Inventory +</i> CHECK OUT NOTES; Tested and all bulbs in working order Changes
12.9 Electric	1 pulling light metallic chrome	All in good, working order	<i>As Inventory +</i> CHECK OUT NOTES; Pull string faulty Changes - Tenant
12.10 Heating	wall mounted towel heater metallic chrome	Appears in good condition	<i>As Inventory</i>
12.11 Furniture/ Item	Roll holder metallic chrome Wall cupboard wooden white; Boiler metallic white; Mirror metallic chrome and glass; Wall cabinet wooden white	Minor discolouration at the bottom of the mirror; Silvering seen to mirror	<i>As Inventory +</i> CHECK OUT NOTES; Heavy slivering seen to mirror (near enough damaged, as per picture) Changes - Tenant
12.12 Bath	Ceramic white; shower set metallic chrome shower screen glass	Cleaned to a professional standard; All in good, working order; Good clean decorative order	<i>As Inventory +</i> CHECK OUT NOTES; Discolouration seen to silicone Fitting seen to shower unit missing Changes - Tenant

12. BATHROOM (CONT.)

12.13 Basin	Ceramic white; tap metallic chrome; Under basin shelf cabinet wooden brown	Cleaned to a professional standard; All in good, working order; Good clean decorative order	<i>As Inventory</i>
12.14 Toilet	Ceramic white; toilet seat plastic white; Toilet lid plastic white	Toilet lid chipped on top; Cleaned to a professional standard; All in good, working order	<i>As Inventory</i>



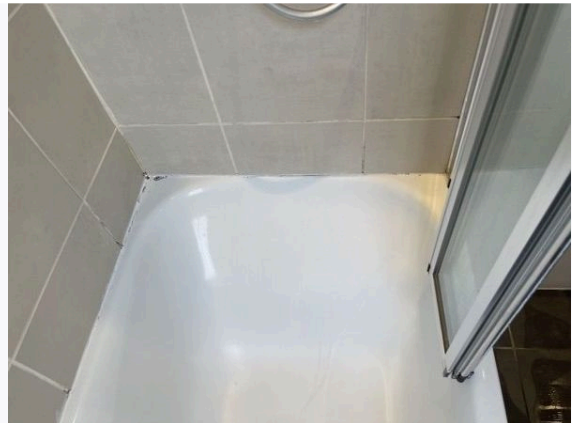
Ref #12



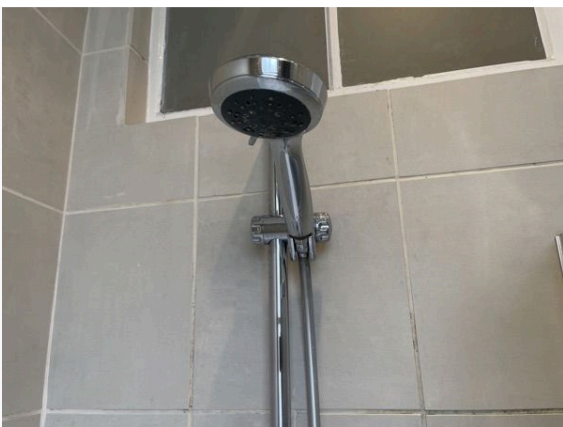
Ref #12



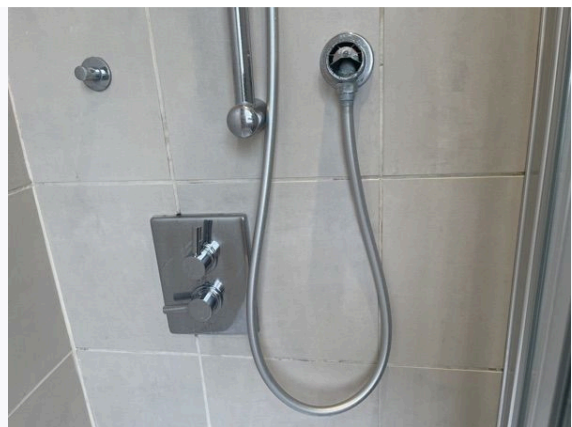
Ref #12



Ref #12



Ref #12



Ref #12

12. BATHROOM (CONT.)



Ref #12



Ref #12



Ref #12



Ref #12



Ref #12



Ref #12

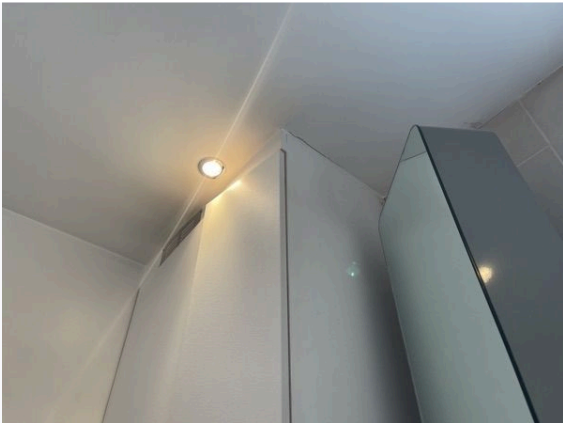
12. BATHROOM (CONT.)



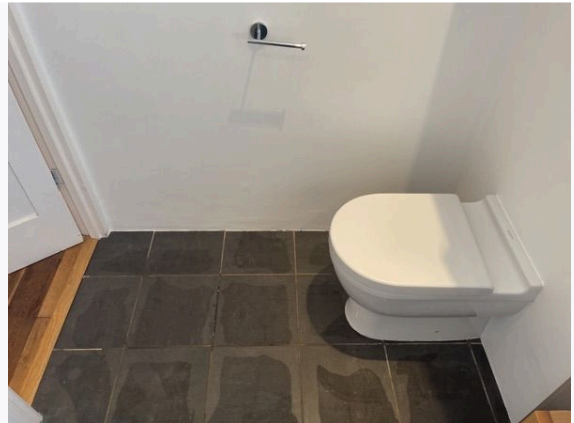
Ref #12



Ref #12



Ref #12



Ref #12



Ref #12

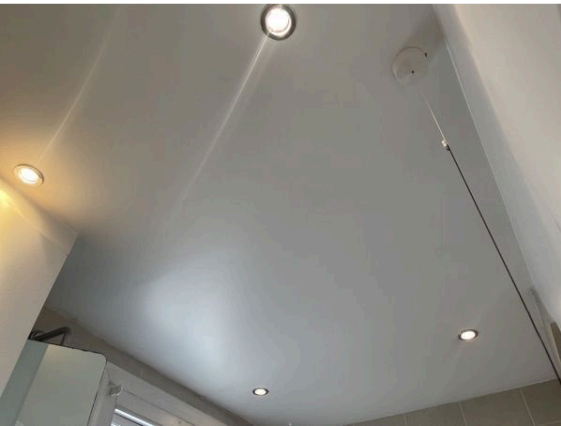
12. BATHROOM (CONT.)



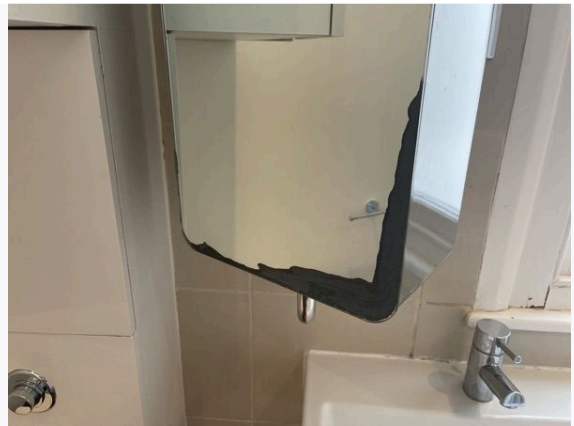
Ref # 12.4



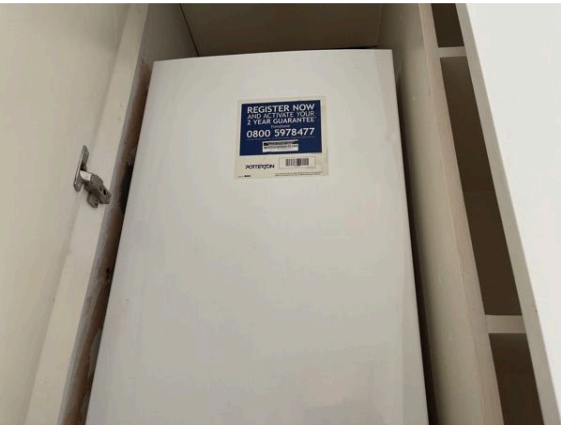
Ref # 12.6



Ref # 12.8



Ref # 12.11



Ref # 12.11



Ref # 12.12

12. BATHROOM (CONT.)

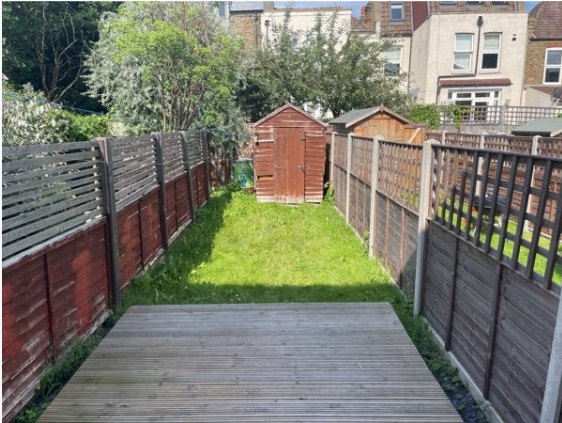


Ref # 12.12

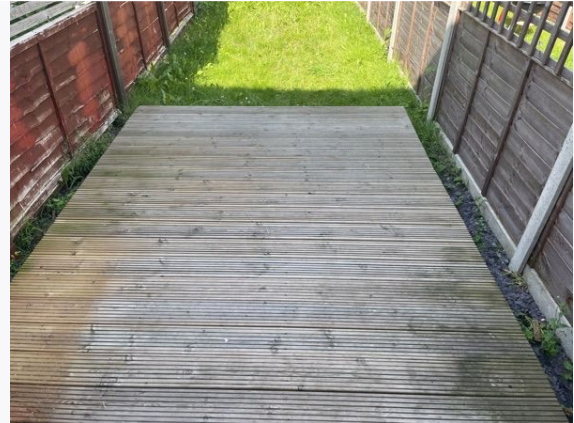
13. GARDEN

Item	Description	Condition at Inventory	Condition at Check Out
------	-------------	------------------------	------------------------

No items associated with this room.



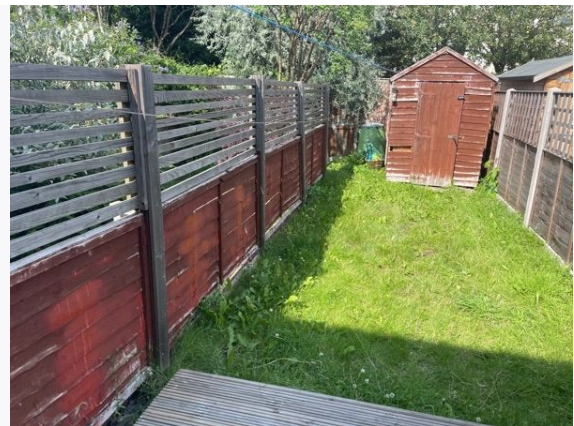
Ref #13



Ref #13



Ref #13



Ref #13



Ref #13



Ref #13

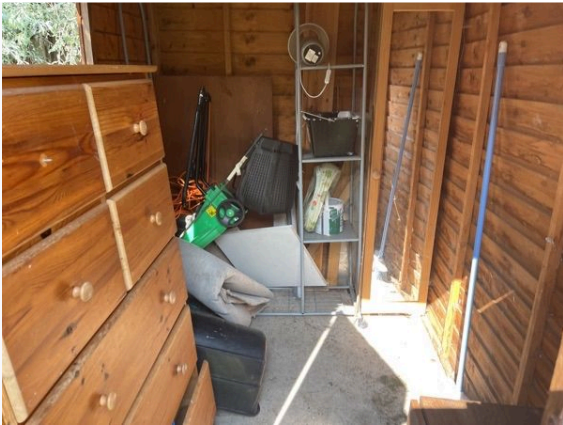
13. GARDEN (CONT.)



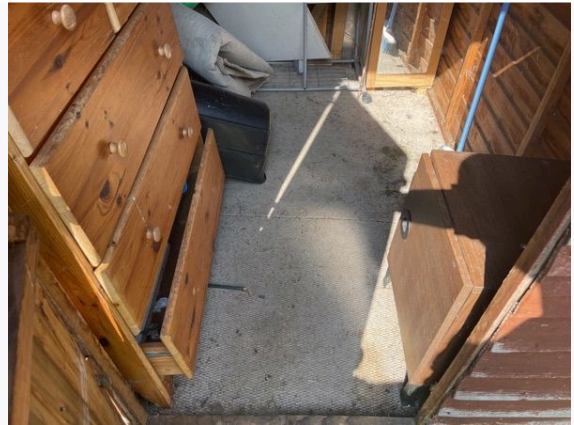
Ref #13



Ref #13



Ref #13



Ref #13



Ref #13



Ref #13

13. GARDEN (CONT.)



Ref #13



Ref #13



Ref #13



Ref #13



Ref #13

Declaration

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

Signed by the
Signature
Print Name
Date	/ /

Signed by the
Signature
Print Name
Date	/ /

Terms and Conditions

END OF TENANCY INFORMATION

IMPORTANT - TO BE READ

Please read all these notes fully as they state what needs to happen for a smooth check out process as well as what our clerks are trained to look for and note within a property.

FULL CLEAN: This must be very thorough. Floors, walls, sanitary ware, windows, woodwork, all kitchen units, all rooms, ovens, cooker hoods, fridges and freezers, extractor fans, wardrobes, any linens and beddings. We will be inspecting all furnishings and appliances. You are required to return the property the same way as noted in the original inventory report; most managing agents and landlords will have to instruct professional cleaners if this is not done, this cost will be from your deposit.

FLOORING: Needs to be fully cleaned. If there are any stains or marks, the flooring should be professionally cleaned by a regulated cleaning company. You can be charged for stains or marks of any kind. If a flooring is badly damaged you may be charged for its entire replacement.

UTENSILS: This will all be inspected for damage and soiling. It should all be thoroughly cleaned and in the same place as at the beginning of the tenancy or it could be noted as missing.

BEDROOM FURNISHINGS: All beds and their respective mattresses and bases will be thoroughly examined for stains and damage. Charges would be made if there are any issues not noted on your original report. If any sheets, duvets etc were provided these will need to be cleaned and pressed. All linen should be placed on top of the respective bed so that the bed can be fully inspected.

ALL FURNISHINGS: These should be in a similar condition as provided and will be fully inspected. You should take all means necessary to protect all furnishings during your tenancy, as damage can result in deductions from your deposit. This includes all marks, stains, scratches, loose joints, polish finishes, burns, ring marks, soiling or discolouration etc.

GENERAL DECORATION: Any excessive damage, marking, scratches etc can be deemed as beyond fair wear & tear. This can include nails, screws and hooks in walls, furniture marks etc. Please always gain written permission from all relevant parties prior to making alterations or changes of any kind.

DRAINS: These should be tested and running free with no blockages.

LIGHT BULBS: These should all be replaced and fully working.

KEYS: All keys from the beginning of the tenancy must be available, ready and clearly marked, including any cut during the tenancy. Lost keys can result in a charge for the replacement of the property's locks.

GARDENS: The front and back gardens will need to be maintained throughout your tenancy. Lawn cutting, weeding, maintaining flower beds and any other seasonal works required. We would suggest you liaise with your landlord and or managing agent regarding this and any specific needs.

RUBBISH: Any and all rubbish or excess rubbish should be completely removed from inside and outside the property, as organising this will incur a cost for removal.

All of the above useful information will vary and depend upon discrepancies, including how the property was at the beginning of any tenancy and what was agreed.