

Check Out



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Prepared on behalf of Example Lettings Ltd

Property inspected by A. Clerk

Reference: CO - LD303M3

Address

123 Preview Street
Sample City
London
AB1 2CD



Carried Out

**September
9th 2024**



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GENERAL GUIDANCE NOTES for TENANT

Guide to Definitions

Brand new;

Good condition: no defects to note and in good working order;

Good used condition: minor defects as noted, no impediment to function;

Fair condition: multiple defects as noted, functional, but may require cosmetic maintenance;

Poor condition: significant defects and not functioning correctly - not fit for purpose.

Guidance notes:

1. An independent inventory clerk will conduct the **Check-Out** at the end of the tenancy. The property must be ready to be handed over along with the keys at the appointed time. If you are not ready to leave it will not be possible to conduct the check-out and a charge for cancellation will be incurred.
2. It is expected that the property will have been restored to its original condition with any professional cleaning and repairs completed. All personal items should be removed prior to the inspection.

All items should be returned to the position indicated on the Inventory report. Any items packed away for the duration of the tenancy should be unpacked, cleaned and returned to their original position - failure to do so could result in an item being marked as 'Not seen' and a replacement liability added, which could be deducted from the Security Deposit. The landlord or managing agent must be informed of any items removed from, or added to, the property, and any maintenance issues during the tenancy should be clearly catalogued in writing. The clerk will not be aware of these agreements unless specifically advised.
3. All crockery, glass, cookware and kitchen utensils should be clean and accessible. Beds should not be made up as the mattresses need to be inspected. Bedding and linen should be cleaned and placed neatly in the appropriate room. Unlaundered linen will not be checked and may incur a cleaning liability. Failure to comply with the above may incur a charge for repositioning or reconnecting items or equipment.
4. The Inventory and Check-in/Schedule of Condition report will be used for comparison and any variances and discrepancies (see notes below on most common **discrepancies**) in the general condition of the property and its contents will be noted.
5. Normal "fair wear and tear" is assessed generally on the length of the tenancy and the type of occupancy.
6. **Discrepancies:**

Below is a list of the most common areas and it would be in the best interests of the tenant to pay particular attention to these:

- Carpets and flooring: Spotting, staining, soiling, heavy shading, burn marks, heavy scratches/scrape marks;
- Furniture damage: Soiling, staining, breakage, ring and scratch marks, water or liquid marks, dents and chip marks, potential claw scratches;
- Curtains: Discoloured due to smoke, torn or not freshly cleaned;
- Fireplace: Unauthorised use, chimneys not swept, damage to mantel;
- Mattresses: Staining, rips;
- Linen: Soiling, staining, not freshly cleaned, tears;
- Garden: unless otherwise informed it is the responsibility of the tenant to maintain gardens and outside areas. This includes the cutting of the lawns, weeding the beds according to the season.

7. Cleaning:

Apart from the day-to-day cleaning which tenants are expected to undertake, listed below are the most common areas missed at the end of tenancy and which will be noted in the **check-out** report:

- All paintwork, skirting boards, picture rails;
- Ceramic tiles in kitchens and bathrooms;
- Lime-scaling to taps, shower-heads and surrounding areas (note: heavy limescale causes a Legionella Risk and may result in shower-head replacement, you are advised to clean regularly);
- Carpets and flooring, including underneath heavy furniture, please arrange steam cleaning with your cleaning company where appropriate;
- Kitchen units, cupboards and drawers – inside and out;
- All kitchen appliances inside and out, including shelving and all rubber seals;
- Defrosting freezer and freezer compartment (usually tenant responsibility prior to cleaning company arrival, check with cleaning contractor);
- Soap dispensers and filters of washing machine and dishwasher;

- Extractor fans and cooker hoods including filters;
- Air vent filters (Vent Axia, NuAire for example) should be cleaned every 6 months and replaced annually;
- Ceiling / wall light fittings, shades and bulbs;
- Windows: cleaned to interior, and exterior where accessible (and not a Building Maintenance responsibility, ie, in a high rise building);
- Note that cleaning of balconies is usually at an additional cost and should be arranged with your cleaning company.

8. Utilities

It is the responsibility of the tenant to ensure they have informed Utility companies of the end of contract – note that you are responsible for payment of bills until the end of tenancy date even if you vacate the property prior to that. Please contact your managing agent for assistance if needed.

Check out notes:

Where no liabilities are assigned to an item even when there are additional comments to the check-in condition, it is considered to be fair wear and tear (FWT).

An item that is considered to have deteriorated significantly (eg, from Brand new or Good condition to Fair or Poor) will automatically incur a liability flag to Tenant responsibility.

Cleaning: A 'professional cleaning throughout' liability will be added to the Overview Cleaning section to signify when the whole property needs cleaning and not just specific items. A professional clean would be expected to cover all usual discrepancies to include dusting to all surfaces, cleaning of floors including under furniture, cleaning entire kitchen and all appliances, bathroom including taps and shower heads. Any specific items that have been omitted during professional cleaning will be flagged individually.

Any additional items will be marked for tenant removal, unless E1 is pre-advised of Landlord provision during the tenancy or where the Landlord has approved the item(s) to be left.

Damage to fixtures and fittings: considered beyond fair wear and tear are holes and significant chips, hand and footprints, anything that could not have been done by accident (eg, nail holes, picture hooks, Blue Tack and adhesive residue); suction or adhesive hooks will be marked for tenant removal, their removal could cause damage to the surface beneath and the cost of any repairs will be deemed tenant liability.

Disclaimers

This Inventory and the following report is intended as an informative guide to help both the Landlord and the Tenant.

All concerned parties have 7 days from receipt of the inventory (other than in exceptional pre-advised circumstances) to revert with any comments and/or their agreement. Non receipt of any comments will be taken as full agreement with the findings and the report will be automatically closed after 30 days; this may affect any disputes at the time of check out which E1 Inventories cannot be held responsible for.

1. All electrical appliances and machinery have only been tested, where practicable, for power. Any defects in normal running should be reported as soon as possible after move in.

2. Where easily accessible or advised prior to the appointment we will take meter readings. However, E1 Inventories are not responsible for the absence of these readings if the access is obstructed or location unclear. Where applicable application will be made by the clerk and E1 Inventories to concierge to gain those meter readings accessible by building maintenance only.

3. This Inventory only extends to readily accessible places: overcrowded drawers or cupboards and items left in cellars, attics and locked rooms / cupboards will not be included, nor will heavy furniture be moved. Large amounts of miscellaneous crockery and cutlery will not be listed individually, unless prior arrangements have been agreed. Standard practice is to list complete dinner services only.

4. Contractual terms listed in the Tenancy Agreement overrule the opinion of the Inventory Clerk.

5. Safety Disclaimer: this Inventory relates only to the furniture, furnishings and all Landlord's equipment and contents in the property. It is no guarantee of, or report on, the adequacy or 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 same.

6. The Fire and Safety Regulations regarding Furnishings, Gas, Electrical and similar services, the provision of safety certificates and tested smoke alarms are ultimately the responsibility of the Instructing Principal. The clerk will test smoke alarms at the time of inspection. Tenants should test them regularly during the tenancy and replace batteries accordingly.

7. This Inventory provides a fair and accurate record of the contents, and condition of the contents of the property as well as the property's internal condition. The clerk preparing the Inventory is not an expert in fabrics, woods, materials, antiques etc, nor a qualified surveyor. The Inventory should not be used as an accurate description of furniture and equipment, nor as a structural survey report. Descriptions are for identification purposes only for comparison at check-out.

8. Where no liability is assigned at check-out any additional remarks made by the clerk regarding conditions are considered to be fair wear and tear (FWT), unless otherwise stated.

1. CHECKLIST

Ref	Name	Answer at Inventory & Schedule of Condition	Answer at Check Out	Comments	Additional Comments
1.1	Evidence of Smoking?	No	<i>As Inventory & Schedule of Condition</i>		
1.2	Evidence of Pets	Yes	<i>As Inventory & Schedule of Condition</i>	From a previous tenancy	
1.3	Maintenance Issues	Yes	<i>As Inventory & Schedule of Condition</i>	As noted	
1.4	Keys handed over?	Yes	<i>As Inventory & Schedule of Condition</i>	Returned to concierge	
1.5	Has the property been professionally cleaned?	Yes	No	Domestically cleaned	
1.6	Cleaning issues?	No	Yes	Throughout	

2. OVERVIEW

Ref	Name	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
2.1	Property video	Not taken due to presence of cleaners	<i>As Inventory & Schedule of Condition</i>	
2.2	Cleanliness	Professional cleaners still working during inspection	Domestically cleaned, requires professional cleaning throughout Needs Cleaning - Tenant	
2.3	Decorative Order	Neutrally decorated in good overall condition	Neutrally decorated in fair overall condition	
2.4	Lighting	All in good, working order	<i>As Inventory & Schedule of Condition</i>	
2.5	Windows/Balcony doors	Good overall condition; balcony doors cleaned to interior and exterior	Good used overall condition with defects as noted	
2.6	Curtains/Blinds	Good overall condition; All in good, working order; some evidence of previous pet hairs and staining, cleaners aware	Good overall condition; All in good, working order; some evidence of previous pet damage and staining	

2. OVERVIEW (CONT.)

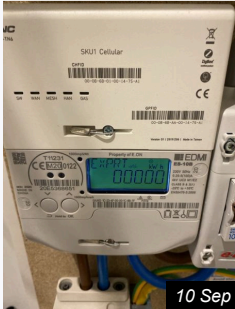
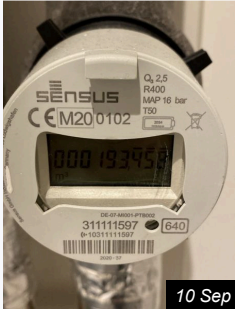
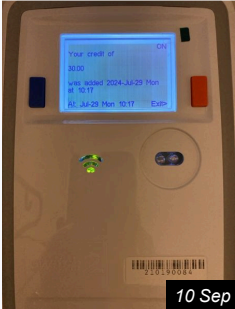
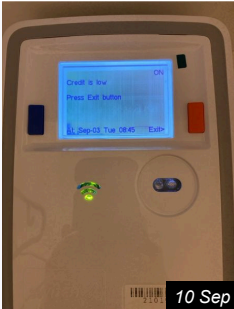
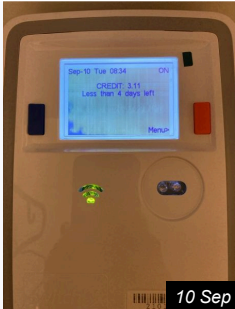
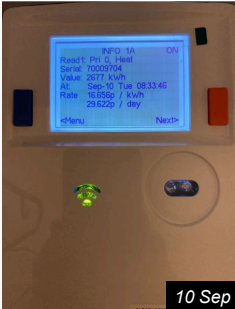
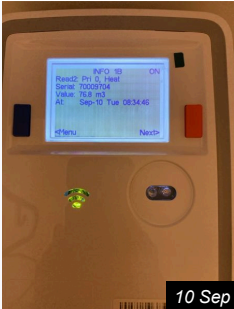
Ref	Name	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
2.7	Woodwork (skirting/doors)	Good overall condition	Good used overall condition with defects as noted	
2.8	Carpets/Flooring	Good overall condition; carpets steam cleaned	Fair overall condition; heavy scratching and scuffing, may require maintenance/ specialist clean Needs Maintenance - Tenant Needs Steam Cleaning - Tenant	
2.9	Upholstery	Good overall condition; steam cleaned	Good used overall condition with defects as noted	
2.10	Kitchen and appliances	Good overall condition; All appliances tested for power	Good used overall condition; All appliances tested for power	
2.11	Bathrooms and fittings	Good overall condition; All taps run; all toilets flushed	Good used overall condition; All taps run; all toilets flushed	
2.12	Beds/Mattresses	Good overall condition; steam cleaned	Good used overall condition; not steam cleaned	
2.13	Smoke/CO alarms	Tested and all in good, working order	<i>As Inventory & Schedule of Condition</i>	
2.14	External areas	Good weathered condition	<i>As Inventory & Schedule of Condition</i>	

3. RIGHT TO RENT

Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
3.1	Right to Rent Check	Tenant passport photos attached		NA	

4. METER READINGS

Ref	Name	Serial Number & Location	Reading at Inventory & Schedule of Condition	Reading at Check Out	Additional Comments
4.1	Electricity Meter	Location: Utility Serial no: 20E5368651	02408 Kwh £ 2.41	04207 Kwh	

4. METER READINGS (CONT.)					
Ref	Name	Serial Number & Location	Reading at Inventory & Schedule of Condition	Reading at Check Out	Additional Comments
4.2	Water Meter	Location: Utility Serial no: 311111597	000094,239 m3	000193,458 m3	
4.3	Heat Meter	Location: Utility - scroll through menu to system info Serial no: 70009704/210190084	1251 kWh 48 m3 £ -2.47	2677 kWh 76.8 m³ Credit £3.11	
 10 Sep 2024 09:33 Ref # 4.1  10 Sep 2024 09:33 Ref # 4.1  10 Sep 2024 09:33 Ref # 4.1					
 10 Sep 2024 09:33 Ref # 4.1  10 Sep 2024 09:33 Ref # 4.2  10 Sep 2024 09:34 Ref # 4.3					
 10 Sep 2024 09:34 Ref # 4.3  10 Sep 2024 09:34 Ref # 4.3  10 Sep 2024 09:34 Ref # 4.3					
 10 Sep 2024 09:35 Ref # 4.3					

5. KEYS			
Ref	Name	Description	Additional Comments
5.1	Keys	3 fob 3 Yale front door (TPT7405 33) 3 balcony (T208626 T65) 2 Post box (CC533) Collected from and returned to concierge Located in property: 6 window 6 window - window keys not seen at CO; Needs Replacing - Tenant	



10 Sep 2024 09:39

Ref # 5.1



10 Sep 2024 09:40

Ref # 5.1



10 Sep 2024 09:40

Ref # 5.1

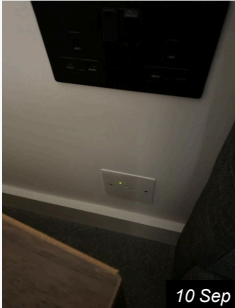


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6. MANUALS/CERTIFICATES			
Ref	Name	Description	Additional Comments
6.1	Household appliance manuals	Located in kitchen	
6.2	Electricity certificate	Available to view via MyHome Plus portal	
6.3	Energy Performance certificate (EPC)	Available to view via MyHome Plus portal	

7. ALARMS					
Ref	Name	Location Room & Floor	Test Result at Inventory & Schedule of Condition	Test Result at Check Out	Additional Comments
7.1	Smoke Alarm	Hallway	Tested and working	As Inventory & Schedule of Condition	

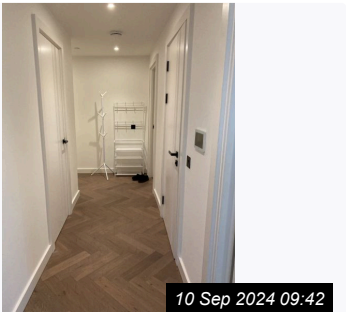
7. ALARMS (CONT.)					
Ref	Name	Location Room & Floor	Test Result at Inventory & Schedule of Condition	Test Result at Check Out	Additional Comments
7.2	Smoke Alarm	Utility	Tested and working	As Inventory & Schedule of Condition	
7.3	Carbon Monoxide Alarm	Bedrooms	Green lights seen	As Inventory & Schedule of Condition + in bedroom 2 No green light to bedroom 1 Needs Maintenance - Investigate	
7.4	Heat Alarm	Kitchen	Tested and working	As Inventory & Schedule of Condition	
7.5	Smoke Alarm	Bedroom 1	Tested and working	As Inventory & Schedule of Condition	
7.6	Smoke Alarm	Bedroom 2	Tested and working	As Inventory & Schedule of Condition	
 10 Sep 2024 09:36 Ref # 7.1  10 Sep 2024 09:35 Ref # 7.2  10 Sep 2024 09:37 Ref # 7.3					
 10 Sep 2024 09:37 Ref # 7.3  10 Sep 2024 09:37 Ref # 7.4  10 Sep 2024 09:36 Ref # 7.5					

7. ALARMS (CONT.)					
Ref	Name	Location Room & Floor	Test Result at Inventory & Schedule of Condition	Test Result at Check Out	Additional Comments
	 10 Sep 2024 09:36 Ref # 7.6				

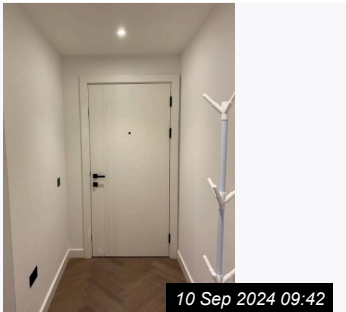
8. HALLWAY					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
8.1	Overview				
8.2	Ceiling	Plaster painted white	Good condition	As Inventory & Schedule of Condition	
8.3	Walls	Plaster painted white	Good condition; Scuffs and marks mid to low level in places throughout	Fair condition; Very heavy scuffing and black marks at low levels; Scuffs and grubby marks mid to low levels; Heavy chips to corner edges Needs Maintenance - Tenant	
8.4	Skirting	Flooring	Good condition Light scuffs in places	As Inventory & Schedule of Condition + ; Dust and hair Needs Cleaning - Tenant	
8.5	Flooring	Mid wood laminate parquet	Good condition Spot marks before door and WC	Fair condition; Very heavy scuffing between bedroom one and reception, requiring maintenance Needs Maintenance - Tenant	
8.6	Lighting	White metal recessed spots	All in good, working order	As Inventory & Schedule of Condition	

8. HALLWAY (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
8.7	Light switches	Black metal and plastic	All in good, working order	<i>As Inventory & Schedule of Condition</i>	
8.8	Electrical sockets	Black metal and plastic	Good condition	<i>As Inventory & Schedule of Condition</i>	
8.9	Heating	Underfloor			
8.10	Front door/frame	Wooden door and frame painted dark grey to exterior and white to interior; Black metal metal fittings to include: Spy hole; Lever handle; Yale and switch locks; Doorbell; Numerals; Black metal and glass light to exterior	Good condition; Large chip to int frame LHS; Scuffs around handle and marks mid- low level both sides; Chipping to exterior frame mid level	Good used condition; Large chip to int frame LHS with patchy repairs to door and frame; Scuffs around handle and marks mid- low level both sides; Chipping to exterior frame mid level; Heavy scuffing low level; Bubbling low level right interior by hinge	
8.11	Entry Phone	White plastic and glass touch screen, wall mounted	Good condition; Tested and working	<i>As Inventory & Schedule of Condition</i>	
8.12	Utility Cupboard	White painted wooden double doors and frame with black metal lever handles; Interior decor as per hallway with black tiled floor; Contains: Various white plastic switches and sockets; Meters; Heat system; Fuse box; Broadband equipment; Recessed light and switch; Air vent; White painted wooden shelf and chrome hanging rail; Washing machine	Good condition; Small mark to door exterior below handle; Boiler flashing warning code E1 but alarm not going off; Some markings to flooring; Air filters slightly dusty; Cracking low level to door int; Minor scuffs to walls mid-low level	<i>As Inventory & Schedule of Condition</i> + ; Dustpan and brush; Light debris to floor Needs Maintenance - Investigate Needs Cleaning - Investigate Needs removing - Tenant	

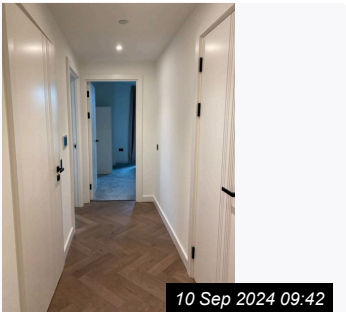
8. HALLWAY (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
8.13	Washing Machine	Bosch; Model: WNAD63	Good condition; Tested for power; Light ingrained tarnishing to drum seal; Light marks to door interior	Good condition; Tested for power; Light ingrained tarnishing to drum seal; Grubby marks, hair and dust to inner door and seal; Detergent to drawer; Dusty throughout Needs Cleaning - Tenant	
8.14	Sprinkler Cover(s)	White metal	Good condition	As Inventory & Schedule of Condition	
8.15	Additional Items	1 white metal coat stand; 1 white metal shoe storage with hooks	Item added after Check In	Good used conditions; Slight usage scratches and grubby marks Needs removing - Tenant	



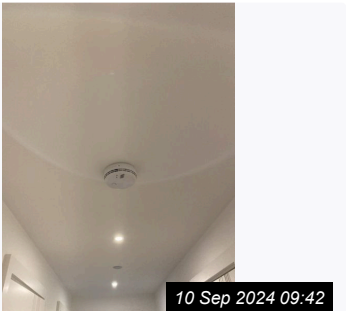
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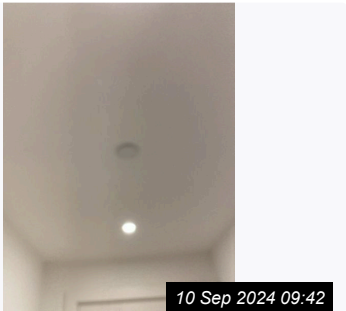
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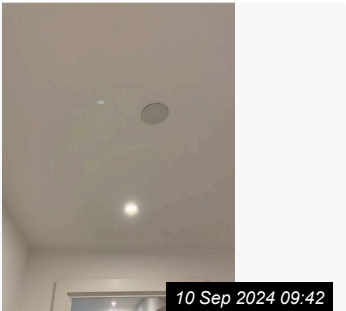
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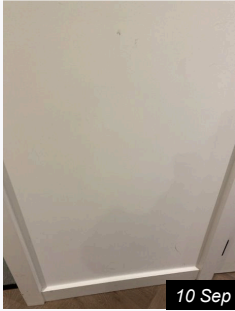
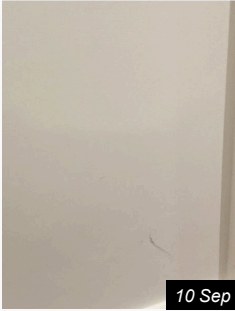
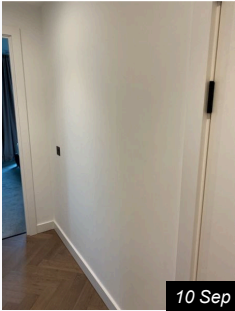
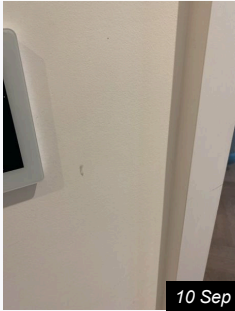
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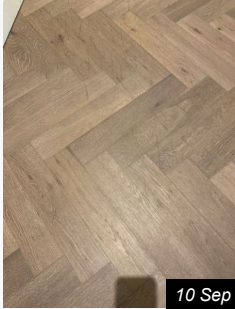


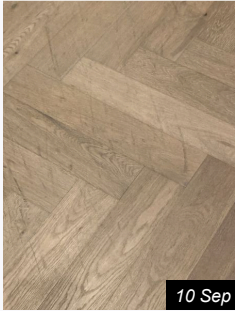
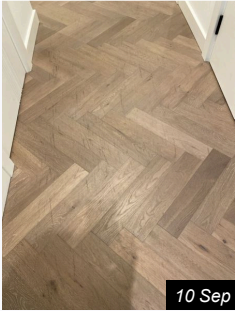
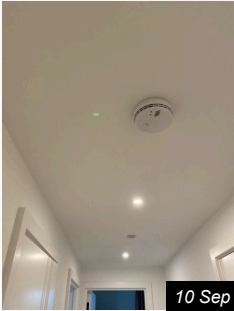
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Ref # 8.2

8. HALLWAY (CONT.)					
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		 10 Sep 2024 09:43 Ref # 8.3	 10 Sep 2024 09:43 Ref # 8.3	 10 Sep 2024 09:43 Ref # 8.3	
		 10 Sep 2024 09:43 Ref # 8.3	 10 Sep 2024 09:43 Ref # 8.3	 10 Sep 2024 09:43 Ref # 8.3	
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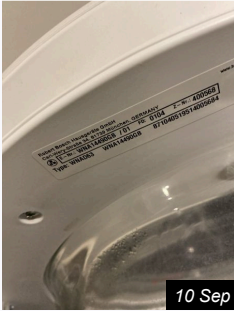
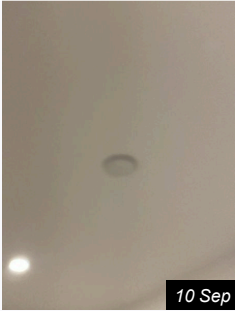
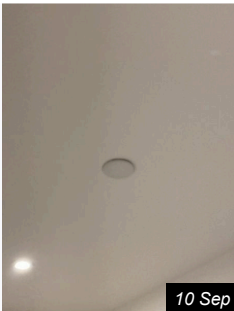
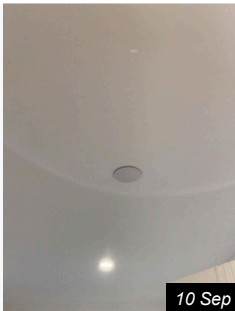
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		 10 Sep 2024 09:50 Ref # 8.5	 10 Sep 2024 09:50 Ref # 8.5	 10 Sep 2024 09:50 Ref # 8.5	

8. HALLWAY (CONT.)					
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		 10 Sep 2024 09:50 Ref # 8.5	 10 Sep 2024 09:50 Ref # 8.5	 10 Sep 2024 09:50 Ref # 8.6	
		 10 Sep 2024 09:50 Ref # 8.6	 10 Sep 2024 09:50 Ref # 8.7	 10 Sep 2024 09:50 Ref # 8.7	

8. HALLWAY (CONT.)					
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		 10 Sep 2024 09:52 Ref # 8.10	 10 Sep 2024 09:52 Ref # 8.10	 10 Sep 2024 09:52 Ref # 8.10	
		 10 Sep 2024 09:52 Ref # 8.10	 10 Sep 2024 09:52 Ref # 8.10	 10 Sep 2024 09:52 Ref # 8.10	
		 10 Sep 2024 09:53 Ref # 8.10	 10 Sep 2024 09:53 Ref # 8.10	 10 Sep 2024 09:53 Ref # 8.10	

8. HALLWAY (CONT.)					
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		 10 Sep 2024 09:53 Ref # 8.12	 10 Sep 2024 09:53 Ref # 8.12	 10 Sep 2024 09:53 Ref # 8.12	
		 10 Sep 2024 09:53 Ref # 8.12	 10 Sep 2024 09:53 Ref # 8.12	 10 Sep 2024 09:53 Ref # 8.12	
		 10 Sep 2024 09:53 Ref # 8.12	 10 Sep 2024 09:53 Ref # 8.12	 10 Sep 2024 09:53 Ref # 8.12	

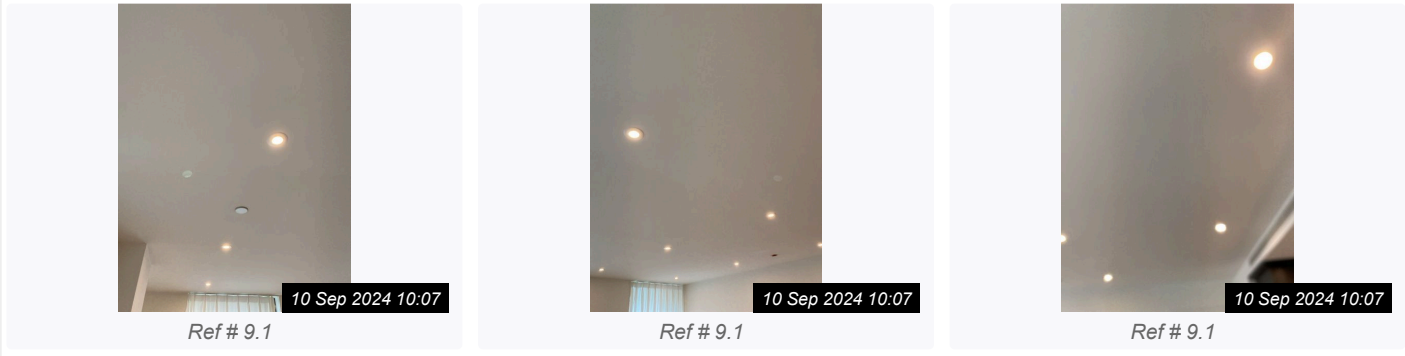
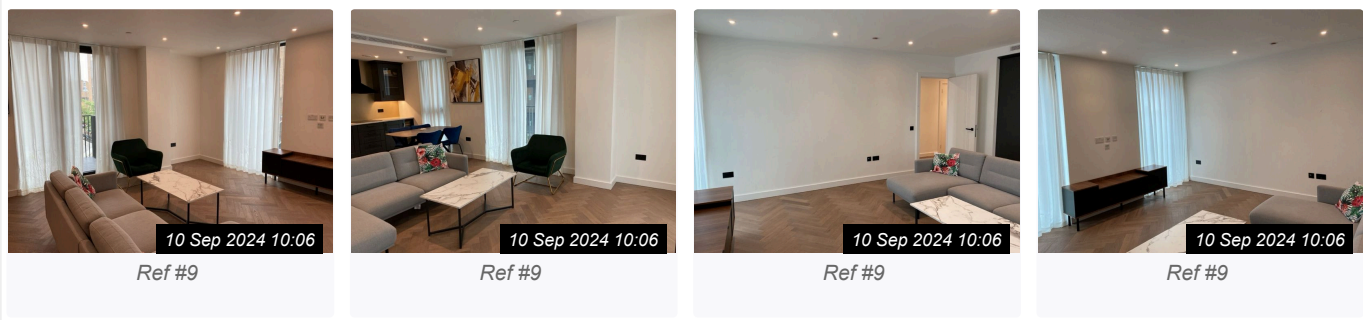
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		 10 Sep 2024 09:56 Ref # 8.13	 10 Sep 2024 09:56 Ref # 8.13	 10 Sep 2024 09:56 Ref # 8.13	
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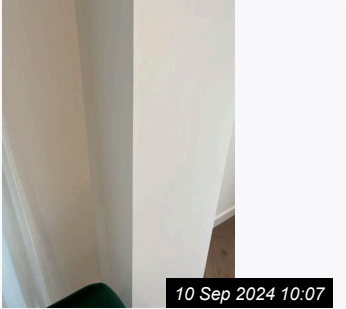
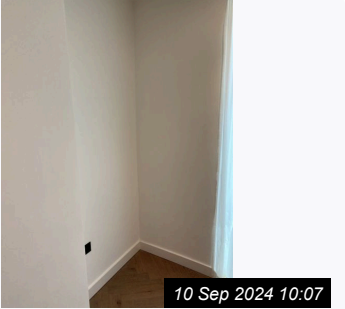
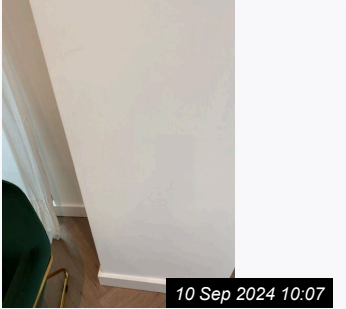
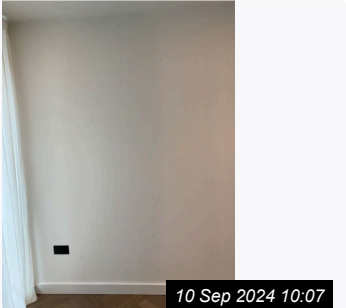
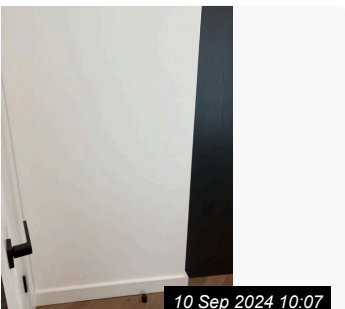
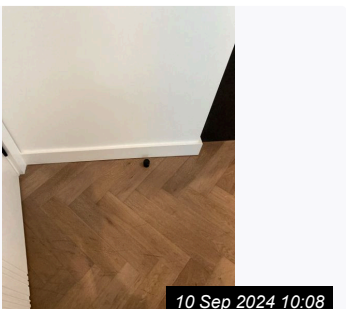
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		 10 Sep 2024 09:58 Ref # 8.14	 10 Sep 2024 09:58 Ref # 8.14	 10 Sep 2024 10:06 Ref # 8.15	
9. RECEPTION					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
9.1	Ceiling	Plaster painted white	Good condition Light marks in places	As Inventory & Schedule of Condition	
9.2	Walls	Plaster painted white	Good condition; Scuffs low level left of door frame; Scattered scuffs mid- low level; Chips to corner edges	As Inventory & Schedule of Condition + ; Circular mark low level right	
9.3	Skirting	Wood painted white	Good condition; Light marks and chips in places	As Inventory & Schedule of Condition + ; Dusty Needs Cleaning - Tenant	

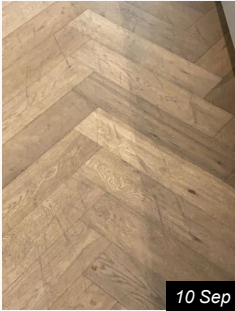
9. RECEPTION (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
9.4	Flooring	Mid wood laminate parquet	Good condition; Scratching before media unit and other usage scratches in places	Fair condition; Red and yellow paint marks left of balcony door; Very heavy scratching on track between entrance and balcony; Heavy scuffing continuing to write and furthest left; Yellow staining centrally Needs Maintenance - Tenant	
9.5	Lighting	White metal recessed spots	All in good, working order	<i>As Inventory & Schedule of Condition</i>	
9.6	Light switches	Black metal and plastic	Good condition	<i>As Inventory & Schedule of Condition</i>	
9.7	Sockets	Black metal and plastic White plastic	Good condition	<i>As Inventory & Schedule of Condition</i>	
9.8	Heating	Underfloor			
9.9	Door/frame	White painted wooden door and frame with black metal lever handles	Good condition; Light scuffs mid- low level both sides and marks around handles; Wifi sticker seen to frame int; Scratches to frame left	<i>As Inventory & Schedule of Condition</i> + ; Black scuffs low level left exterior	
9.10	Door stop	Black rubber floor mounted	Good condition	<i>As Inventory & Schedule of Condition</i>	

9. RECEPTION (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
9.11	Window(s) & Balcony Door	Black metal frames and handles; 1 opening window and fixed panes; 1 opening door	Good condition; Window detached from safety catch, clerk has re-attached; Minor marks to frame of door; Door cleaned to both sides	Fair condition; Restrictor very bent - maintenance recommended to avoid damage from using force to close; Grubby marks to left window interior; Minor marks to frame of door; Door handle loose and latch not secured unless handle is locked down - open on arrival; see video; Food staining to frame low level by kitchen Needs Maintenance - Investigate Needs Cleaning - Tenant	
9.12	Curtains/Blinds	White voile curtains on metal runners with rope tie backs	Fair condition; Puckering to fabric throughout - possible pet scratches; Staining in places low level; Pet hair remaining	Fair condition; Puckering to fabric throughout - possible pet scratches; Staining in places low level; Needs Maintenance - Landlord	
9.13	Sprinkler Cover(s)	White metal	Good condition; 1 loose from ceiling	Needs Maintenance - Landlord	
9.14	Air Vent(s)	White metal grilles	Good condition	As Inventory & Schedule of Condition	
9.15	Thermostat sensor	Painted over to wall	Good condition	As Inventory & Schedule of Condition	
9.16	Sofa	Grey fabric upholstered L-shaped with black metal legs; 2 patterned scatter cushions	Good condition Scratches to back right edge	As Inventory & Schedule of Condition + ; Stain to left seat	
9.17	Armchair	Green faux velvet with gold metal legs	Good condition	As Inventory & Schedule of Condition	
9.18	Coffee Table	White marble effect laminate on black metal legs	Good condition	As Inventory & Schedule of Condition	

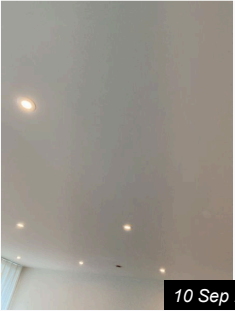
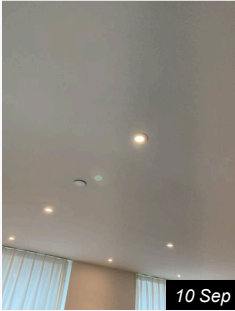
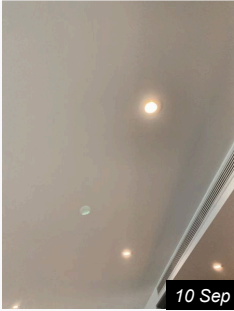
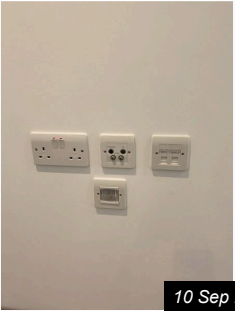
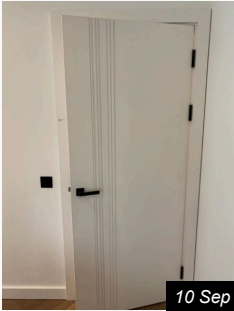
9. RECEPTION (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
9.19	Media Unit	Mid wood and black laminate with metal legs; 3 doors with black metal handles	Good condition; Minor chip to LHS front edge; Tarnishing to side of unit RHS; Items to interior as pictured	<i>As Inventory & Schedule of Condition</i>	
9.20	Dining Table	Concrete effect laminate on black metal legs	Good condition	Good used condition; Chips to edges Tape to right - not removed so as not to cause damage Needs Maintenance - Tenant	
9.21	Dining Chairs	4 blue faux velvet with black metal legs	Good condition Minor spot marks to some seats	<i>As Inventory & Schedule of Condition</i>	
9.22	Picture	Abstract wall mounted in black laminate frame	Good condition	<i>As Inventory & Schedule of Condition</i>	
9.23	Vase	Glass with blue artificial flowers	Good condition	Not seen Needs Replacing - Tenant	
9.24	Air con remotes	2 white plastic	<i>Item added after Check In</i>	Good condition; Tested for power	

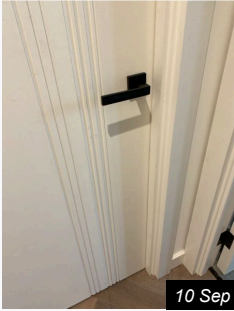
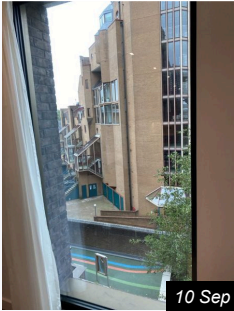


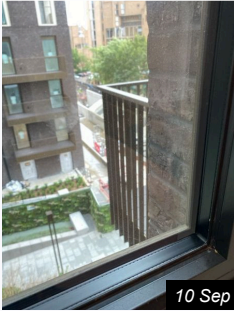
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		 Ref # 9.2	 Ref # 9.2	 Ref # 9.3	

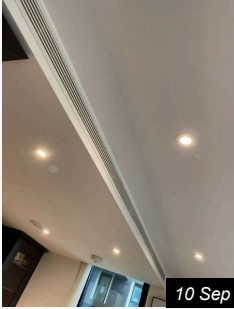
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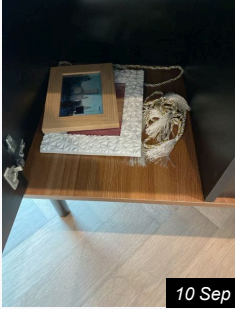
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9. RECEPTION (CONT.)					
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		 Ref # 9.5	 Ref # 9.6	 Ref # 9.7	
		 Ref # 9.7	 Ref # 9.7	 Ref # 9.7	
		 Ref # 9.9	 Ref # 9.9	 Ref # 9.9	

9. RECEPTION (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
		 10 Sep 2024 10:11 Ref # 9.9	 10 Sep 2024 10:12 Ref # 9.9	 10 Sep 2024 10:12 Ref # 9.9	
		 10 Sep 2024 10:12 Ref # 9.9	 10 Sep 2024 10:12 Ref # 9.10	 10 Sep 2024 10:13 Ref # 9.11	
		 10 Sep 2024 10:13 Ref # 9.11	 10 Sep 2024 10:13 Ref # 9.11	 10 Sep 2024 10:13 Ref # 9.11	
		 10 Sep 2024 10:14 Ref # 9.11	 10 Sep 2024 10:14 Ref # 9.11	 10 Sep 2024 10:14 Ref # 9.11	

9. RECEPTION (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
		 10 Sep 2024 10:14 Ref # 9.11	 10 Sep 2024 10:14 Ref # 9.11	 10 Sep 2024 10:14 Ref # 9.11	
		 10 Sep 2024 10:20 Ref # 9.11	 10 Sep 2024 10:28 Ref # 9.11	 10 Sep 2024 10:28 Ref # 9.11	
		 10 Sep 2024 10:28 Ref # 9.11	 10 Sep 2024 10:12 Ref # 9.12	 10 Sep 2024 10:12 Ref # 9.12	
		 10 Sep 2024 10:12 Ref # 9.12	 10 Sep 2024 10:12 Ref # 9.12	 10 Sep 2024 10:12 Ref # 9.12	

9. RECEPTION (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
		 10 Sep 2024 10:12 Ref # 9.12	 10 Sep 2024 10:16 Ref # 9.13	 10 Sep 2024 10:16 Ref # 9.13	
		 10 Sep 2024 10:16 Ref # 9.14	 10 Sep 2024 10:16 Ref # 9.15	 10 Sep 2024 10:16 Ref # 9.16	
		 10 Sep 2024 10:16 Ref # 9.16	 10 Sep 2024 10:16 Ref # 9.16	 10 Sep 2024 10:17 Ref # 9.16	
		 10 Sep 2024 10:17 Ref # 9.16	 10 Sep 2024 10:17 Ref # 9.16	 10 Sep 2024 10:18 Ref # 9.17	

9. RECEPTION (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
		 10 Sep 2024 10:18 Ref # 9.17	 10 Sep 2024 10:20 Ref # 9.18	 10 Sep 2024 10:20 Ref # 9.18	
		 10 Sep 2024 10:20 Ref # 9.18	 10 Sep 2024 10:20 Ref # 9.19	 10 Sep 2024 10:20 Ref # 9.19	
		 10 Sep 2024 10:20 Ref # 9.19	 10 Sep 2024 10:20 Ref # 9.19	 10 Sep 2024 10:20 Ref # 9.19	
		 10 Sep 2024 10:21 Ref # 9.20	 10 Sep 2024 10:21 Ref # 9.20	 10 Sep 2024 10:21 Ref # 9.20	

9. RECEPTION (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
		 10 Sep 2024 11:00 Ref # 9.20	 10 Sep 2024 10:21 Ref # 9.21	 10 Sep 2024 10:21 Ref # 9.21	
		 10 Sep 2024 10:21 Ref # 9.21	 10 Sep 2024 10:22 Ref # 9.21	 10 Sep 2024 10:22 Ref # 9.21	
		 10 Sep 2024 10:22 Ref # 9.21	 10 Sep 2024 10:22 Ref # 9.22	 10 Sep 2024 10:23 Ref # 9.24	

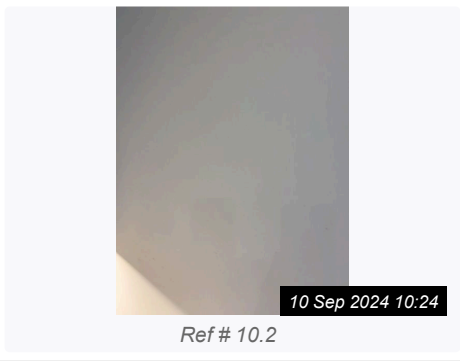
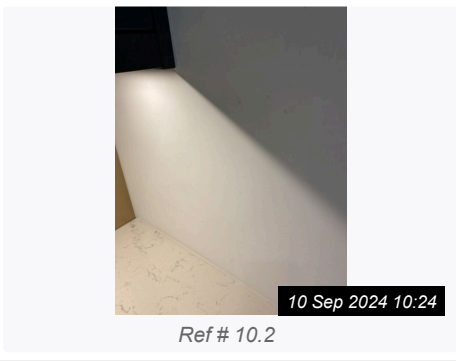
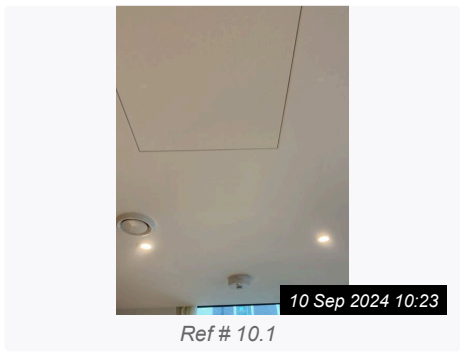
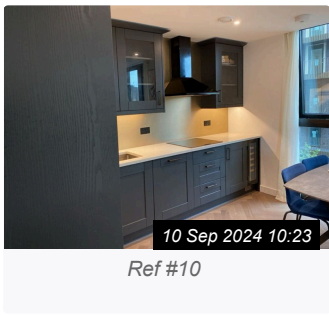
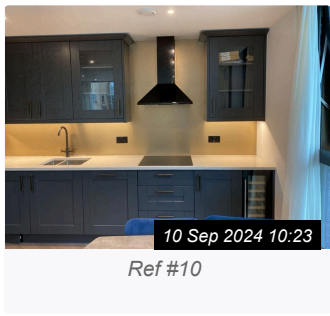
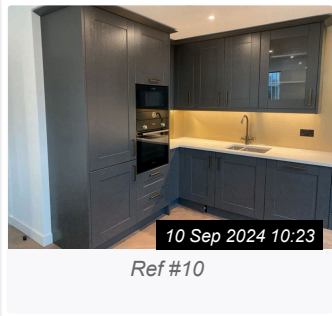
10. KITCHEN					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
10.1	Ceiling	Plaster painted white	Good condition Light mark	<i>As Inventory & Schedule of Condition</i>	
10.2	Walls	Plaster painted white	Good condition; Spot marks and scuffs mid-low level	<i>As Inventory & Schedule of Condition</i>	

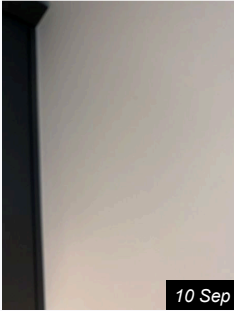
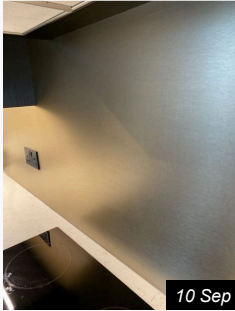
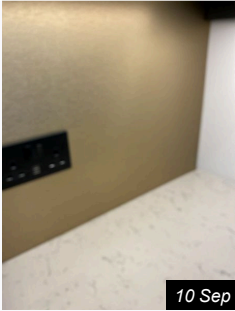
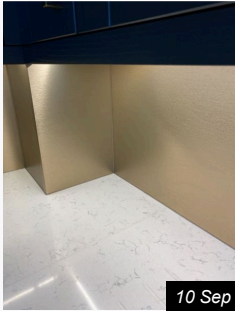
10. KITCHEN (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
10.3	Splashbacks	Brushed golden metal	Good condition Usage scratches, especially behind hob	<i>As Inventory & Schedule of Condition +</i> ; White marks, scratches and tarnishing behind sink; Light mildew spotting to sealant behind sink	
10.4	Worktops	White marbled composite stone with integrated drainer	Good condition Minor ingrained marks	Good used condition; Minor ingrained marks; Small brown chip to edge of sink	
10.5	Kickboards	Dark grey wood textured	Good condition; Minor scuffs and scratches; Gap to left	<i>As Inventory & Schedule of Condition</i>	
10.6	Skirting	Wood painted white	Good condition; Light scuffs	Good used condition; Peeling and cracking by window; Light marks	
10.7	Flooring	Mid wood laminate parquet	Good condition; Usage scratches in places and minor marks	Fair condition; Usage scratches in places and minor marks; Heavy scuffs continued from Hallway and Reception Needs Maintenance - Tenant	
10.8	Lighting	White metal recessed spots	All in good, working order	<i>As Inventory & Schedule of Condition</i>	
10.9	Under unit lighting	LED strips	All in good, working order	<i>As Inventory & Schedule of Condition</i>	
10.10	Light switches	Located in Reception			
10.11	Electrical sockets	Black metal and plastic, 1 with USBs	Good condition	<i>As Inventory & Schedule of Condition +</i> Hair seen Needs Cleaning - Tenant	

10. KITCHEN (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
10.12	Utility switches	White plastic, located in corner wall unit right of oven	Good condition	<i>As Inventory & Schedule of Condition</i>	
10.13	Heating	Underfloor			
10.14	Door/frame	Open plan			
10.15	Wall units	Dark grey wood textured, some with glass fronts, bronze handles and grey laminate interiors	Good condition; Light scuffs to door interiors; Cardboard boxes containing wireless remote control for air con system	Good condition; Light scuffs to door interiors; Cardboard boxes and manuals; Small chip to exterior right door below handle; Light marks and ingrained tarnishing to interiors and doors; Food debris and stain to interior of unit left of extractor Needs Cleaning - Tenant	
10.16	Base units	Dark grey wood textured with bronze handles and grey laminate interiors; Stainless steel base and grey pull out bins to under sink	Good condition; RHS Handle slightly loose; Light marks to undersink	<i>As Inventory & Schedule of Condition +</i> ; Bins grubby Needs Cleaning - Tenant	
10.17	Drawers	Dark grey wood textured with bronze handles and grey laminate interiors; Wooden cutlery tray to top drawer	Good condition; Ingrained ring marks to bottom drawer right	<i>As Inventory & Schedule of Condition +</i> ; Debris to top drawer under oven; Light grease marks Needs Cleaning - Tenant	
10.18	Extractor Hood	Smeg black metal; Model: KSED65NEEWL	Good condition; Lights and fan working	<i>As Inventory & Schedule of Condition +</i> ; Unable to open left filter	
10.19	Hob	Smeg black 4 ring halogen; Model: PKE611D17E	Good condition; Tested for power; Tarnishing to front rings, mainly LHS	<i>As Inventory & Schedule of Condition +</i> ; Usage scratches and marks	

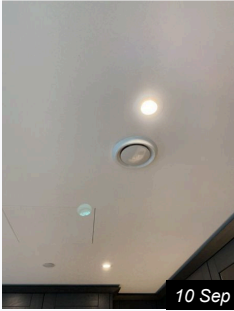
10. KITCHEN (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
10.20	Oven	Make: Bosch Style: built in single Model: HHF113BA0B/06 Contains: 2 metal racks 1 grill pan	Good condition; Tested for power	As Inventory & Schedule of Condition + ; Grease drips and sticky marks in places; Cleaning smears and light food debris Needs Cleaning - Tenant	
10.21	Fridge/Freezer	Make: Bosch Style: integrated Model: KGKIVV36A Fridge contains: 5 glass shelves with white plastic trim; 1 clear/white plastic vegetable drawer; 4 clear plastic door shelves; 3 egg holder; ice cube tray; Freezer contains: clear/white plastic drawers	Good condition; Tested for power Yellow staining to freezer seal	As Inventory & Schedule of Condition + Food debris, light frost to back wall and stickers in fridge; Dust and grubby marks to lower shelf; Red mark to interior left; Tarnishing and marks to door shelves Freezer: Requires defrosting; Contains discarded perishables Needs Cleaning - Tenant	
10.22	Dishwasher	Make: Bosch Style: integrated full size Model: SL6P1B Contains: 2 grey pull out racks; 1 grey plastic cutlery basket	Good condition; Tested for power	As Inventory & Schedule of Condition + Not clean Needs Cleaning - Tenant	
10.23	Microwave	Make: Bosch Style: built in Model: SS-42AB	Good condition; Tested for power Light tarnishing to interior	As Inventory & Schedule of Condition	
10.24	Wine fridge	Caple with 5 shelves	Good condition; Tested for power Minor staining to front edge of one shelf	As Inventory & Schedule of Condition	
10.25	Cutlery	NA			
10.26	Utensils	NA			
10.27	Crockery	NA			

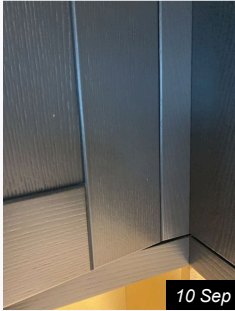
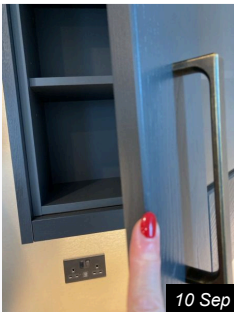
10. KITCHEN (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
10.28	Glassware	NA			
10.29	Cookware	NA			
10.30	Sprinkler Cover(s)	White metal	Good condition	As Inventory & Schedule of Condition	
10.31	Air Vent(s)	White metal	Good condition	As Inventory & Schedule of Condition	
10.32	Access panel	Plaster painted white, ceiling integrated	Good condition	As Inventory & Schedule of Condition	

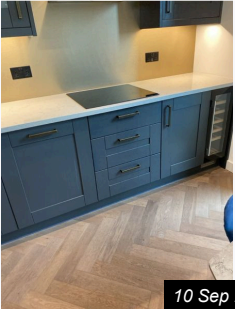
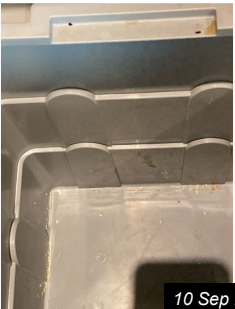


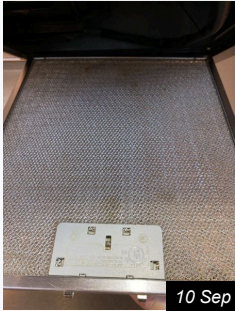
10. KITCHEN (CONT.)					
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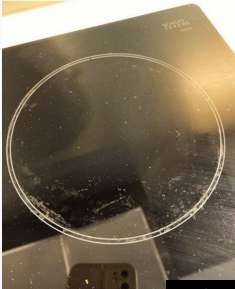
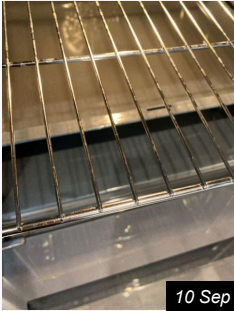
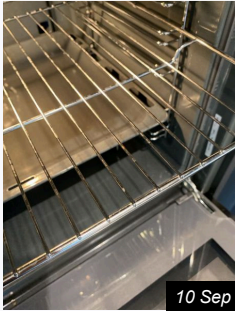
10. KITCHEN (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments

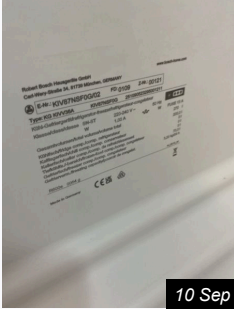
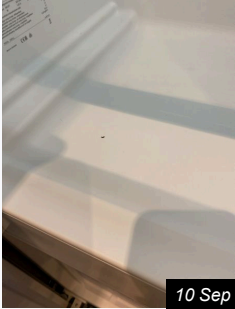
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		 10 Sep 2024 10:28 Ref # 10.8	 10 Sep 2024 10:29 Ref # 10.9	 10 Sep 2024 10:29 Ref # 10.9	
		 10 Sep 2024 10:29 Ref # 10.11	 10 Sep 2024 10:29 Ref # 10.11	 10 Sep 2024 10:29 Ref # 10.11	
		 10 Sep 2024 10:29 Ref # 10.12	 10 Sep 2024 10:30 Ref # 10.15	 10 Sep 2024 10:30 Ref # 10.15	

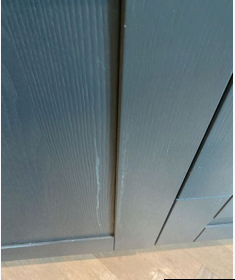
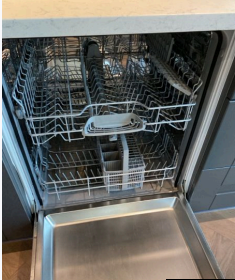
10. KITCHEN (CONT.)					
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		 10 Sep 2024 10:30 Ref # 10.15	 10 Sep 2024 10:30 Ref # 10.15	 10 Sep 2024 10:31 Ref # 10.15	
		 10 Sep 2024 10:31 Ref # 10.15	 10 Sep 2024 10:31 Ref # 10.15	 10 Sep 2024 10:31 Ref # 10.15	
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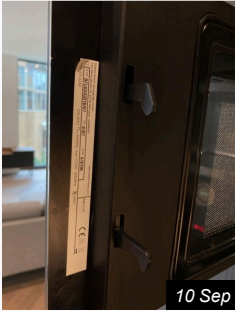
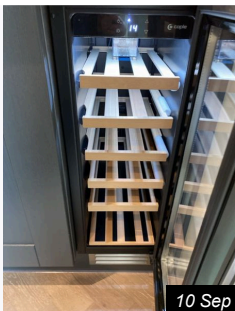
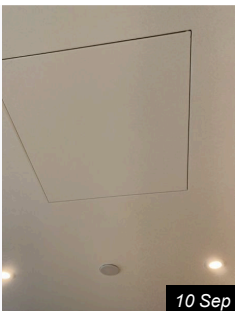
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		 10 Sep 2024 10:33 Ref # 10.16	 10 Sep 2024 10:33 Ref # 10.16	 10 Sep 2024 10:33 Ref # 10.16	
		 10 Sep 2024 10:33 Ref # 10.16	 10 Sep 2024 10:33 Ref # 10.16	 10 Sep 2024 10:33 Ref # 10.16	
		 10 Sep 2024 10:33 Ref # 10.16	 10 Sep 2024 10:33 Ref # 10.16	 10 Sep 2024 10:34 Ref # 10.17	

10. KITCHEN (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
		 10 Sep 2024 10:34 Ref # 10.17	 10 Sep 2024 10:34 Ref # 10.17	 10 Sep 2024 10:34 Ref # 10.17	
		 10 Sep 2024 10:34 Ref # 10.17	 10 Sep 2024 10:34 Ref # 10.17	 10 Sep 2024 10:34 Ref # 10.17	
		 10 Sep 2024 10:34 Ref # 10.17	 10 Sep 2024 10:34 Ref # 10.17	 10 Sep 2024 10:35 Ref # 10.18	
		 10 Sep 2024 10:35 Ref # 10.18	 10 Sep 2024 10:35 Ref # 10.18	 10 Sep 2024 10:35 Ref # 10.19	

10. KITCHEN (CONT.)					
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		Ref # 10.19	Ref # 10.20	Ref # 10.20	
					
		Ref # 10.20	Ref # 10.20	Ref # 10.20	
					
		Ref # 10.20	Ref # 10.20	Ref # 10.20	

10. KITCHEN (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
		 10 Sep 2024 10:36 Ref # 10.20	 10 Sep 2024 10:37 Ref # 10.20	 10 Sep 2024 10:37 Ref # 10.20	
		 10 Sep 2024 10:37 Ref # 10.21	 10 Sep 2024 10:37 Ref # 10.21	 10 Sep 2024 10:37 Ref # 10.21	
		 10 Sep 2024 10:37 Ref # 10.21	 10 Sep 2024 10:38 Ref # 10.21	 10 Sep 2024 10:38 Ref # 10.21	
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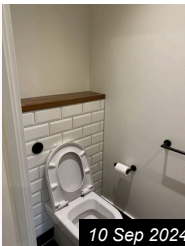
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		 10 Sep 2024 10:39 Ref # 10.21	 10 Sep 2024 10:39 Ref # 10.21	 10 Sep 2024 10:39 Ref # 10.21	
		 10 Sep 2024 10:40 Ref # 10.22	 10 Sep 2024 10:40 Ref # 10.22	 10 Sep 2024 10:40 Ref # 10.22	
		 10 Sep 2024 10:40 Ref # 10.22	 10 Sep 2024 10:40 Ref # 10.22	 10 Sep 2024 10:40 Ref # 10.22	

10. KITCHEN (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
		 10 Sep 2024 10:41 Ref # 10.22	 10 Sep 2024 10:41 Ref # 10.23	 10 Sep 2024 10:41 Ref # 10.23	
		 10 Sep 2024 10:41 Ref # 10.23	 10 Sep 2024 10:41 Ref # 10.23	 10 Sep 2024 10:41 Ref # 10.23	
		 10 Sep 2024 10:41 Ref # 10.24	 10 Sep 2024 10:42 Ref # 10.24	 10 Sep 2024 10:42 Ref # 10.30	
		 10 Sep 2024 10:42 Ref # 10.31			

11. W.C					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
11.1	Ceiling	Plaster painted white	Good condition	As Inventory & Schedule of Condition	

11. W.C (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
11.2	Walls	Plaster painted white; White tiles	Good condition Drip markings both sides of sink Scuffs and marks mid- low level in places	As Inventory & Schedule of Condition + ; Yellow marks behind toilet Needs Cleaning - Tenant	
11.3	Skirting	Black tiles	Good condition White marks	As Inventory & Schedule of Condition + ; Stains and dust Needs Cleaning - Tenant	
11.4	Flooring	Black tiles	Good condition Light usage marks	As Inventory & Schedule of Condition	
11.5	Lighting	White metal recessed spots	All in good, working order	As Inventory & Schedule of Condition	
11.6	Light switches	Located outside			
11.7	Door/frame	White painted wooden door and frame with black metal lever handles and switch lock to interior	Good condition Markings around handle Light scuffs mid- low level both sides Chip to frame ext LHS mid level	As Inventory & Schedule of Condition	
11.8	Hand basin	Black/white ceramic with black wall mounted mixer taps, white metal plug, mounted on mid wood and black metal stand with shelf and drawer	Good condition; Taps run Light scratch to wooden surface LHS	As Inventory & Schedule of Condition	
11.9	Toilet	White ceramic with white plastic seat and lid and black plastic wall mounted push flush	Good condition; Seat slightly loose on right; Flushed; Soft close working	As Inventory & Schedule of Condition	
11.10	Mirror	Mid wood laminate framed	Good condition	As Inventory & Schedule of Condition	
11.11	Vanity	Mid wood laminate	Good condition	Good used condition; Small scratch front right	

11. W.C (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
11.12	Air vent	White metal	Good condition	As Inventory & Schedule of Condition	
11.13	Toilet roll holder	Black metal, wall mounted	Good condition	As Inventory & Schedule of Condition + Dusty Needs Cleaning - Tenant	
11.14	Towel rail	Black metal, wall mounted	Good condition	As Inventory & Schedule of Condition	



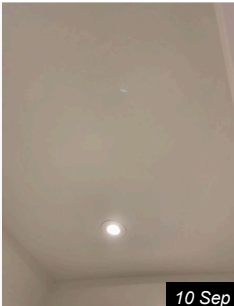
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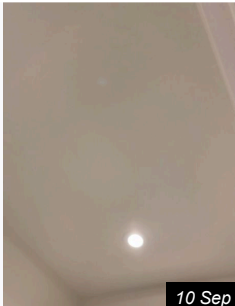
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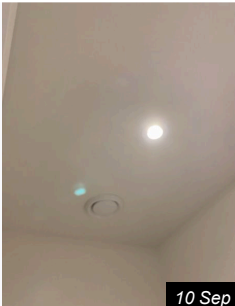
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Ref # 11.1



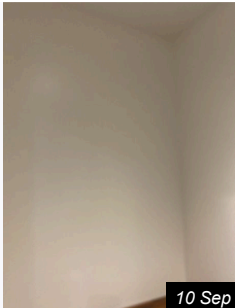
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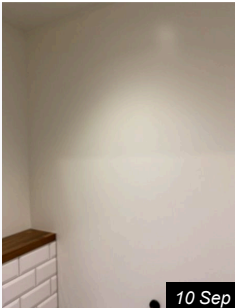
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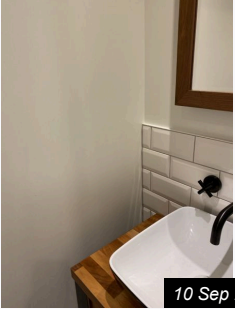
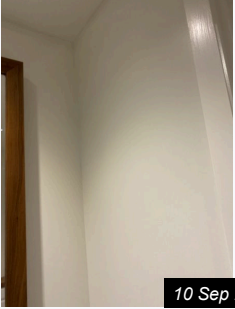
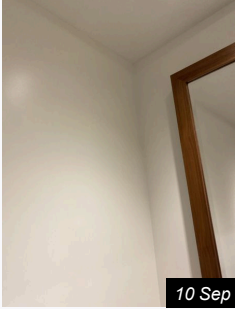
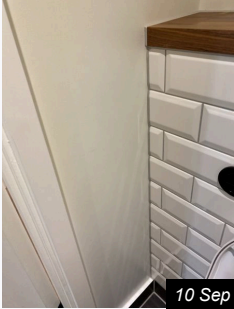
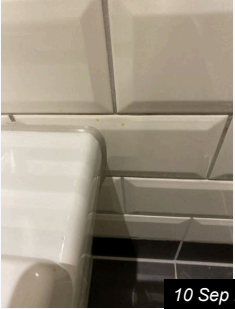
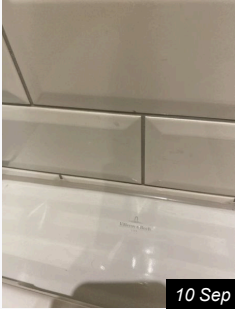
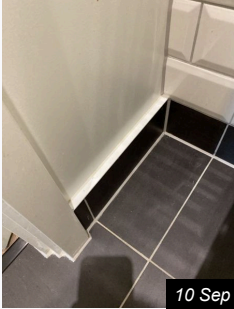
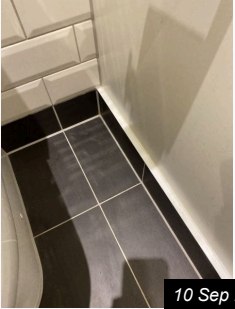
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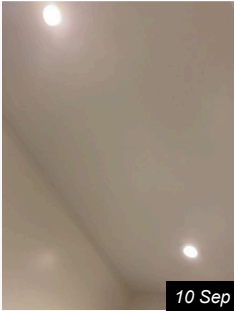
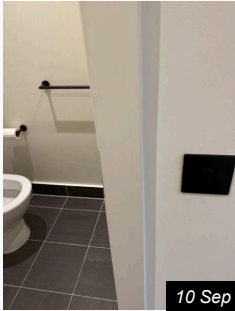
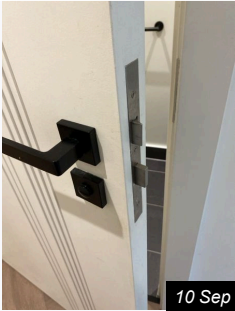


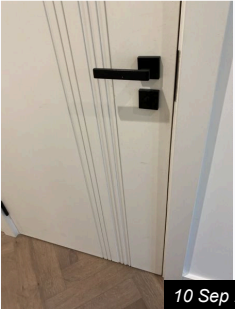
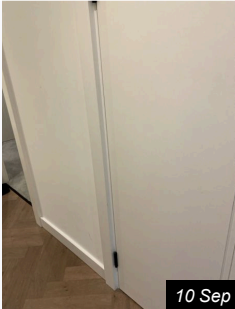
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Ref # 11.2

11. W.C (CONT.)					
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		 10 Sep 2024 09:59 Ref # 11.2	 10 Sep 2024 10:04 Ref # 11.2	 10 Sep 2024 10:04 Ref # 11.2	
		 10 Sep 2024 09:59 Ref # 11.3	 10 Sep 2024 09:59 Ref # 11.3	 10 Sep 2024 09:59 Ref # 11.3	

11. W.C (CONT.)					
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		 10 Sep 2024 10:00 Ref # 11.4	 10 Sep 2024 10:00 Ref # 11.4	 10 Sep 2024 10:00 Ref # 11.4	
		 10 Sep 2024 10:00 Ref # 11.5	 10 Sep 2024 10:00 Ref # 11.7	 10 Sep 2024 10:00 Ref # 11.7	
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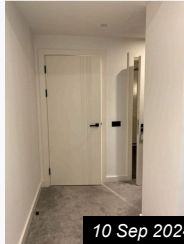
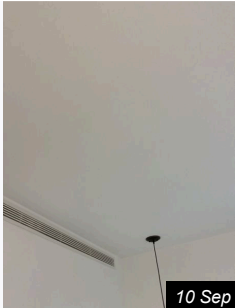
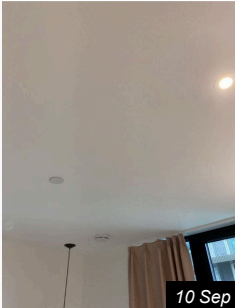
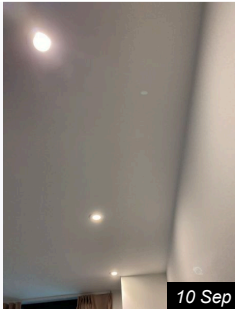
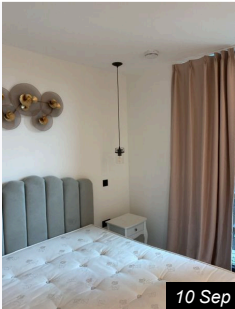
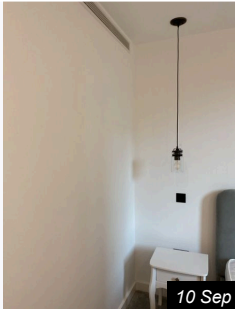
11. W.C (CONT.)					
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		 10 Sep 2024 10:01 Ref # 11.8	 10 Sep 2024 10:01 Ref # 11.8	 10 Sep 2024 10:01 Ref # 11.9	
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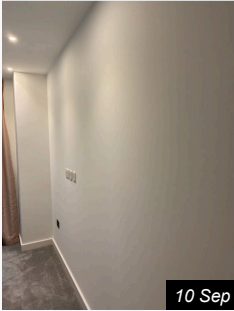
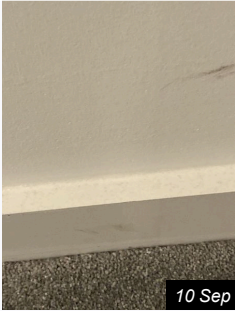
11. W.C (CONT.)					
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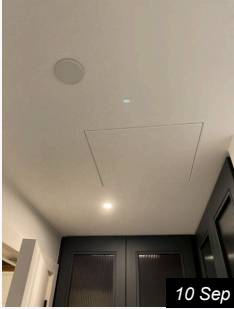
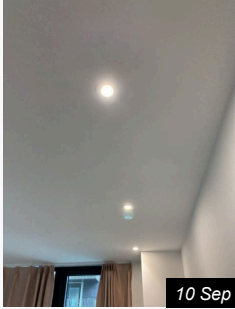
12. BEDROOM 1, LEFT					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
12.1	Ceiling	Plaster painted white	Good condition Minor scuffs above bed	<i>As Inventory & Schedule of Condition</i>	
12.2	Walls	Plaster painted white	Good condition; Scuff mid level right of entry and left of bed and in places throughout at mid-low level; Chips to corner edge	<i>As Inventory & Schedule of Condition</i>	

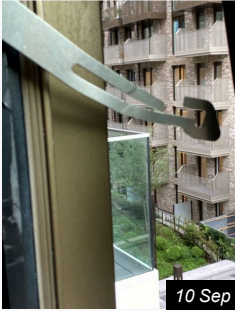
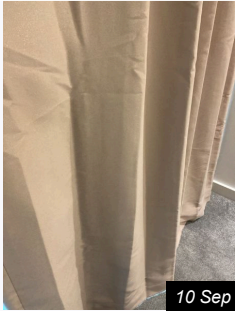
12. BEDROOM 1, LEFT (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
12.3	Skirting	Wood painted white	Good condition Chip to corner edge Light scuffs in places	As Inventory & Schedule of Condition + Dusty Needs Cleaning - Tenant	
12.4	Flooring	Grey carpet	Good condition Steam cleaned	Good condition Light debris Needs Cleaning - Tenant	
12.5	Lighting	White metal recessed spots; 2 hanging pendant bulbs with glass shades	All in good, working order	As Inventory & Schedule of Condition	
12.6	Light switches	Black metal and plastic	Good condition	As Inventory & Schedule of Condition	
12.7	Sockets	Black metal and plastic; White plastic	Good condition	As Inventory & Schedule of Condition + Light marks	
12.8	Heating	Underfloor			
12.9	Door/frame	White painted wooden door and frame with black metal lever handles	Good condition Marking low level to door int where it meets door stop Light scuffs low level ext Exterior handle slightly loose	As Inventory & Schedule of Condition	
12.10	Doorstops	Black rubber, floor mounted	Good condition	As Inventory & Schedule of Condition	
12.11	Windows	Black metal frames and handle, 1 opening window and fixed panes	Good condition Safety latch very bent	Fair condition Safety latch very bent; Grubby marks low level Needs Maintenance - Landlord Needs Cleaning - Tenant	

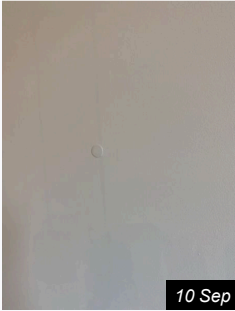
12. BEDROOM 1, LEFT (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
12.12	Curtains/Blinds	Gold fabric blackout lined curtains on white metal runner	Good condition Creasing and light wearing	As Inventory & Schedule of Condition + Hair to lining Needs Cleaning - Investigate	
12.13	Sprinkler Cover(s)	White metal	Good condition	As Inventory & Schedule of Condition	
12.14	Air Vent(s)	White metal grilles	Good condition	As Inventory & Schedule of Condition	
12.15	Thermostat sensor	White painted wall mounted	Good condition	As Inventory & Schedule of Condition	
12.16	Bed	Grey faux velvet double with headboard and chrome legs	Good condition	As Inventory & Schedule of Condition + Not cleaned underneath Needs Cleaning - Tenant	
12.17	Mattress	White fabric 200 x 143 cm	Good condition Steam cleaned Minor ingrained discolouration	As Inventory & Schedule of Condition + Stains and hair Needs Steam Cleaning - Tenant	
12.18	Bedside Tables	2 White laminate with 1 drawer each with chrome handles and grey laminate interiors	Good condition Chips to leg and front drawer LHS Drawer doesn't fully pull out LHS Loose screw to drawer interior RHS	Good condition Chips to leg and front drawer LHS Drawer doesn't fully pull out LHS Stains and hair Needs Cleaning - Tenant	
12.19	Wardrobe	Dark grey laminate fitted with 2 double doors with glass panels and black metal handles; Contains: 2 shelves with LED lights; 2 chrome hanging rails	Good condition Slightly wobbly handle Minor scuffs scattered to interior Light marks to exterior of door LHS	As Inventory & Schedule of Condition + ; Dusty Needs Cleaning - Tenant	
12.20	Pictures	Wall mounted metal floral;	Good condition	As Inventory & Schedule of Condition	

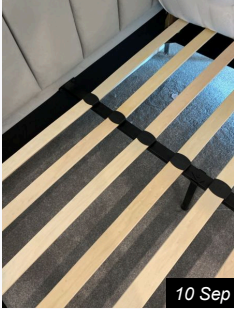
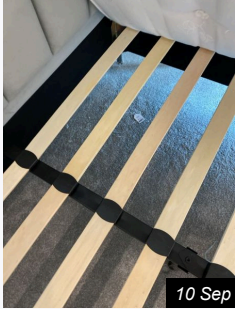
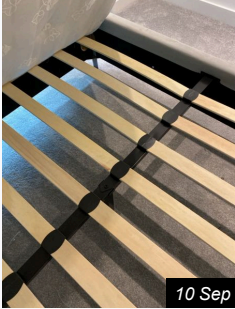
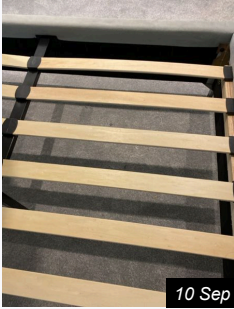
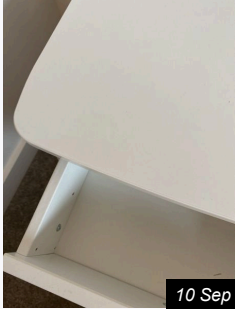
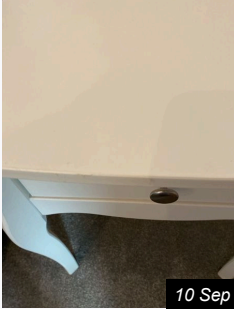
12. BEDROOM 1, LEFT (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
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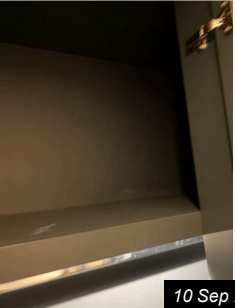
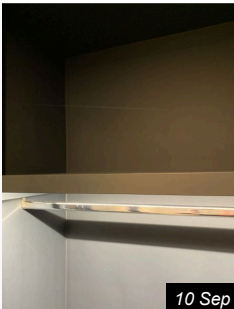
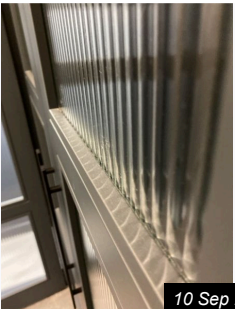
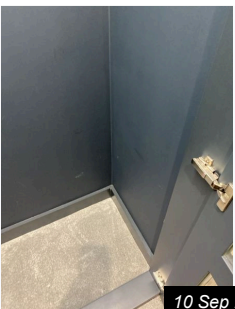
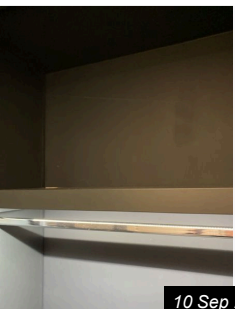
12. BEDROOM 1, LEFT (CONT.)					
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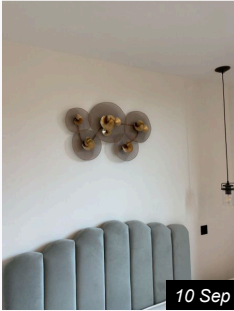
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		 10 Sep 2024 10:45 Ref # 12.5	 10 Sep 2024 10:45 Ref # 12.5	 10 Sep 2024 10:45 Ref # 12.5	
		 10 Sep 2024 10:45 Ref # 12.5	 10 Sep 2024 10:45 Ref # 12.6	 10 Sep 2024 10:45 Ref # 12.6	
		 10 Sep 2024 10:46 Ref # 12.7	 10 Sep 2024 10:46 Ref # 12.7	 10 Sep 2024 10:46 Ref # 12.7	

12. BEDROOM 1, LEFT (CONT.)					
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		 10 Sep 2024 10:46 Ref # 12.9	 10 Sep 2024 10:48 Ref # 12.10	 10 Sep 2024 10:48 Ref # 12.11	
		 10 Sep 2024 10:48 Ref # 12.11	 10 Sep 2024 10:48 Ref # 12.11	 10 Sep 2024 10:49 Ref # 12.11	
		 10 Sep 2024 10:49 Ref # 12.11	 10 Sep 2024 10:49 Ref # 12.12	 10 Sep 2024 10:49 Ref # 12.12	
		 10 Sep 2024 10:49 Ref # 12.12	 10 Sep 2024 10:49 Ref # 12.12	 10 Sep 2024 10:50 Ref # 12.12	

12. BEDROOM 1, LEFT (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
		 10 Sep 2024 10:50 Ref # 12.13	 10 Sep 2024 10:50 Ref # 12.14	 10 Sep 2024 10:50 Ref # 12.15	
		 10 Sep 2024 10:50 Ref # 12.16	 10 Sep 2024 10:50 Ref # 12.16	 10 Sep 2024 10:50 Ref # 12.16	
		 10 Sep 2024 10:50 Ref # 12.16	 10 Sep 2024 10:50 Ref # 12.16	 10 Sep 2024 10:50 Ref # 12.16	
		 10 Sep 2024 10:50 Ref # 12.16	 10 Sep 2024 10:50 Ref # 12.16	 10 Sep 2024 10:50 Ref # 12.16	

12. BEDROOM 1, LEFT (CONT.)					
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		 10 Sep 2024 10:51 Ref # 12.16	 10 Sep 2024 10:51 Ref # 12.16	 10 Sep 2024 10:51 Ref # 12.16	
		 10 Sep 2024 10:51 Ref # 12.16	 10 Sep 2024 10:51 Ref # 12.16	 10 Sep 2024 10:51 Ref # 12.18	
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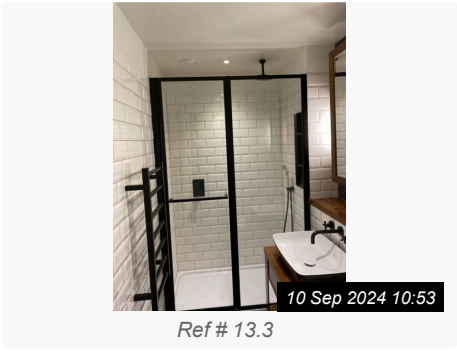
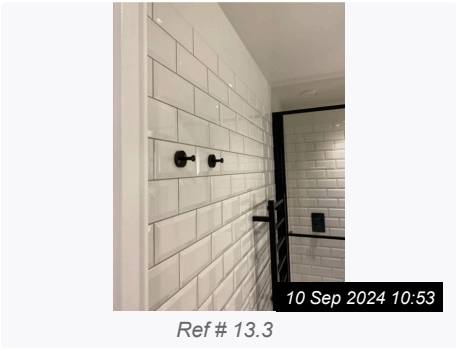
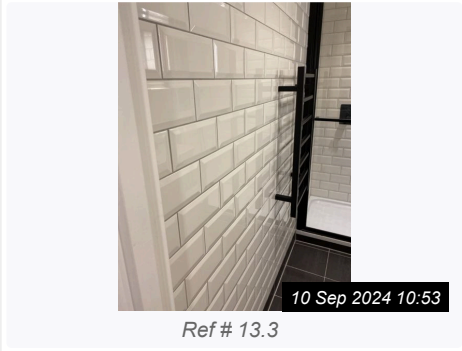
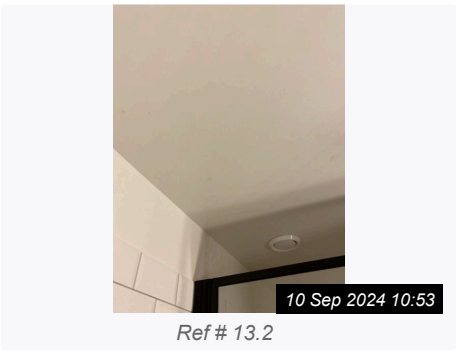
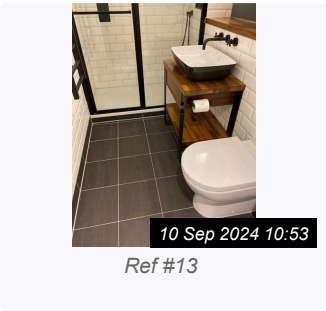
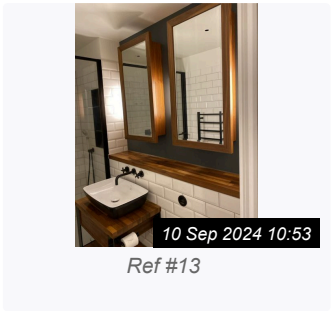
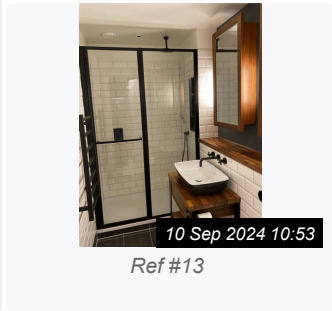
12. BEDROOM 1, LEFT (CONT.)					
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		 10 Sep 2024 10:52 Ref # 12.19	 10 Sep 2024 10:52 Ref # 12.19	 10 Sep 2024 10:52 Ref # 12.19	
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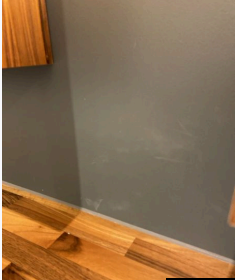
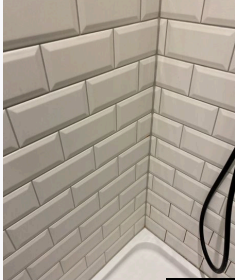
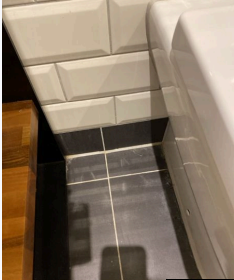
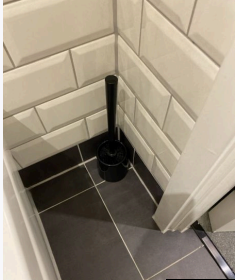
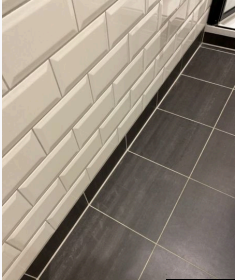
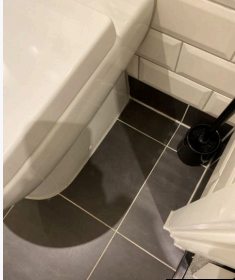
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 10 Sep 2024 10:52 Ref # 12.20					

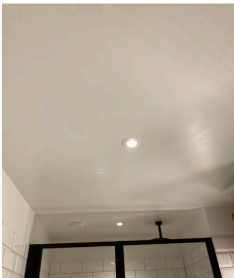
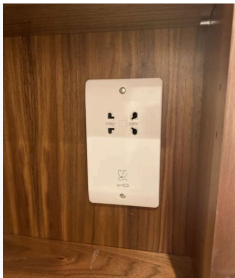
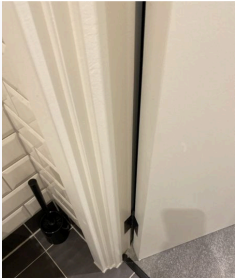
13. BEDROOM 1 EN SUITE					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
13.1	Overview		Unable to fully inspect due to clean in progress		
13.2	Ceiling	Plaster painted white	Good condition Light spot marks	As Inventory & Schedule of Condition + ; Staining centrally	
13.3	Walls	Plaster painted white; Plaster painted dark grey; White tiles	Good condition Discolouration and gapping to grouting in shower	As Inventory & Schedule of Condition + ; Marks behind sinks Tarnishing in shower Needs Cleaning - Tenant	
13.4	Skirting	Black tiles	Good condition White markings	As Inventory & Schedule of Condition + ; Dusty Needs Cleaning - Tenant	
13.5	Flooring	Black tiles	Good condition Ingrained water marks in places	As Inventory & Schedule of Condition + ; Dusty Needs Cleaning - Tenant	
13.6	Lighting	White metal recessed spots; 3 black metal wall mounted with glass shades	All in good, working order	As Inventory & Schedule of Condition	
13.7	Light switches	Located outside			

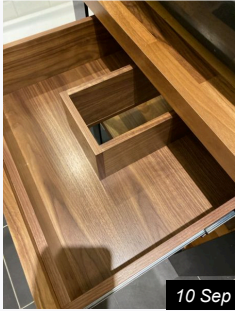
13. BEDROOM 1 EN SUITE (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
13.8	Shaver socket	White plastic	Good condition	<i>As Inventory & Schedule of Condition</i>	
13.9	Heating	Black metal heated towel rail	Good condition	<i>As Inventory & Schedule of Condition + Dusty</i> Needs Cleaning - Tenant	
13.10	Door/frame	White painted wooden door and frame with black metal lever handles and switch lock to interior	Good condition Ext handle slightly loose Minor scuffs mid- low level both sides	<i>As Inventory & Schedule of Condition</i>	
13.11	Hand basin	Black/white ceramic with black wall mounted mixer taps, white metal plug, mounted on mid wood and black metal stand with shelf and drawer and black metal toilet roll holder	Good condition; Taps run Very slight chip to base shelf	<i>As Inventory & Schedule of Condition + Grubby</i> Needs Cleaning - Tenant	
13.12	Toilet	White ceramic with white plastic seat and lid and white plastic wall mounted push flush	Good condition; Flushed during report Long flush not working fully	<i>As Inventory & Schedule of Condition + ; Lid soft close not working</i> Needs Maintenance - Landlord	
13.13	Shower cubicle	Walk in with glass and black screen and door; White acrylic pan with white tiled panel, white metal plug and black metal fittings to include: Wall mounted mixer taps; Shower flex and head on mount; Ceiling mounted rain shower head; Recessed tiled area with 2 glass shelves	Good condition; Taps run Cleaner comments that there is a small leak from handheld showerhead base	Good condition; Taps run Showerhead replaced Grubby and tarnishing Needs Cleaning - Tenant	
13.14	Cabinet	2 mid wood laminate with interior shelving and framed mirror fronted doors	Good condition	<i>As Inventory & Schedule of Condition + Grubby</i> Needs Cleaning - Tenant	

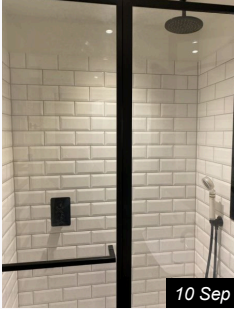
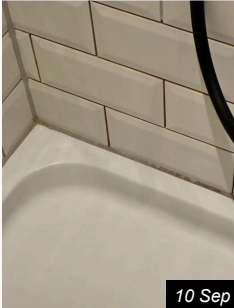
13. BEDROOM 1 EN SUITE (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
13.15	Vanity	Mid wood laminate	Good condition Sealant twisted and slightly loose on left; Possible burn mark front edge above sink	As Inventory & Schedule of Condition + ; Dusty Needs Cleaning - Tenant	
13.16	Air vent	White metal	Good condition	As Inventory & Schedule of Condition	
13.17	Toilet roll holder	See handbasin	Good condition	As Inventory & Schedule of Condition	
13.18	Robe hooks	2 black metal	Good condition	As Inventory & Schedule of Condition	

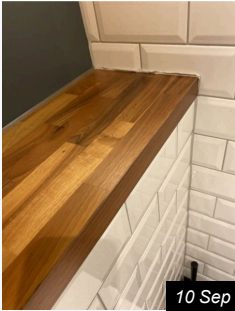
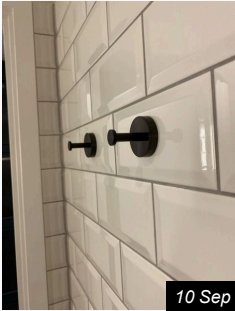


13. BEDROOM 1 EN SUITE (CONT.)					
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		 10 Sep 2024 10:55 Ref # 13.4	 10 Sep 2024 10:55 Ref # 13.4	 10 Sep 2024 10:55 Ref # 13.4	
		 10 Sep 2024 10:55 Ref # 13.5	 10 Sep 2024 10:55 Ref # 13.5	 10 Sep 2024 10:55 Ref # 13.5	

13. BEDROOM 1 EN SUITE (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
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		 10 Sep 2024 10:55 Ref # 13.6	 10 Sep 2024 10:56 Ref # 13.8	 10 Sep 2024 10:56 Ref # 13.9	
		 10 Sep 2024 10:56 Ref # 13.10	 10 Sep 2024 10:56 Ref # 13.10	 10 Sep 2024 10:56 Ref # 13.10	
		 10 Sep 2024 10:56 Ref # 13.10	 10 Sep 2024 10:56 Ref # 13.10	 10 Sep 2024 10:56 Ref # 13.10	

13. BEDROOM 1 EN SUITE (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
		 Ref # 13.11	 Ref # 13.11	 Ref # 13.11	
		 Ref # 13.11	 Ref # 13.11	 Ref # 13.11	
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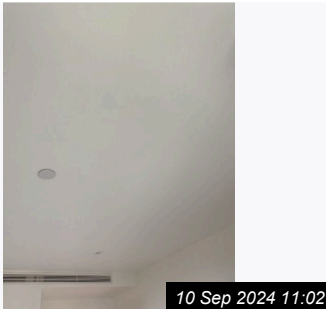
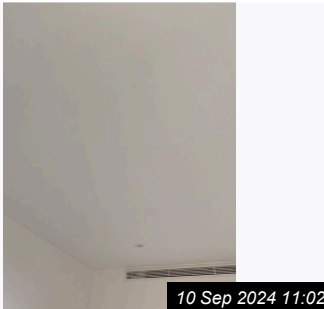
13. BEDROOM 1 EN SUITE (CONT.)					
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		 10 Sep 2024 10:58 Ref # 13.13	 10 Sep 2024 10:58 Ref # 13.13	 10 Sep 2024 10:58 Ref # 13.13	
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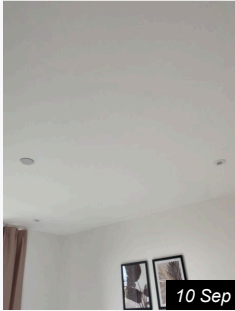
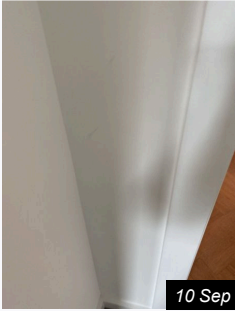
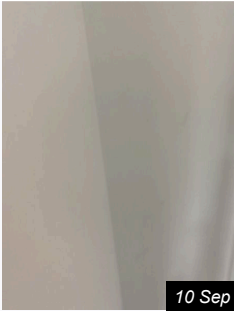
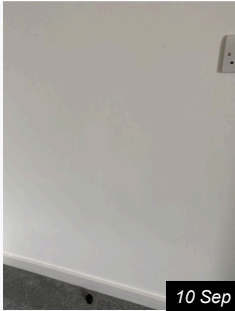
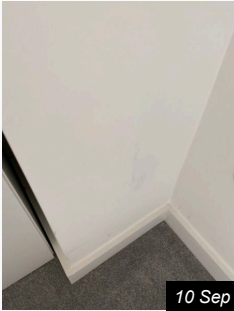
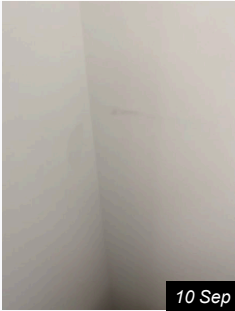
13. BEDROOM 1 EN SUITE (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
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		 10 Sep 2024 10:59 Ref # 13.15	 10 Sep 2024 10:59 Ref # 13.15	 10 Sep 2024 10:59 Ref # 13.15	
		 10 Sep 2024 10:59 Ref # 13.15	 10 Sep 2024 11:00 Ref # 13.16	 10 Sep 2024 11:00 Ref # 13.18	

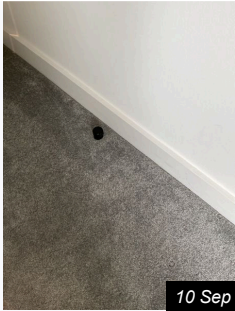
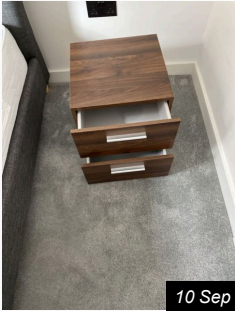
14. BEDROOM 2					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
14.1	Ceiling	Plaster painted white	Good condition	Good used condition; Marks forward of window	

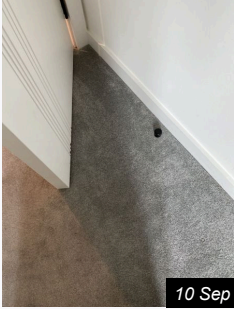
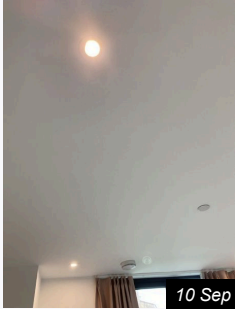
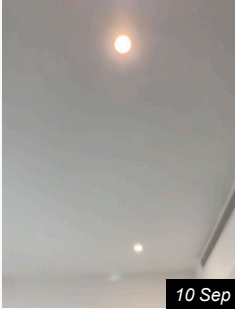
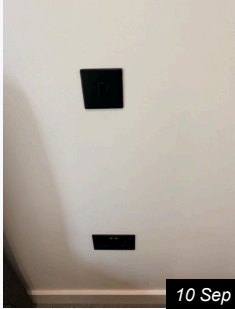
14. BEDROOM 2 (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
14.2	Walls	Plaster painted white	Good condition Scuffs and markings mid-low level throughout Chips to corner edges	Fair condition Heavy scuffing at mid to low levels particularly behind bed	
14.3	Skirting	Wood painted white	Good condition Chip to corner edge Light scuffs in places	<i>As Inventory & Schedule of Condition +</i> Dusty Needs Cleaning - Tenant	
14.4	Flooring	Grey carpet	Good condition; Steam cleaned	Good condition; Debris Needs Cleaning - Tenant	
14.5	Lighting	White metal recessed spots	All in good, working order	<i>As Inventory & Schedule of Condition</i>	
14.6	Light switches	Black metal and plastic	Good condition	<i>As Inventory & Schedule of Condition</i>	
14.7	Electrical sockets	Black metal and plastic; White plastic	Good condition	<i>As Inventory & Schedule of Condition</i>	
14.8	Aerial sockets	White plastic	Good condition	<i>As Inventory & Schedule of Condition</i>	
14.9	Media sockets	White plastic	Good condition	<i>As Inventory & Schedule of Condition</i>	
14.10	Heating	Underfloor			
14.11	Door/frame	White painted wooden door and frame with black metal lever handles	Good condition; Light scuffs mid- low level both sides	<i>As Inventory & Schedule of Condition +</i> Red mark interior below handle and black scuff low level exterior Needs Cleaning - Tenant	

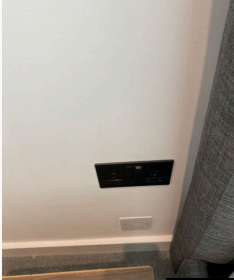
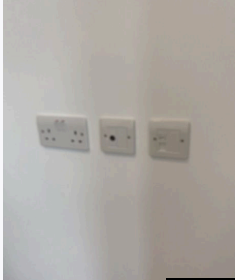
14. BEDROOM 2 (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
14.12	Doorstops	Black rubber floor mounted	Good condition Marked	<i>As Inventory & Schedule of Condition</i>	
14.13	Windows	Black metal frames and handle, 1 opening window and fixed panes	Good condition Minor marks to frame	<i>As Inventory & Schedule of Condition +</i> Restrictor bent - maintenance recommend to avoid damage from using force to close; Grubby low level to frames Needs Maintenance - Investigate Needs Cleaning - Tenant	
14.14	Curtains/Blinds	Gold black-out lined curtains on white metal runner	Good condition White mark low level LHS Some pilling	<i>As Inventory & Schedule of Condition +</i> Hair to lining Needs Cleaning - Investigate	
14.15	Sprinkler Cover(s)	White metal	Good condition	<i>As Inventory & Schedule of Condition</i>	
14.16	Air Vent(s)	White metal grilles	Good condition	<i>As Inventory & Schedule of Condition</i>	
14.17	Thermostat sensor	White painted wall mounted	Good condition	<i>As Inventory & Schedule of Condition</i>	
14.18	Bed	Grey fabric double with headboard with button details and light wooden legs	Good condition Minor loose threading to headboard RHS	<i>As Inventory & Schedule of Condition +</i> Not cleaned underneath Needs Cleaning - Tenant	
14.19	Mattress	White fabric; 204cm x 145	Good condition Minor scuff low level	<i>As Inventory & Schedule of Condition + ;</i> Blue staining and fluff to buttons Needs Steam Cleaning - Tenant	

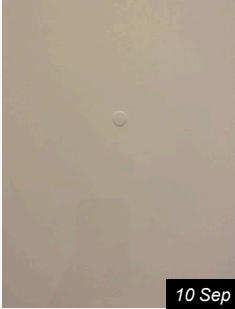
14. BEDROOM 2 (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
14.20	Bedside Tables	2 mid wood laminate with 2 drawers each with chrome handle and grey laminate interior	Good condition Tarnishing mark to interior of top drawer RHS Markings along RHS edge of drawers Located on bed due to carpet clean and not fully inspected	Good condition Tarnishing mark to interior of top drawer RHS Markings along RHS edge of drawers Stains to interiors Dusty Needs Cleaning - Tenant	
14.21	Wardrobe	White laminate with 3 doors with chrome handles; Contains: 5 white laminate shelves; Chrome hanging rail	Good condition	Good used condition Dusty; Shelf bent; Over door hooks Needs Cleaning - Tenant Needs removing - Tenant	
14.22	Pictures	2 leaf print wall mounted in black plastic frames;	Good condition	As Inventory & Schedule of Condition	
 10 Sep 2024 11:02 Ref #14  10 Sep 2024 11:02 Ref #14  10 Sep 2024 11:02 Ref #14					
 10 Sep 2024 11:02 Ref # 14.1  10 Sep 2024 11:02 Ref # 14.1  10 Sep 2024 11:02 Ref # 14.1					

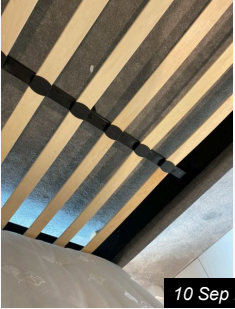
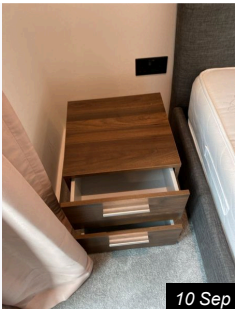
14. BEDROOM 2 (CONT.)					
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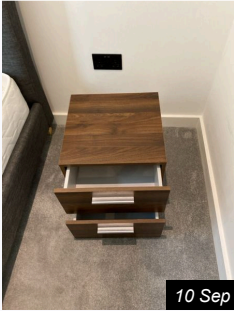
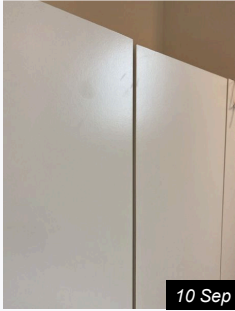
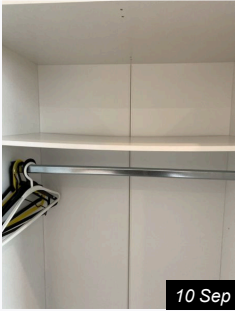
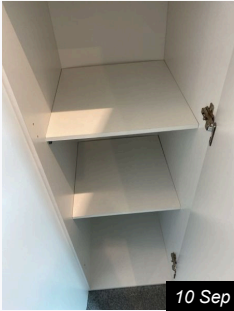
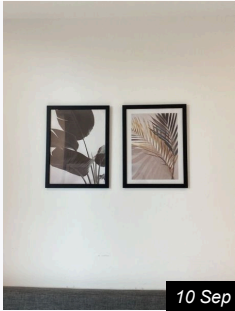
14. BEDROOM 2 (CONT.)					
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		 10 Sep 2024 11:04 Ref # 14.3	 10 Sep 2024 11:04 Ref # 14.3	 10 Sep 2024 11:04 Ref # 14.3	
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14. BEDROOM 2 (CONT.)					
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			 10 Sep 2024 11:05	 10 Sep 2024 11:05	 10 Sep 2024 11:05
			 10 Sep 2024 11:05	 10 Sep 2024 11:05	 10 Sep 2024 11:05
			 10 Sep 2024 11:05	 10 Sep 2024 11:05	 10 Sep 2024 11:05

14. BEDROOM 2 (CONT.)					
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		 10 Sep 2024 11:05 Ref # 14.7	 10 Sep 2024 11:05 Ref # 14.7	 10 Sep 2024 11:06 Ref # 14.11	
		 10 Sep 2024 11:06 Ref # 14.11	 10 Sep 2024 11:06 Ref # 14.11	 10 Sep 2024 11:06 Ref # 14.11	
		 10 Sep 2024 11:06 Ref # 14.11	 10 Sep 2024 11:06 Ref # 14.11	 10 Sep 2024 11:06 Ref # 14.11	
		 10 Sep 2024 11:06 Ref # 14.12	 10 Sep 2024 11:07 Ref # 14.13	 10 Sep 2024 11:07 Ref # 14.13	

14. BEDROOM 2 (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
 10 Sep 2024 11:07 Ref # 14.13  10 Sep 2024 11:07 Ref # 14.13  10 Sep 2024 11:08 Ref # 14.14					
 10 Sep 2024 11:08 Ref # 14.14  10 Sep 2024 11:08 Ref # 14.14  10 Sep 2024 11:08 Ref # 14.14					
 10 Sep 2024 11:08 Ref # 14.15  10 Sep 2024 11:08 Ref # 14.16  10 Sep 2024 11:08 Ref # 14.17					
 10 Sep 2024 11:09 Ref # 14.18  10 Sep 2024 11:09 Ref # 14.18  10 Sep 2024 11:09 Ref # 14.18					

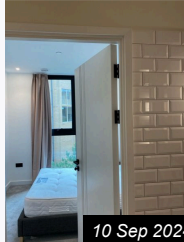
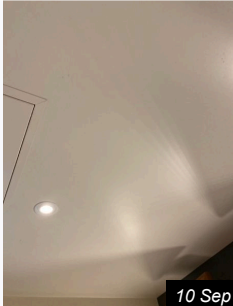
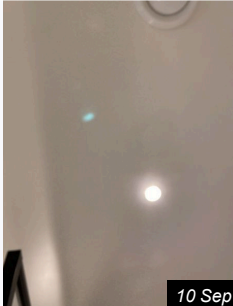
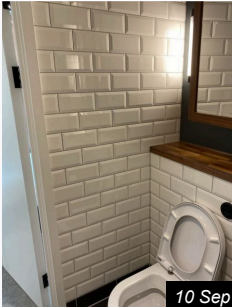
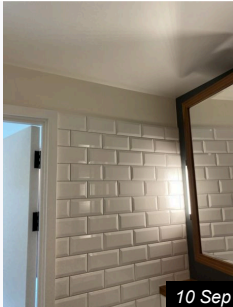
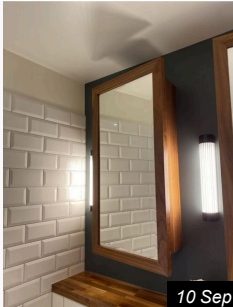
14. BEDROOM 2 (CONT.)					
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		 10 Sep 2024 11:09 Ref # 14.18	 10 Sep 2024 11:09 Ref # 14.18	 10 Sep 2024 11:09 Ref # 14.18	
		 10 Sep 2024 11:09 Ref # 14.18	 10 Sep 2024 11:09 Ref # 14.18	 10 Sep 2024 11:10 Ref # 14.20	
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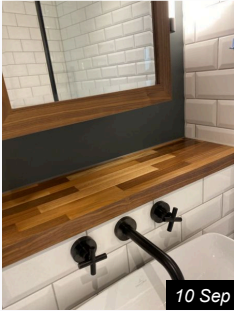
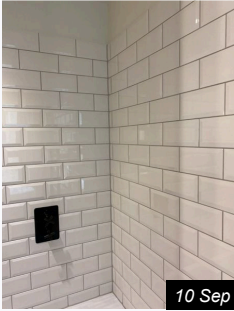
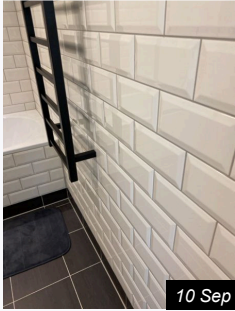
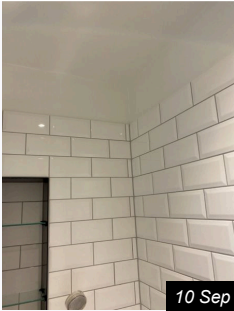
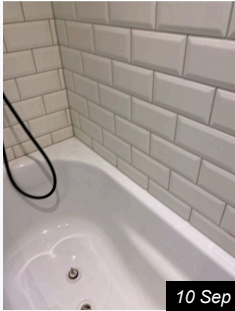
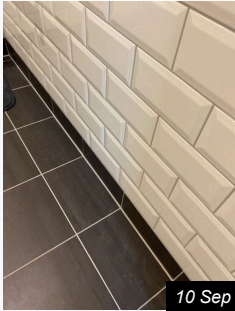
14. BEDROOM 2 (CONT.)					
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		 10 Sep 2024 11:10 Ref # 14.21	 10 Sep 2024 11:10 Ref # 14.21	 10 Sep 2024 11:11 Ref # 14.21	
		 10 Sep 2024 11:11 Ref # 14.21	 10 Sep 2024 11:11 Ref # 14.21	 10 Sep 2024 11:11 Ref # 14.21	
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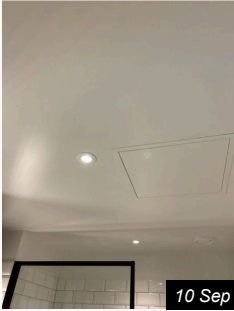
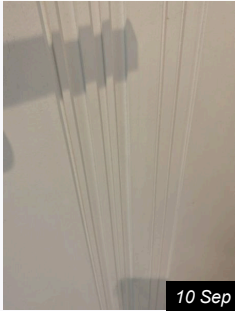
15. BEDROOM 2 EN SUITE					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
15.1	Ceiling	Plaster painted white	Good condition Minor marks in places	As Inventory & Schedule of Condition	

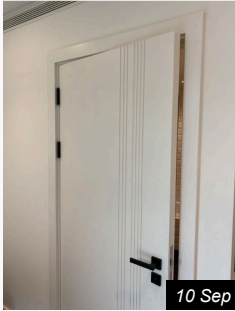
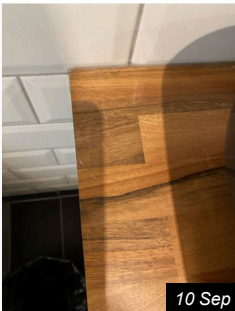
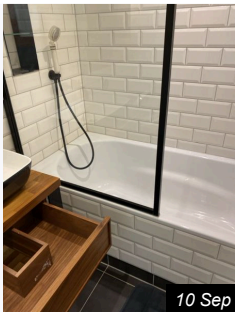
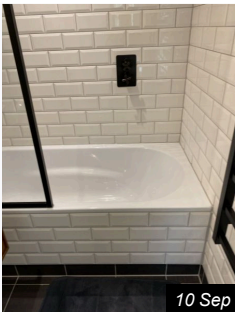
15. BEDROOM 2 EN SUITE (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
15.2	Walls	Plaster painted white; Plaster painted grey; White tiles	Good condition Minor shading between cabinets Minor spot mark left of entry Clear and metal hook added to wall left of shower screen	<i>As Inventory & Schedule of Condition +</i> Water marks Needs Cleaning - Tenant	
15.3	Skirting	Black tiles	Good condition Minor marks	<i>As Inventory & Schedule of Condition</i>	
15.4	Flooring	Black tiles	Good condition; Light ingrained marks	<i>As Inventory & Schedule of Condition +</i> Grubby throughout Needs Cleaning - Tenant	
15.5	Lighting	White metal recessed spots; 3 black metal wall mounted with glass shades	All in good, working order	<i>As Inventory & Schedule of Condition</i>	
15.6	Light switches	Located outside			
15.7	Shaver socket	White plastic	Good condition	<i>As Inventory & Schedule of Condition</i>	
15.8	Heating	Black metal heated towel rail	Good condition	<i>As Inventory & Schedule of Condition +</i> Dusty Needs Cleaning - Tenant	
15.9	Door/frame	White painted wooden door and frame with black metal lever handles and switch lock to interior	Good condition Scuffs mid level to frame ext and side Light scuffs low level door ext	<i>As Inventory & Schedule of Condition +</i> Very grubby finger marks to edges Needs Cleaning - Tenant	

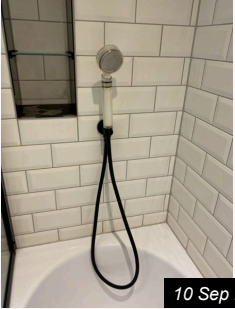
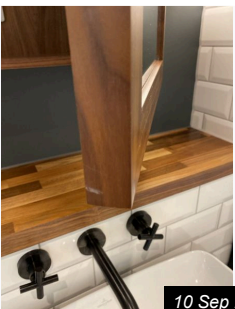
15. BEDROOM 2 EN SUITE (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
15.10	Hand basin	Black/white ceramic with black wall mounted mixer taps, white metal plug, mounted on mid wood and black metal stand with shelf and drawer and black metal toilet roll holder	Good condition; Taps run Spot stain to drawer exterior right	As Inventory & Schedule of Condition + Sticker residue to drawer Plug detached Grubby Needs Maintenance - Tenant Needs Cleaning - Tenant	
15.11	Toilet	White ceramic with white plastic seat and lid and white plastic wall mounted push flush	Good condition; Flushed Soft close working	As Inventory & Schedule of Condition	
15.12	Bathtub	White acrylic tub with white tiled panel, white metal water outlet and plug and black metal fittings to include: Wall mounted mixer taps; Shower flex and head on riser; Recessed tiled area with 2 glass shelves	Good condition; Taps run Minor tarnishing to fittings Chips to base of recessed shelves	As Inventory & Schedule of Condition + Dusty and grubby Needs Cleaning - Tenant	
15.13	Shower screen/ curtain	Glass and black metal fixed pane	Good condition	As Inventory & Schedule of Condition + Light water marks Needs Cleaning - Tenant	
15.14	Cabinet	2 mid wood laminate with interior shelving and framed mirror fronted doors	Good condition	As Inventory & Schedule of Condition + Scratches to door edge right Grubby and dusty Needs Cleaning - Tenant	
15.15	Vanity	Mid wood laminate	Good condition;	Good used condition; Scratch centrally	
15.16	Air vent	White metal	Good condition	As Inventory & Schedule of Condition	
15.17	Toilet roll holder	See hand basin	Good condition	As Inventory & Schedule of Condition	

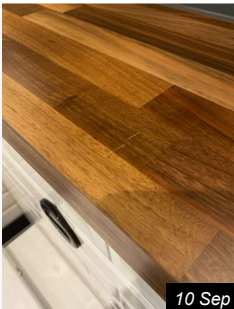
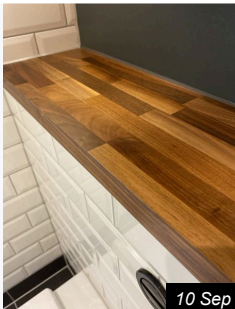
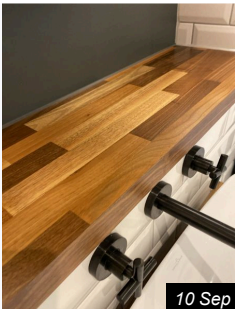
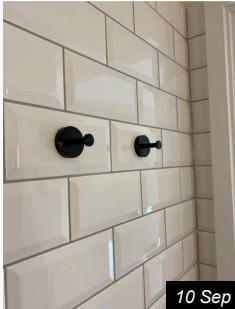
15. BEDROOM 2 EN SUITE (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
15.18	Robe hooks	2 black metal	Good condition	As Inventory & Schedule of Condition	
15.19	Access panel	White metal ceiling mounted	Good condition	As Inventory & Schedule of Condition	
15.20	Additional Items	Bath mat Bin	Item added after Check In	Needs removing - Tenant	
 10 Sep 2024 11:12 Ref #15  10 Sep 2024 11:12 Ref #15  10 Sep 2024 11:12 Ref #15					
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15. BEDROOM 2 EN SUITE (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
		 Ref # 15.2	 Ref # 15.2	 Ref # 15.2	
		 Ref # 15.2	 Ref # 15.2	 Ref # 15.2	
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		 Ref # 15.3	 Ref # 15.3	 Ref # 15.4	

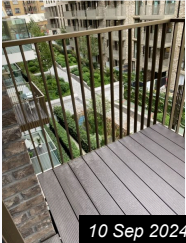
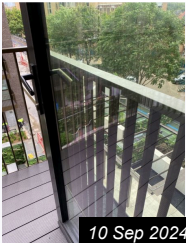
15. BEDROOM 2 EN SUITE (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
		 10 Sep 2024 11:13 Ref # 15.4	 10 Sep 2024 11:13 Ref # 15.4	 10 Sep 2024 11:13 Ref # 15.4	
		 10 Sep 2024 11:13 Ref # 15.5	 10 Sep 2024 11:13 Ref # 15.5	 10 Sep 2024 11:14 Ref # 15.7	
		 10 Sep 2024 11:14 Ref # 15.8	 10 Sep 2024 11:14 Ref # 15.8	 10 Sep 2024 11:12 Ref # 15.9	
		 10 Sep 2024 11:12 Ref # 15.9	 10 Sep 2024 11:12 Ref # 15.9	 10 Sep 2024 11:12 Ref # 15.9	

15. BEDROOM 2 EN SUITE (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
		 10 Sep 2024 11:12 Ref # 15.9	 10 Sep 2024 11:12 Ref # 15.9	 10 Sep 2024 11:14 Ref # 15.10	
		 10 Sep 2024 11:14 Ref # 15.10	 10 Sep 2024 11:14 Ref # 15.10	 10 Sep 2024 11:14 Ref # 15.10	
		 10 Sep 2024 11:14 Ref # 15.10	 10 Sep 2024 11:14 Ref # 15.10	 10 Sep 2024 11:15 Ref # 15.11	
		 10 Sep 2024 11:15 Ref # 15.11	 10 Sep 2024 11:15 Ref # 15.12	 10 Sep 2024 11:15 Ref # 15.12	

15. BEDROOM 2 EN SUITE (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
					
					
					
					
					

15. BEDROOM 2 EN SUITE (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
 10 Sep 2024 11:16 Ref # 15.14  10 Sep 2024 11:16 Ref # 15.14  10 Sep 2024 11:16 Ref # 15.14					
 10 Sep 2024 11:16 Ref # 15.15  10 Sep 2024 11:16 Ref # 15.15  10 Sep 2024 11:16 Ref # 15.15					
 10 Sep 2024 11:17 Ref # 15.16  10 Sep 2024 11:17 Ref # 15.18  10 Sep 2024 11:17 Ref # 15.19					
 10 Sep 2024 11:17 Ref # 15.20  10 Sep 2024 11:17 Ref # 15.20					

16. BALCONY					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
16.1	Walls/fencing	Brown metal railings	Good weathered condition	As Inventory & Schedule of Condition	

16. BALCONY (CONT.)					
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out	Additional Comments
16.2	Flooring	Metal decking	Good weathered condition	As Inventory & Schedule of Condition	
16.3	Doorstop	Black rubber floor mounted	Good condition	As Inventory & Schedule of Condition	
 10 Sep 2024 11:02 Ref #16  10 Sep 2024 11:02 Ref #16  10 Sep 2024 11:02 Ref #16  10 Sep 2024 11:02 Ref #16  10 Sep 2024 11:02 Ref #16  10 Sep 2024 11:02 Ref #16  10 Sep 2024 11:02 Ref #16					

Tenant Responsibilities		
Ref	Action Required	Comments
2.2 Overview » Cleanliness	Needs Cleaning	Domestically cleaned, requires professional cleaning throughout
2.8 Overview » Carpets/Flooring	Needs Maintenance	Heavy scratching and scuffing, may require maintenance/ specialist clean
2.8 Overview » Carpets/Flooring	Needs Steam Cleaning	Carpets require steam cleaning
5.1 Keys » Keys	Needs Replacing	window keys not seen
8.3 Hallway » Walls	Needs Maintenance	Very heavy scuffing and black marks at low levels
8.4 Hallway » Skirting	Needs Cleaning	Dust and hair
8.5 Hallway » Flooring	Needs Maintenance	Very heavy scuffing between bedroom one and reception, requiring maintenance
8.12 Hallway » Utility Cupboard	Needs removing	Dustpan and brush

Tenant Responsibilities		
8.13 Hallway » Washing Machine	Needs Cleaning	Not cleaned
8.15 Hallway » Additional Items	Needs removing	Items not at CI
9.3 Reception » Skirting	Needs Cleaning	Dusty
9.4 Reception » Flooring	Needs Maintenance	Heavy scuffing; Yellow staining
9.11 Reception » Window(s) & Balcony Door	Needs Cleaning	Grubby marks to left window interior; Food staining to frame low level by kitchen
9.20 Reception » Dining Table	Needs Maintenance	Tape to right - not removed so as not to cause damage
9.23 Reception » Vase	Needs Replacing	Not seen
10.7 Kitchen » Flooring	Needs Maintenance	Heavy scuffs continued from Hallway and Reception
10.11 Kitchen » Electrical sockets	Needs Cleaning	Hair seen
10.15 Kitchen » Wall units	Needs Cleaning	Food debris and stain to interior of unit left of extractor
10.16 Kitchen » Base units	Needs Cleaning	Bins grubby
10.17 Kitchen » Drawers	Needs Cleaning	Debris to top drawer under oven
10.20 Kitchen » Oven	Needs Cleaning	Cleaning smears and light food debris Grease drips and sticky marks in places
10.21 Kitchen » Fridge/Freezer	Needs Cleaning	Not cleaned to a professional standard; Needs defrosting and perishable items removing
10.22 Kitchen » Dishwasher	Needs Cleaning	Not clean
11.2 W.C » Walls	Needs Cleaning	Yellow marks behind toilet
11.3 W.C » Skirting	Needs Cleaning	Stains and dust
11.13 W.C » Toilet roll holder	Needs Cleaning	Dusty
12.3 Bedroom 1, left » Skirting	Needs Cleaning	Dusty
12.4 Bedroom 1, left » Flooring	Needs Cleaning	Light debris

Tenant Responsibilities		
12.11 Bedroom 1, left » Windows	Needs Cleaning	Fair condition Safety latch very bent; Grubby marks low level
12.16 Bedroom 1, left » Bed	Needs Cleaning	Not cleaned underneath
12.17 Bedroom 1, left » Mattress	Needs Steam Cleaning	Stains and hair
12.18 Bedroom 1, left » Bedside Tables	Needs Cleaning	Stains and hair
12.19 Bedroom 1, left » Wardrobe	Needs Cleaning	Dusty
13.3 Bedroom 1 En Suite » Walls	Needs Cleaning	Marks behind sink Tarnishing in shower
13.4 Bedroom 1 En Suite » Skirting	Needs Cleaning	Dusty
13.5 Bedroom 1 En Suite » Flooring	Needs Cleaning	Dusty
13.9 Bedroom 1 En Suite » Heating	Needs Cleaning	Dusty
13.11 Bedroom 1 En Suite » Hand basin	Needs Cleaning	Grubby
13.13 Bedroom 1 En Suite » Shower cubicle	Needs Cleaning	Grubby and tarnishing
13.14 Bedroom 1 En Suite » Cabinet	Needs Cleaning	Grubby
13.15 Bedroom 1 En Suite » Vanity	Needs Cleaning	Dusty
14.3 Bedroom 2 » Skirting	Needs Cleaning	Dusty
14.4 Bedroom 2 » Flooring	Needs Cleaning	Debris
14.11 Bedroom 2 » Door/frame	Needs Cleaning	Red mark interior below handle and black scuff low level exterior
14.13 Bedroom 2 » Windows	Needs Cleaning	Grubby low level to frames
14.18 Bedroom 2 » Bed	Needs Cleaning	Not cleaned underneath

Tenant Responsibilities		
14.19 Bedroom 2 » Mattress	Needs Steam Cleaning	Blue staining and fluff to buttons
14.20 Bedroom 2 » Bedside Tables	Needs Cleaning	Stains to interiors Dusty
14.21 Bedroom 2 » Wardrobe	Needs Cleaning	Dusty
14.21 Bedroom 2 » Wardrobe	Needs removing	Over door hooks
15.2 Bedroom 2 En Suite » Walls	Needs Cleaning	Water marks
15.4 Bedroom 2 En Suite » Flooring	Needs Cleaning	Grubby throughout
15.8 Bedroom 2 En Suite » Heating	Needs Cleaning	Dusty
15.9 Bedroom 2 En Suite » Door/frame	Needs Cleaning	Very grubby finger marks to edges
15.10 Bedroom 2 En Suite » Hand basin	Needs Maintenance	Sticker residue to drawer Plug detached
15.10 Bedroom 2 En Suite » Hand basin	Needs Cleaning	Grubby;
15.12 Bedroom 2 En Suite » Bathtub	Needs Cleaning	Dusty and grubby
15.13 Bedroom 2 En Suite » Shower screen/ curtain	Needs Cleaning	Light water marks
15.14 Bedroom 2 En Suite » Cabinet	Needs Cleaning	Grubby and dusty
15.20 Bedroom 2 En Suite » Additional Items	Needs removing	Items not at CI

Investigate Responsibilities		
Ref	Action Required	Comments
7.3 Alarms » Carbon Monoxide Alarm	Needs Maintenance	No green light to bedroom 1
8.12 Hallway » Utility Cupboard	Needs Maintenance	Boiler flashing warning code E1 but alarm not going off

Investigate Responsibilities

8.12 Hallway » Utility Cupboard	Needs Cleaning	Air filters slightly dusty
9.11 Reception » Window(s) & Balcony Door	Needs Maintenance	Restrictor very bent - maintenance recommended to avoid damage from using force to close; Door handle loose and latch not secured unless handle is locked down - open on arrival
12.12 Bedroom 1, left » Curtains/Blinds	Needs Cleaning	Hair to lining
14.13 Bedroom 2 » Windows	Needs Maintenance	Restrictor bent - maintenance recommend to avoid damage from using force to close
14.14 Bedroom 2 » Curtains/Blinds	Needs Cleaning	Hair to lining

Landlord Responsibilities

Ref	Action Required	Comments
9.12 Reception » Curtains/Blinds	Needs Maintenance	Puckering to fabric throughout - possible pet scratches
9.13 Reception » Sprinkler Cover(s)	Needs Maintenance	1 loose from ceiling
12.11 Bedroom 1, left » Windows	Needs Maintenance	Safety latch very bent
13.12 Bedroom 1 En Suite » Toilet	Needs Maintenance	Long flush not working fully

Declaration

I/We the below named, 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 regardless of signing.