

Check Out



07407023886

Info@cleaninventory.co.uk

Prepared on behalf of Example Lettings Ltd

Property inspected by A. Clerk

Address

123 Preview Street
Sample City
London
AB1 2CD



Carried Out

July
21st 2025

Disclaimers

DISCLAIMER

Whilst all care and diligence as been taken to provide a fair and accurate report of the condition of the property and contents, we will not be held responsible for any items missed or damage not seen after 7 days from the date of this report

Disclaimer

This inventory has been prepared by an inventory clerk who is not an expert in buildings, furnishings, decoration, woods, antiques, or a qualified surveyor. This inventory is no guarantee, or report on, the adequacy or safety of, any equipment or contents, merely a record that such items exist in the property at the date of preparing the inventory and the superficial condition of same.

Using the inventory

The inventory will be compiled on the basis that unless stated, listed items are in good clean condition, free from obvious soiling, damage, or defects. The clerk is not aware of recently bought items; 'new' is only stated if the item is still within packaging.

The Inventory check-in or check out will be compiled by the Clerk assuming that is safe and not detrimental to their well being. All electrical items will be tested for power only unless the Clerk deems testing unsafe.

Windows are not checked to see whether they open or not. It is the Tenants responsibility to report on non-opening windows. Every effort has been made to carefully check the property and its contents; however, our representative cannot move heavy contents, lift rugs, or turn over mattresses.

Settling cracks to walls and ceilings are accepted and will not be mentioned unless necessary. All measurements are in centimetres/metres and are approximate unless stated otherwise. Properties with cluttered cupboards and large amounts of assorted crockery, cutlery, glasses etc will not have items listed individually. We cannot stipulate shades of paint; base colours will only be noted. Contents of garages, garden sheds. Cellars and lofts will not be inspected, if the landlord wishes them to be included a list should be provided for inclusion on the Comments page.

Smoke and carbon Monoxide Alarm (England) Regulations 1st October 2015

Our clerks test the smoke alarm on behalf of the landlord using a smoke detector canister, carbon monoxide alarms will be tested for power by pressing the button if accessible. LDN will take no responsibility for damage or mal function during the testing of such alarms.

Furniture & Furnishings (Fire) (Safety) Regulations 1988 – (1993)

The fire and safety regulation regarding furnishing, gas, electrical and similar services are ultimately the responsibility of the instructing principal. Where the inventory notes "Fire Regulation Label Attached", this should not be interpreted to mean the item complies with the "furniture and furnishings (fire) (safety) (amendments) 1993". It is a record that the item has a label as described or like that detailed in the "guide published by the Department of Trade and Industry January 1997 (or subsequent date). It is not a statement that the item can be considered to comply with the Regulations.

Tenants\Landlords comments

Both parties have 7 days to make any comments following receipt of the inventory. Any comments will then be added on the e sign document that is sent from our system when the inventory has been uploaded. Comments will not be added on a room-by-room basis and we unable to upload any photos onto our fixed template.

Meter readings

These can only be taken if they are accessible and clearly marked. It is the **landlord's responsibility** to advise the Letting Agent\Inventory Clerk of the location and serial numbers before attending the property

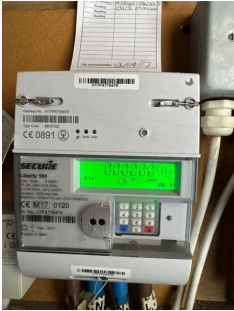


Avoidance of doubt where there are no condition comments listed against an item, it is because it was considered to be in a good condition without any obvious defect or flaw.

Ref	Room Name
1	Schedule of Condition
2	Meter Readings
3	Keys
5	Manuals
6	Hallway
7	Reception
8	Kitchen
9	Bedroom
10	Bathroom
11	Balcony
4	Alarms

1. SCHEDULE OF CONDITION			
Ref	Name	Condition at Check In	Condition at Check Out
1.1	Cleanliness	Professionally cleaned with omissions.	<i>As Check In</i>
1.2	General overview	One bedroom property in good overall condition.	<i>As Check In</i>
1.3	Decorative order	Light, airy with neutral colours used throughout and in good overall condition.	Usage seen across, omissions noted
1.4	Lighting	Good working condition.	<i>As Check In</i>
1.5	Windows	Good overall condition. Defects where noted.	<i>As Check In</i>
1.6	Curtains/blinds	Good overall condition. Defects where noted.	<i>As Check In</i>
1.7	Skirting & woodwork	Good overall condition. Defects where noted.	<i>As Check In</i>
1.8	Carpets/flooring	Good overall condition. Defects where noted.	Defects where noted.
1.9	Upholstery	Good overall condition.	<i>As Check In</i>
1.10	Kitchen & appliances	Good overall condition. Defects where noted.	<i>As Check In</i>

1. SCHEDULE OF CONDITION (CONT.)			
1.11	Bathroom & fittings	Good overall condition. Defects where noted.	As Check In
1.12	Bedding/linen	None apparent.	As Check In
1.13	External front/back	Good condition.	As Check In

2. METER READINGS

						
Ref #2		Ref #2		Ref #2		
Ref	Name	Serial No.	Reading at Check In	Reading at Check Out	Location	Supplier
2.1	Electricity	S42A220268; 17P4716478;	030179.	0000009.6	Communal exterior cupboard.	
2.2	Gas	0819162 S-; G4P47141931700;	3307.51.	000025.69	Communal exterior cupboard.	

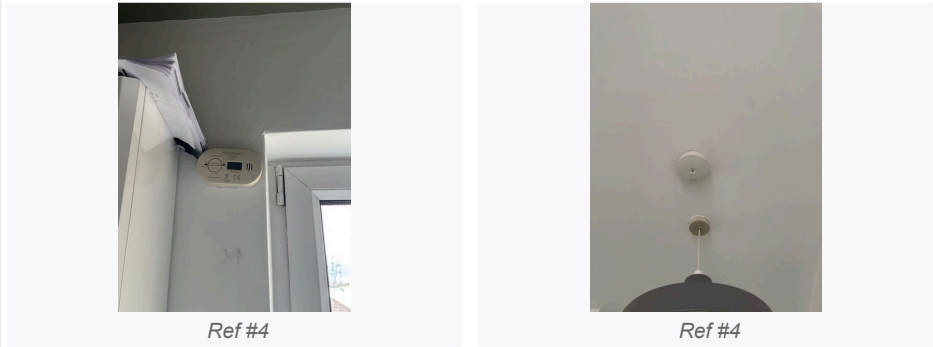
3. KEYS

Ref #3

Ref	Name	Description
3.1	Communal door	2 x fob and 2 x Yale keys.
3.2	Front door	2 x Yale and 2 x Chubb keys.
3.3	Car park pass/other	1 x car park fob.
3.4	Misc	1 x post box key.

3. KEYS (CONT.)		
3.5	Keys returned/issued	Keys handed <i>back</i> to tenants 21.11.16 ; <i>agents</i> ;

4. ALARMS

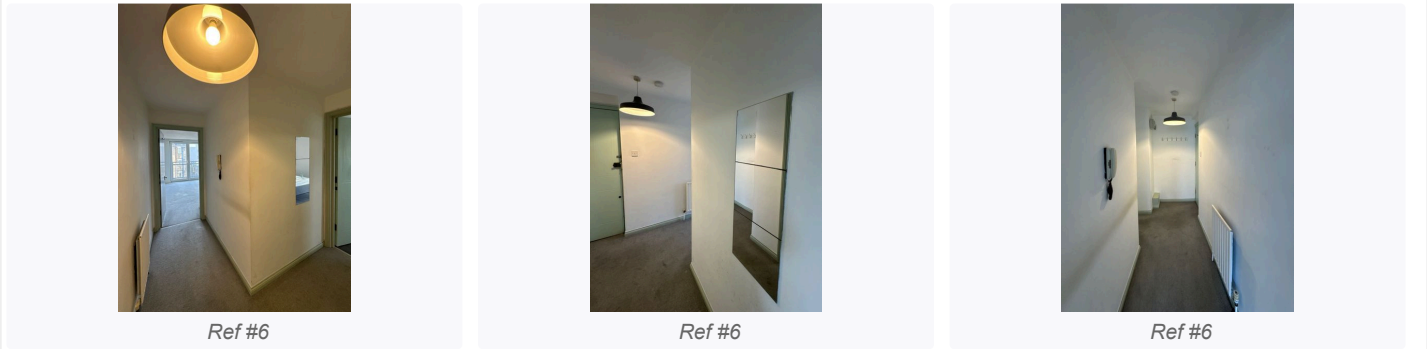


Ref	Name	Location Room & Floor	Test Result at Check In	Test Result at Check Out
4.1	Smoke Alarm	1x entrance hallway	<i>Item added after Check In</i>	Doesn't appear to be working
4.2	Carbon Monoxide Alarm	1x wall mounted in kitchen	<i>Item added after Check In</i>	Tested and working

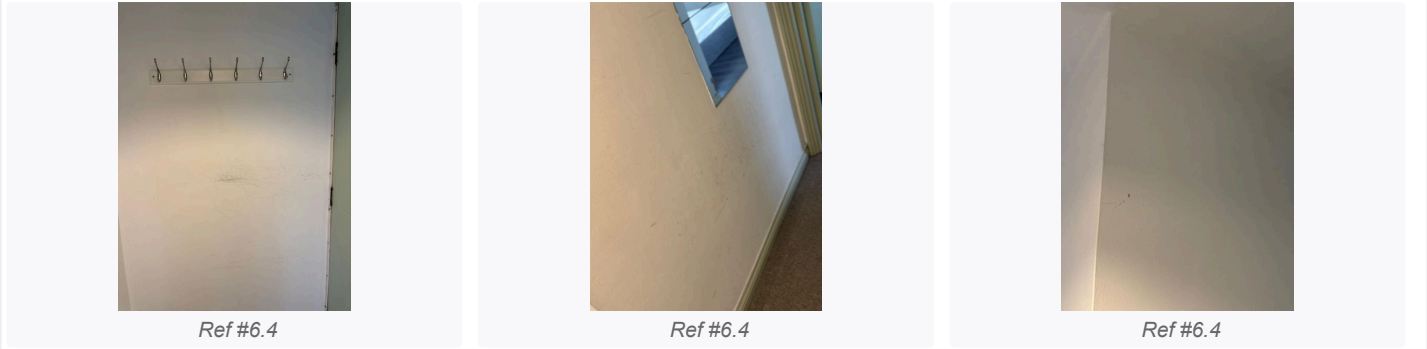
5. MANUALS

Ref	Name	Description
5.1	Oven	Not apparent.
5.2	Hob	Not apparent.
5.3	Dishwasher	Not apparent.
5.4	Microwave	Not apparent.
5.5	Fridge/freezer	Not apparent.
5.6	Washer/dryer	Supplied.
5.7	Boiler	Not apparent.
5.8	Kettle/toaster	Not apparent.
5.9	Property welcome pack	Not apparent.
5.10	Gas safety certificate/EPC	Not apparent.

6. HALLWAY





Ref	Name	Description	Condition at Check In	Condition at Check Out
6.1	Cleanliness	N/A.	Professionally cleaned.	As Check In
6.2	Front door and frame	Wood painted white/green with white/ green painted wood frame, 1 x brass Yale lock, 1 x brass Chubb lock, 1 x chrome chain lock, Brass ‘no 37’ to front. 1 x black metal hook.	Good overall condition. Occasional light chips, heavier to LHS exterior frame at mid level. Tarnishing to brass fittings.	As Check In
6.3	Ceiling	Plaster painted white.	Good condition.	As Check In
6.4	Walls	Plaster painted blue; Painted white;	Good overall condition.	Condition at check out - Tenant






6.5	Skirting	Wood painted green.	Good overall condition.	As Check In
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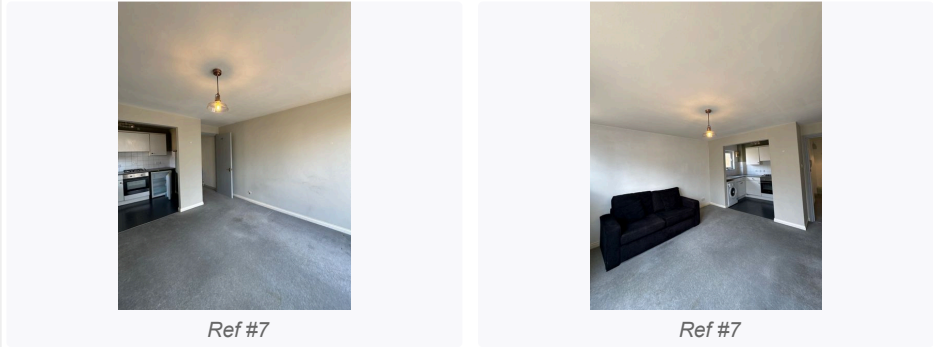
6. HALLWAY (CONT.)

6.6	Flooring	Medium cream coloured carpet.	Good overall condition.	Condition at check out - Tenant
<div>   </div> <div> <p>Ref #6.6</p> <p>Ref #6.6</p> </div>				
6.7	Lighting	1 x ceiling mounted, hanging light fitting with no metallic shade.	Good working condition.	As Check In
6.8	Switches and sockets	White plastic.	Good overall condition.	As Check In
6.9	Heating	1 x white, metal radiator with thermostatic valve and end cap in place.	Good overall condition.	As Check In
6.10	Entry phone	1 x white/black plastic, wall mounted.	Good condition.	As Check In
6.11	Smoke alarm	1 x white plastic, ceiling mounted.	Good overall condition. Ill-fitted button. Unreachable to test. No light seen.	As Check In
6.12	Further items	1 x wall mounted, frameless mirror.	Good overall condition. Light silvering to mid section.	As Check In

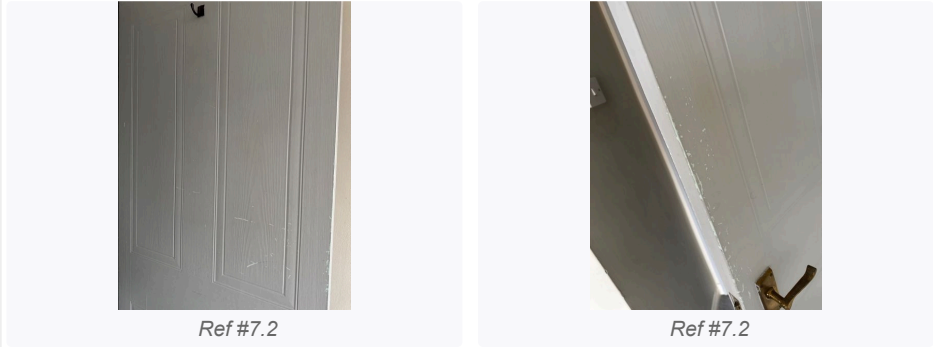
7. RECEPTION

<div>    </div> <div> <p>Ref #7</p> <p>Ref #7</p> <p>Ref #7</p> </div>				
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7. RECEPTION (CONT.)



Ref	Name	Description	Condition at Check In	Condition at Check Out
7.1	Cleanliness		Professionally cleaned.	As Check In
7.2	Door and frame	Wood painted blue door with blue/ green painted wood frame and chrome handles. 1 x black metal hook.	Good overall condition. Light cracking to exterior frame LHS at upper level.	Fair Wear & Tear



7.3	Ceiling	Plaster painted white.	Fair to good condition. Light cracks with chips, heavier over window.	As Check In
7.4	Walls	Plaster painted white/light green.	Fair to good condition. Occasional light chips, heavier to LHS from kitchen wall angle at mid level. Light to moderate scuffs at mid level.	Condition at check out - Tenant



7. RECEPTION (CONT.)



Ref #7.4



Ref #7.4



Ref #7.4

7.5	Skirting	Wood painted white.	Good overall condition. 1 x chip to RHS from door.	Condition at check out - Tenant
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Ref #7.5

7.6	Flooring	Light blue coloured carpet.	Good overall condition. Light to moderate usage wear, heavier to entry. Furniture indentations. Occasional light stains, heavier mid section in front of balcony.	Condition at check out - Tenant
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Ref #7.6



Ref #7.6








Ref #7.6



Ref #7.6



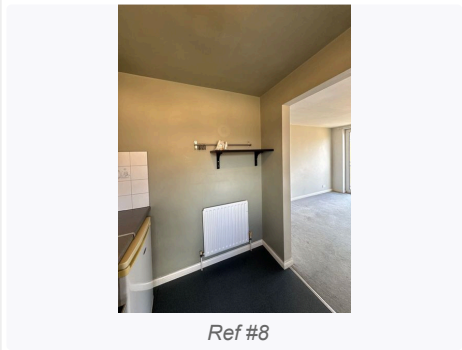
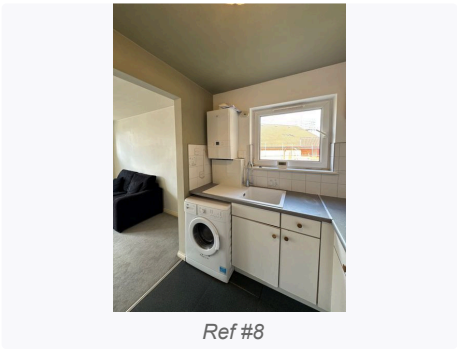
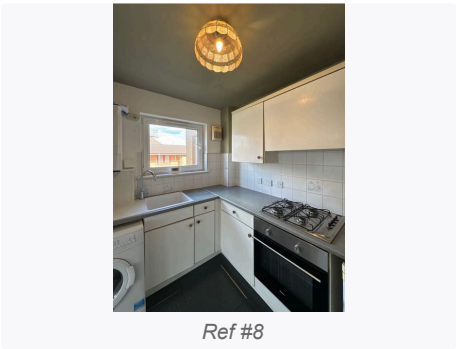
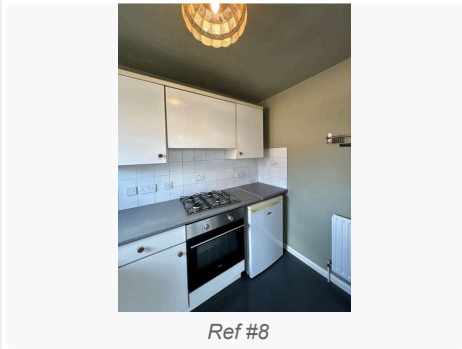
Ref #7.6

7. RECEPTION (CONT.)				
7.7	Lighting	1 x ceiling mounted hanging light fitting with glass shade.	Good working condition.	<i>As Check In</i>
7.8	Switches and sockets	White plastic.	Good condition.	<i>As Check In</i>
7.9	Heating	1 x white metal radiator with thermostatic valve and end cap in place.	Good condition.	<i>As Check In</i>
7.10	Windows	1 x double glazed pane (1 opening) with white plastic frame, handle/lock (no key) and white painted wood sill.	Good overall condition. Light cracking and stains, heavier to RHS bottom corner.	Fair Wear & Tear
<div>    </div> <div> <i>Ref #7.10</i> <i>Ref #7.10</i> <i>Ref #7.10</i> </div>				
7.11	Curtains/blinds	None apparent.		
7.12	Patio door and frame	2 x double glazed panes (1 x opening) with white plastic frame, handle/lock (1 key in lock) and white painted wood threshold. 1 x white, 1 x grey and 1 x brown fabric, lined curtains on grey metal pole.	Good overall condition. Moderate staining, heavier to RHS bottom. Good overall condition.	Condition at check out
<div>   </div> <div> <i>Ref #7.12</i> <i>Ref #7.12</i> </div>				
7.13	Sofa	1 x black fabric 2 seater.	New condition. Still in packaging.	Tenant Liable - Tenant

7. RECEPTION (CONT.)



8. KITCHEN

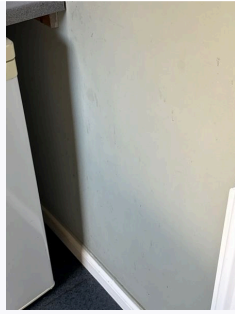


Ref	Name	Description	Condition at Check In	Condition at Check Out
8.1	Cleanliness		Professionally cleaned with omissions.	As Check In
8.2	Ceiling	Plaster painted blue.	Good condition.	As Check In
8.3	Walls	Plaster painted green with white tiling/ grouting to rear of kitchen units.	Good overall condition. Very occasional light scuffs, heavier to RHS from radiator at lower level.	Condition at check out - Tenant

8. KITCHEN (CONT.)



Ref #8.3



Ref #8.3



Ref #8.3



Ref #8.3

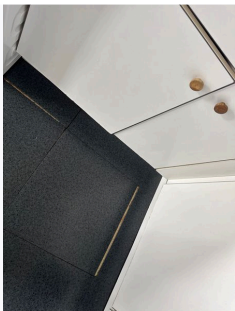


Ref #8.3



Ref #8.3

8.4	Skirting	Wood painted white.	Good overall condition.	<i>As Check In</i>
8.5	Flooring	Blue coloured lino.	Good condition.	<i>As Check In</i>



Ref #8.5

8.6	Lighting	1 x ceiling mounted white plastic light fitting with no glass shade.	Good working condition.	<i>As Check In</i>
8.7	Switches and sockets	White plastic.	Good condition.	<i>As Check In</i>
8.8	Heating	1 x white metal radiator with thermostatic valve and end cap in place.	Good overall condition. Light chips to RHS top edge.	<i>As Check In</i>
8.9	Door and frame	None apparent.		
8.10	Windows	1 x double glazed pane (1 opening) with white plastic frame, handle/locks (no key) and white painted wood sill.	Fair to good condition. Moderate mould and light chips/ cracks to bottom, heavier to RHS.	Fair Wear & Tear

8. KITCHEN (CONT.)



Ref #8.10



Ref #8.10

8.11	Curtains/blinds	None apparent.		
8.12	Sink/drain	1 x white metal single unit with drainer area and chrome mixer tap and plug hole.	Fair condition. Moderate chips and usage wear to RHS, heavier to edge.	<i>As Check In</i>
8.13	Worktops	Light grey.	Good condition.	Condition at check out - Tenant



Ref #8.13



Ref #8.13






Ref #8.13

8.14	Extractor unit	1 x built in, white metal with glass hood and black plastic buttons.	Good overall condition.	Needs Cleaning - Tenant
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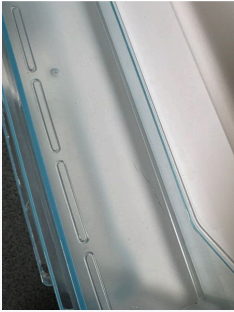



Ref #8.14




8.15	Hob	1 x white metal with white plastic knobs, 4 x gas burners and matching burner guards (Bosch).	Good overall condition. Light chips to front edge. Light usage wear to burners and burner guards.	<i>As Check In</i>
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8. KITCHEN (CONT.)				
8.16	Oven	1 x white metal with white plastic knobs and glass door. Content includes, 2 x chrome shelves.	Good overall condition. Light to moderate usage wear to interior.	<i>As Check In</i>
8.17	Wall units	White MDF wood with translucent handles and white wood shelves.	Good overall condition. LHS from extractor unit is a little ill-fitted.	<i>As Check In</i>
<div>   </div> <div> <i>Ref #8.17</i> <i>Ref #8.17</i> </div>				
8.18	Base units	White MDF wood with chrome handles and white wood shelves. Content includes, several paint pots.	Good overall condition. Occasional light stains to interior, heavier to under sink unit interior.	<i>As Check In</i>
8.19	Drawers	White MDF wood with chrome handles.	All in good overall condition. Light tape stains to RHS from sink interior drawer.	Needs Maintenance
<div>  </div> <div> <i>Ref #8.19</i> </div>				
8.20	Fridge/freezer	1 x small, white plastic. Contents includes, 2 x glass shelves, 1 x plastic salad crisper, 3 x plastic door shelves. 1 x plastic freezer drawer (Iceking).	New condition.	Condition at check out - Tenant

8. KITCHEN (CONT.)

<div></div> <div>Ref #8.20Ref #8.20Ref #8.20</div>				
8.21	Washing Machine	1 x white plastic (Beko).	New condition.	Condition at check out - Tenant
<div></div> <div>Ref #8.21</div>				
8.22	Boiler	1 x white plastic (Worcester).	Good condition.	As Check In
8.23	Further items	1 x wall mounted, stainless steel clock. 1 x wall mounted, stainless steel hanging rail with several hooks. 1 white plastic container. 1 x wall mounted, white plastic, Co2 alarm.	All in good overall condition. Tested and working.	As Check In

9. BEDROOM

<div></div> <div>Ref #9Ref #9Ref #9</div>				
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9. BEDROOM (CONT.)



Ref #9



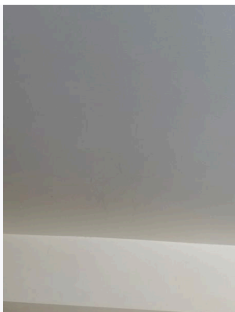
Ref #9

Ref	Name	Description	Condition at Check In	Condition at Check Out
9.1	Cleanliness		Professionally cleaned with omissions.	As Check In
9.2	Door and frame	Wood painted green with green painted wood frame and brass handles.	Good overall condition. Painted over imperfections. Occasional light chips/cracks, heavier to interior frame at upper level. Tarnishing to handles.	As Check In



Ref #9.2

9.3	Ceiling	Plaster painted white.	Good overall condition. Painted over imperfections. 1 x light to moderate square crack in front of entry.	Fair Wear & Tear
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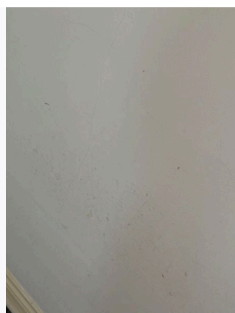
Ref #9.3

9.4	Walls	Plaster painted white.	Good overall condition. 1 x light crack to RHS wall at mid section, upper level.	Condition at check out - Tenant
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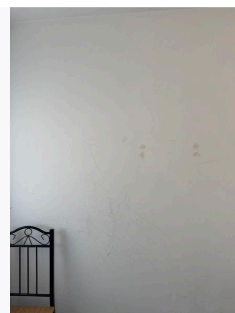
9. BEDROOM (CONT.)



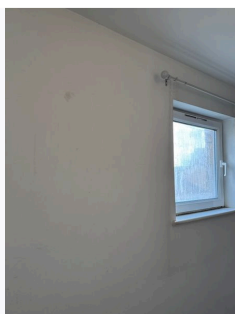
Ref #9.4



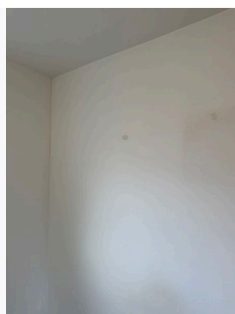
Ref #9.4



Ref #9.4



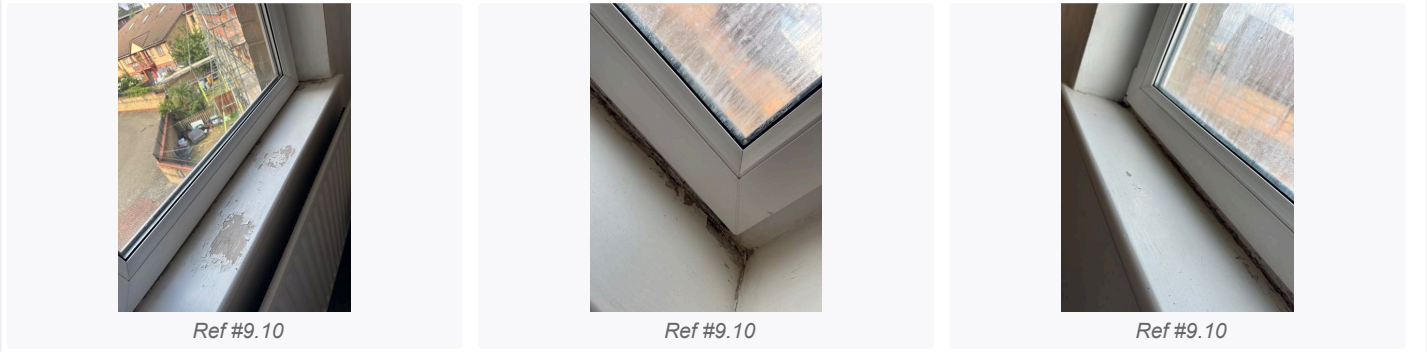
Ref #9.4



Ref #9.4

9.5	Skirting	Wood painted white.	Good overall condition. 1 x light crack to LHS close to entry at bottom level.	As Check In
9.6	Flooring	Dark grey laminate.	Good condition.	As Check In
9.7	Lighting	1 x ceiling mounted hanging light fitting with no paper shade	Good working condition.	As Check In
9.8	Switches and sockets	White plastic.	Good overall condition. Occasional light white paint stains seen.	As Check In
9.9	Heating	1 x white metal radiator with end cap in place, no thermostatic valve in place.	Good condition.	As Check In
9.10	Windows	2 x double glazed panes (2 opening) with white plastic frame, handle/lock (no key) and white painted wood sill.	Fair to good condition. Occasional light cracking to bottom, heavier to RHS window to right corner with black stains. Light sticky tape to over radiator window.	Condition at check out

9. BEDROOM (CONT.)

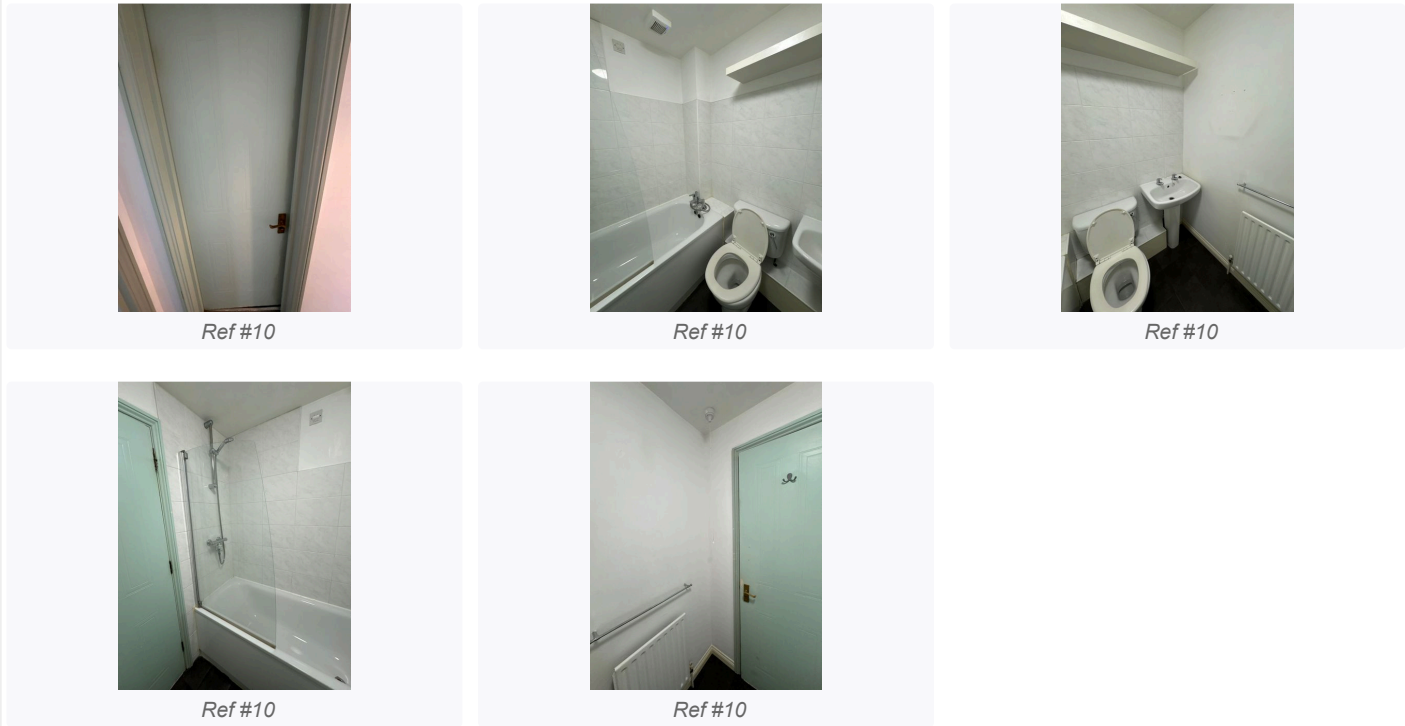


9.11	Curtains/blinds	2 x white/silver fabric, roll up blinds.	Good overall condition. Not in place. Light to moderate yellow staining to both of them.	Further Investigation Needed - Tenant
9.12	Bed	1 x double, with white/cream divan and white/cream mattress.	New condition. Still in packaging. Fire label seen.	Tenant Liable - Tenant



9.13	Wardrobe	1 x large, light brown wood with 2 x matching doors, 1 x mirrored door, 2 x matching drawers and grey plastic handles. Content includes, 3 x grey wood shelves, 1 x grey metal hanging rail.	Good condition.	As Check In
9.14	Shelf	1 x wall mounted, white mdf wood.	Good condition. 1 x note on it 'Warning: This shelf is non load bearing. Light stuff only'.	As Check In

10. BATHROOM

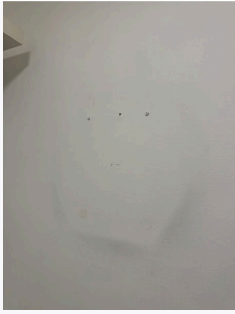


Ref	Name	Description	Condition at Check In	Condition at Check Out
10.1	Cleanliness		Professionally cleaned.	As Check In
10.2	Door and frame	1 x wood painted green with green painted wood frame and brass handle/ lock.	Good overall condition. Painted over imperfections. Moderate tarnishing to handles.	Fair Wear & Tear



10.3	Ceiling	Plaster painted white.	Good overall condition. Painted over imperfections.	As Check In
10.4	Walls	Plaster painted white with white tilling/ grouting to rear of toilet, hand basin and bath unit.	Good overall condition.	Tenant Liable - Tenant

10. BATHROOM (CONT.)



Ref #10.4



Ref #10.4

10.5	Skirting	Wood painted white.	Good condition.	<i>As Check In</i>
10.6	Flooring	Dark grey lino.	Good overall condition.	Condition at check out
10.7	Lighting	1 x ceiling mounted light fitting; with no shade.	Good working condition.	<i>As Check In</i>
10.8	Light switch	1 x white pull cord with chrome end piece.	Good condition.	<i>As Check In</i>
10.9	Heating	1 x white metal radiator with end cap in place, no thermostatic valve.	Good overall condition. Broken thermostatic valve.	<i>As Check In</i>



Ref #10.9

10.10	Hand basin	White ceramic with chrome taps and chrome plug.	Good overall condition.	Condition at check out
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Ref #10.10

10.11	Toilet	White ceramic with white plastic seat and lid, chrome fittings and plunger flusher.	Good overall condition.	Condition at check out
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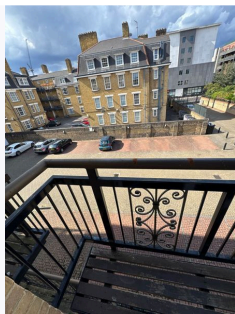
10. BATHROOM (CONT.)

Ref #10.11



Ref #10.11

10.12	Bathtub	White ceramic with white plastic side panel, chrome mixer tap, shower hose, shower head, overflow, plug hole and wall fittings.	Good overall condition.	<i>As Check In</i>
10.13	Shower screen	1 x glass with chrome wall fittings.	Good condition.	<i>As Check In</i>
10.14	Extractor fan	1 x white plastic, ceiling mounted.	Good condition.	<i>As Check In</i>
10.15	Towel rail	1 x wall mounted, chrome.	Good overall condition. Occasional light white paint stains.	<i>As Check In</i>
10.16	Shelf	1 x wall mounted, white mdf wood.	Good condition.	<i>As Check In</i>

11. BALCONY

Ref #11



Ref #11

Ref	Name	Description	Condition at Check In	Condition at Check Out
11.1	Cleanliness	N/A.	N/A.	<i>As Check In</i>
11.2	Flooring	Dark wood/concrete.	Fair to good condition. Weathered concrete section.	<i>As Check In</i>
11.3	Rail	Black metal/brass.	Good overall condition.	<i>As Check In</i>

Tenant Responsibilities		
Ref	Action Required	Comments
6.4 Hallway » Walls	Condition at check out	Walls appear heavily scuffed throughout
6.6 Hallway » Flooring	Condition at check out	Dark shading forward of bathroom door
7.4 Reception » Walls	Condition at check out	All walls seen with scuffs, and heavy shading.
7.5 Reception » Skirting	Condition at check out	Scuffed
7.6 Reception » Flooring	Condition at check out	Stained and furniture marks present
7.13 Reception » Sofa	Tenant Liable	Armrests of sofa seen discoloured due to usage
8.3 Kitchen » Walls	Condition at check out	<p>Drip marks seen around radiator, and further top right hand side of entry. Screw with possible mirror residue mark.</p> <p>2x tiles seen cracked near appliance switch and socket, some gapping to grout, another cracked tile to end right hand side.</p>
8.13 Kitchen » Worktops	Condition at check out	Usage seen, right hand side of sink with white water stain .
8.14 Kitchen » Extractor unit	Needs Cleaning	Buttons appear greasy
8.20 Kitchen » Fridge/freezer	Condition at check out	<p>1st and last door compartment seen with cracks, lost door compartment with heavier.</p> <p>Glass shelf framing to interior seen with slight crack</p>
8.21 Kitchen » Washing Machine	Condition at check out	Washing machine appears to be burnt bottom of the door, visible when door opened.
9.4 Bedroom » Walls	Condition at check out	<p>Multiple heavy scuff points</p> <p>What appears to be water damage seen right hand side of bed</p> <p>Shaded areas and paint imperfection</p>
9.11 Bedroom » Curtains/blinds	Further Investigation Needed	No blinds seen
9.12 Bedroom » Bed	Tenant Liable	Water stain seen to mattress
10.4 Bathroom » Walls	Tenant Liable	<p>Mirror mark with screw points seen</p> <p>Right hand side of sink seen with drip marks</p>

Miscellaneous Responsibilities		
Ref	Action Required	Comments
7.2 Reception » Door and frame	Fair Wear & Tear	Paint marks
7.10 Reception » Windows	Fair Wear & Tear	Exterior heavily dirty, windowsill seen peeling and chipped.
7.12 Reception » Patio door and frame	Condition at check out	Glass appears cloudy
8.10 Kitchen » Windows	Fair Wear & Tear	Further chipping
8.19 Kitchen » Drawers	Needs Maintenance	Drawer base loose
9.3 Bedroom » Ceiling	Fair Wear & Tear	Scuffing top of wardrobe
9.10 Bedroom » Windows	Condition at check out	Windowsill paint appears to be peeling off Second windowsill seen with cracking to joints Second window seen with lots of condensation , and drip marks.
10.2 Bathroom » Door and frame	Fair Wear & Tear	Bottom of interior seen chipping off
10.6 Bathroom » Flooring	Condition at check out	When stepped on, creaks alot
10.10 Bathroom » Hand basin	Condition at check out	Sealant cracking
10.11 Bathroom » Toilet	Condition at check out	Seat seen with aged usage stains, flush sometimes needs to be manually pulled up

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.

Terms and Conditions