

Check Out



INVENTORY SERVICES

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Prepared on behalf of Example Lettings Ltd

Property inspected by A. Clerk

Reference: SAMPLE-0001

Address

123 Sample Street
Sample City
Sampleshire
AB1 2CD



Carried Out

**May
2nd 2023**

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Disclaimers

About this report

This report provides an impartial and easy to follow list of the main features of the property on a room by room basis, together with details of its contents (if present). It has been prepared on the understanding that where no comment on the condition of an element or item is made by the Inventory Associate, the element or item is taken to be in good serviceable condition and without defect(s). This report will specifically comment on, and identify defects or elements in poor condition that have been observed during the inspection and will be described in the narrative of the report and evidenced where appropriate in the photographs contained in the report. Where the words 'silver', 'chrome', 'oak', 'pine', etc. are used, it is understood that this is a description of the colour and type of the item and not the actual fabric. The description of the listed items is for identification purposes only. New items will only be described as such when they are present in a new building, still in their wrappings, and or the Inventory Associate has been provided with a receipt which will be added to the report as evidence. Where an inventory report is compiled at an old property, it must be understood that the condition of the fabric and contents are normally age worn and age marked unless otherwise noted.

What is inspected?

The Inventory Associate carries out a detailed visual inspection of the inside of the main building together with any contents and will carry out a general inspection of the remainder of the building including the exterior cosmetic elements and any permanent outbuildings within the property boundaries. We do not inspect communal areas however where health & safety issues arise or there is clear risk to the public, the Inventory Associate will inform the client / tenant via email or telephone if the risk is to life and or imminent.

The inspection is 'non invasive'. This means that the Inventory Associate does not take up carpets, floor coverings or floor boards, move or upturns large items of furniture, test services, remove secured panels or undo electrical fittings. They also do not test any appliances and only refers to lights and switches where used to complete the report. Inaccessible areas and loft areas will not be inspected unless there is a fixed staircase that confirms to building regulations. This is a matter of health & safety of our Inventory Associates and therefore will not be compromised. Belongings left by the landlord in a locked room or outbuildings will not be included and are the sole responsibility of the landlord. Items of little monetary value are listed and described generically; i.e. a bookshelf could be described as containing 'a number of paperback books'. Similar items will include used bedding, used kitchen utensils, tableware etc.

Windows / doors are checked only to ensure that they are issue free and or have no visible signs of broken glass. Any issues with regards to door handles, hinges etc will be described within the report in the context of the overall item comments. It is the responsibility of the tenant to report any non-opening windows / fire doors / exit doors to the Landlord or Managing Agent as a matter of priority in regards to safety.

Health & Safety

As shown in the "what is inspected" area; where health & safety issues arise or there is clear risk to the public, the Inventory Associate will inform the client via email or telephone if the risk is to life and or imminent. This area of the report will also show the number of smoke and carbon monoxide alarms, their location, type (if known) and whether an audible sound has been noted during testing.

Smoke and carbon monoxide alarms - As of October 2015 it became compulsory for all rental properties, both private and social, to be fitted with appropriate smoke and carbon monoxide alarms to each level and where solid burning fuel units are present. Alarms are recorded in the Health & Safety section and noted where they are sited within the property, that they have been tested for power only on the day the inventory report / check-in is compiled and whether an audible tone is detected during that test and the results shown at the front of the report. If an audible sound or power cannot be verified or the required alarm(s) are not present the landlord / managing agent will be informed immediately.

Ongoing testing of the alarms - tenant(s) are responsible for the ongoing checking of any and all alarms during the tenancy. It is recommended that they are tested weekly. The landlord / managing agent should be informed of any issues or faults relating to the functioning of the units immediately.

Please note: Where this inventory notes the presence of smoke alarms and carbon monoxide detectors, if tested by the Inventory Associate, this will be for power supply and should not be interpreted to mean that these items are fully working and that the property complies with the 2015 regulations. KS Inventory Services will take no responsibility for damage or malfunction during the testing of such alarms.

The Furniture and Furnishings (Fire) (Safety) Regulations 1998 (Amended 1993) - This regulation applies to properties let furnished which must carry the required labels. Such items include all upholstered furniture, beds, divans, bases, headboards, including childrens', pillows, 3 piece-suites, sofa beds and garden furniture.

All such furnishings are checked (where possible) for labels and commented upon in the appropriate fields in this report. Furnishings that do not comply must either be removed or replaced by the managing agent / landlord as applicable.

For more info visit: Furniture Industry Research Association (FIRA) <https://www.fira.co.uk/images/FIRA-Flammability-Guide-PDF-with-links.pdf>

Schedule of Condition - In order to understand our reports we do not use acronyms only clear, concise descriptive terminology. As part of the Schedule of Condition; we will rate the overall cleanliness of the property using the following guide:

Cleaned to a professional standard: The items are believed to be or confirmed as new. The Inventory Associate has seen a receipt indicating that the property has been cleaned by a professional cleaning company and or affirms that all areas are dust free; floors and carpets clean, woodwork is clean and bathroom(s) and kitchen areas are clean with no issues except where stated.

Cleaned to an acceptable standard except where noted: Flooring has been vacuumed and swept; surfaces and sanitary ware clean with only minor issues and or observations as noted in the report.

Light cleaning required where noted: Surfaces are slightly grubby and or marked and not dust free; flooring requires light cleaning,

vacuuming and or sweeping. Appliances or sanitary ware require light cleaning. Walls scuffed or marked with issues and or observations as noted in the report.

Poor standard; professional cleaning required where noted: Property requires cleaning to a professional standard throughout or in areas as indicated. Major issues and or observations as noted in the report.

We also understand that some words to describe whether an item or area requires cleaning can be emotive so we only use the following words to describe individual items and or areas in regards to their cleanliness.

Dusty: The item has a covering of dust that is removable with a vacuum cleaner, floor brush or cloth.

Grubby: The item is in need of cleaning requiring the use of domestic cleaning products / materials.

We indicate whether the item is slightly grubby, grubby or very grubby to explain the severity of the issue with referenced pictures and comprehensive descriptions as evidence and then summarised in the overall Schedule of Condition.

Please note that although the **Schedule of Condition** provides an overall view of the property it is the descriptions and condition comments that should always be referred to when making any decisions in regards to claims against a deposit and that we / the report owner and or reader will / should presume items and or areas to be 'in good / clean condition' unless otherwise stated.

What this report does not tell you

The person preparing this report is not an expert on fabrics, woods, materials, antiques etc: nor a qualified surveyor or valuer. This report will not necessarily mention structural defects and does not give any advice on the cost of any repair work, or the types of repair which should be used. The Inventory Associate will also not comment on questions relating to deposits; all such matters should be directed to the managing agent and or landlord. This report offers no guarantee of, or reports on, the adequacy of and or safety of any equipment or contents, it merely provides a record that such items exist in the property at the date of the inventory.

Ownership of the report

This report remains the property of the instructing party and shall not be used or copied without their written permission.

Tenant guidance note

Prior to leaving the property at the end of your tenancy, you should revisit this report as it is expected that the property and its contents will be returned to the landlord in a similar condition of cleanliness as noted in the original inventory. Please refer to guidance issued by the managing agent / landlord on how to look after the property.

Check In Procedure

If the inventory report and check in has been commissioned to be completed on the same day then the report will be compiled and the tenant(s) shown the report on the Inventory Associates handheld device. Tenant(s) will be asked to sign the report to acknowledge and record the number and types of keys handed over but will still have an opportunity to review the full report and make any comments online (if this facility is made via available by the commissioning authority). All our reports are reviewed for accuracy and grammar and once any corrective work is complete tenants will be asked to review the report and re sign via the shared email link (if this facility is made via available by the commissioning authority).

Interim / Condition Property Reports

Interim and or condition property reports are meant to highlight any existing or potential maintenance and repair issues which helps to prevent long time maintenance and or issues by addressing problems at an early stage. Reports are conducted throughout the tenancy to check that the property is being kept in good order and will address any issues regarding the use of the property in regards to unauthorised pets or additional tenants not shown on the relevant required letting documents. Interim property reports are not meant to be an inventory of the property and will look to only highlight any issues as seen or advised at point of inspection. The Inventory Associate will only take room pictures for context purposes only and will always seek to ensure that no personal effects are recorded. Please inform the IA of any issues relating to the fabric of the property at time of the report; any issues in regards to legal matters, deposits and or complaints should always be addressed to the landlord or managing agent.

Check Out Procedure

At check out the Inventory Associate will ask you to hand over all keys as provided by the managing agent / landlord at the beginning of the tenancy including any keys cut from the original set. Window and or room keys (unless otherwise advised) can remain in situ. The Inventory Associate will then refer to the original inventory and check in reports (where provided) making comments against any areas / items that have changed from the original report information. This can and will include any cleaning issues or damage but equally will highlight if the property has been improved during the tenancy such as being in a cleaner state or changes to decor. Please advise the Inventory Associate of anything you wish to them to note that relate to the property and or issues. The Inventory Associate cannot advise on matters regarding the deposit and is an independent third party so will not divulge the contents of the report except to the commissioning authority.

Manual / Certificate Information

Where possible certificate information will be included in this report. Where EPC information is not provided; the governments website to search for the EPC for the rental property can be accessed via the following link: Government EPC Register: <https://www.epcregister.com/reportSearchAddressByPostcode.html>

The Gas Safe website provides advice and guidance including a list of registered Gas Safe engineers in your postcode <https://www.gassaferegister.co.uk>

If you have not been provided with an appliance manual the best option is to search for the appliance online using the model name and number as indicated on the unit.

Report Signing - Please note

This report must be signed (if hard copy provided) by the tenant(s) and or commented on / signed online via the unique URL (if service is provided) and returned to the issuing agent within the specified days as indicated by the landlord / managing agent from the commencement of the tenancy. Once you have signed online you will receive an automatic email stating that all relevant parties have

received notification of the signed report and or any comments therein. There is no requirement for further action. If the report is not signed and or returned by you (the tenant) within the specified timescale (refer to the managing agent), the report will be closed and the contents deemed as accepted and any future discrepancies will then not be admissible.

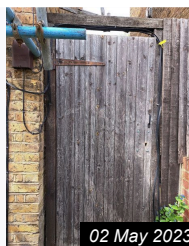
1. SCHEDULE OF CONDITION				
Ref	Name	Condition at Inventory	Condition at Check Out	Additional Comments
1.1	General Cleanliness	Professionally cleaned	<i>As Inventory</i> + - with admissions as noted	
1.2	Bathroom	Clean Toilet seat - loose Basin - pop-up not working Plug scratched Bath - mastic surrounding lightly discoloured in places	Clean Toilet seat - loose Basin - pop-up not working - top detached Plug scratched White staining as noted Bath - mastic surrounding lightly discoloured in places	
1.3	Carpets	Clean Areas with pile missing as noted Bedroom - staining as noted	<i>As Inventory</i>	
1.4	Ceiling(s)	Clean Bathroom - paint flaking in places, black marks above bath, possible signs of mould Bedroom - shading / cleaning residue to edges of ceiling and stains; Kitchen / reception room - heavy settlement cracks and paint flaking, water damage	Clean Bathroom - paint flaking in places, black marks above bath, possible signs of mould Bedroom - shading / cleaning residue to edges of ceiling and stains, what appears to be mould spots as noted Kitchen / reception room - heavy settlement cracks and paint flaking, heavy water damage, light not in use	
1.5	Curtain / Blinds	Clean	<i>As Inventory</i>	
1.6	Hard Flooring	Clean Bathroom - tile cracked as noted Grouting missing in places; Kitchen / reception room - shading, discolouration and multiple small black circular marks	<i>As Inventory</i>	
1.7	Kitchen Area	Clean Kitchen units - 1 x drawer broken Mould to mastic behind sink Sink - limescale surrounding base of tap, possible signs of leak	Clean Kitchen units - 1 x drawer broken Mould to mastic behind sink Sink - limescale surrounding base of tap, and to drainer	
1.8	Kitchen white goods	Clean Fridge - clean, however strong odor Washing machine - mould to door seal	<i>As Inventory</i>	

1. SCHEDULE OF CONDITION (CONT.)

1.9	Oven / Hob / Extractor Hood	Clean	<i>As Inventory +</i> Oven light burnt on grease as noted	
1.10	Wall(s)	Clean Bathroom - paint flaking as noted 1 x repair mark Tiles - grouting discoloured as noted Kitchen / reception room: Large quantity of areas with paint missing; Scuffs, liquid run stains and old fixture holes	<i>As Inventory</i>	
1.11	Window(s)	Clean	<i>As Inventory +</i> Frames discoloured/ paint flaking as noted	
1.12	Woodwork	Clean	<i>As Inventory</i>	
1.13	Note	<i>Item added after Check In</i>	Please note at the time of the inspection the fuse board had tape over the lights sections so no lights were tested during the inspection	

2. METER READINGS

Ref	Name	Serial Number & Location	Reading at Inventory	Reading at Check Out	Additional Comments
2.1	Gas Meter	Location: Side of property (through side gate)	02825.015 m3	02937.366 m3	
2.2	Electric Meter	Communal hall cupboard	09442.8 kWh	10125.3 kWh	



02 May 2023 11:57

Ref # 2.1



02 May 2023 12:00

Ref # 2.1



03 May 2023 08:45

Ref # 2.2

3. KEYS

Ref	Name	Description	Additional Comments
3.1	Keys released via agent		
3.2	Mortice Key	x 1 - For side gate (to access gas meter) - <i>key not seen on keys returned to agent;</i>	

3. KEYS (CONT.)

3.3	Check out	2 x full sets returned. Each set consists of: 3 x Yale keys Also 1 x mortise key returned for side gate	
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4. ALARMS

Ref	Name	Location Room & Floor	Test Result at Inventory	Test Result at Check Out	Additional Comments
4.1	Smoke Alarm	First floor landing	Alarm tested for power only. Audible alarm noted	<i>As Inventory</i>	
4.2	Heat Alarm	Kitchen	Alarm tested for power only. Audible alarm noted	<i>As Inventory</i>	
4.3	Carbon Monoxide Alarm	Reception room - freestanding	Alarm tested for power only. Audible alarm noted	<i>As Inventory</i>	



Ref # 4.1



Ref # 4.2



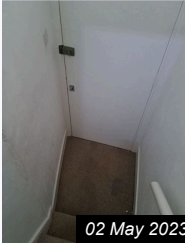
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5. ENTRANCE / HALLWAY

Ref	Name	Description	Condition at Inventory	Condition at Check Out	Additional Comments
5.1	Door	Frame wooden painted white Fixed single glazed panel above Door smooth white wood Brass letter 'B' Chrome Yale lock with brass finger plate Second chrome lock with finger plate Return of frame painted white Return of door painted white Return of both locks and finger plates Chrome push lock with return on frame	Frame light chips and nicks Door chipped along base, scuffs mid to low level, heavy linear scuffs high level Yale pull handle tarnished Return of frame chipped around lock returns Return of door light grubby marks	<i>As Inventory</i>	
5.2	Ceiling	Painted white	Heavy scuff marks and dent to plaster at start of stairs	<i>As Inventory</i>	
5.3	Ceiling Fixtures	White plastic sprinkler			

5. ENTRANCE / HALLWAY (CONT.)

5.4	Walls	Painted white	Chips to outside corners of plaster Scuffs, rubs marks and grubby marks high to low level Heavy scuffs right hand side on entry	As Inventory	
5.5	Skirting	Wood painted white Chrome and white plastic doorstep			
5.6	Flooring	Textured oatmeal carpet	Large area of moth damage with pile missing to left of entry Light shading	As Inventory	
5.7	Switches and Sockets	White plastic			



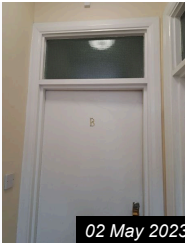
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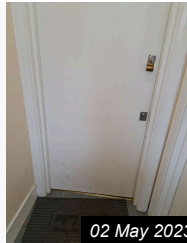
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Ref #5



02 May 2023 11:18

Ref # 5.1



02 May 2023 11:18

Ref # 5.1



02 May 2023 11:18

Ref # 5.1



02 May 2023 11:18

Ref # 5.1



02 May 2023 11:19

Ref # 5.4



02 May 2023 11:19

Ref # 5.4



02 May 2023 11:19

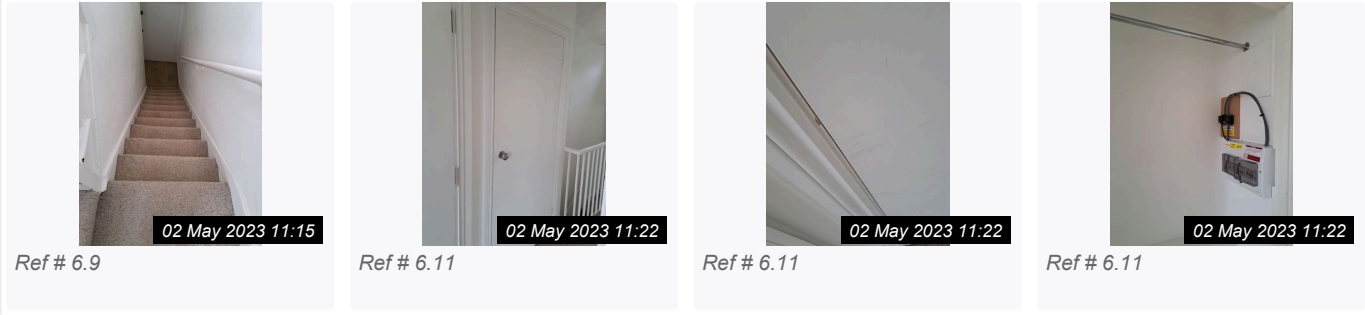
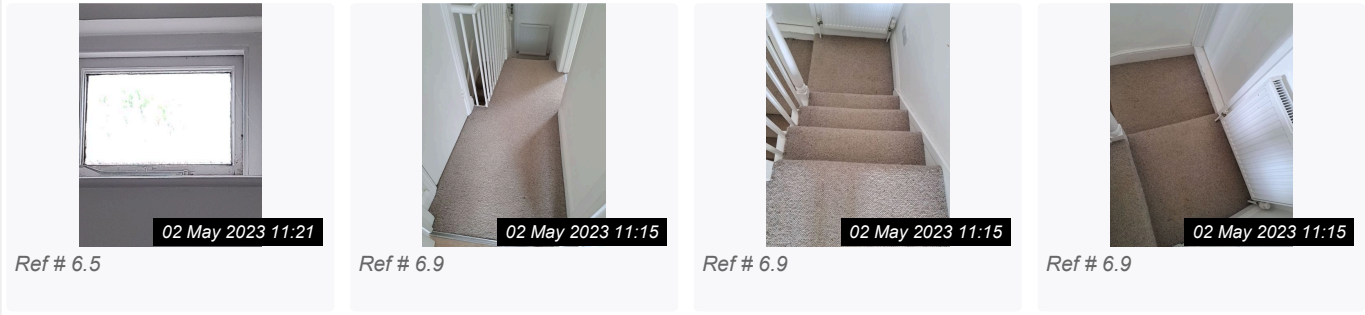
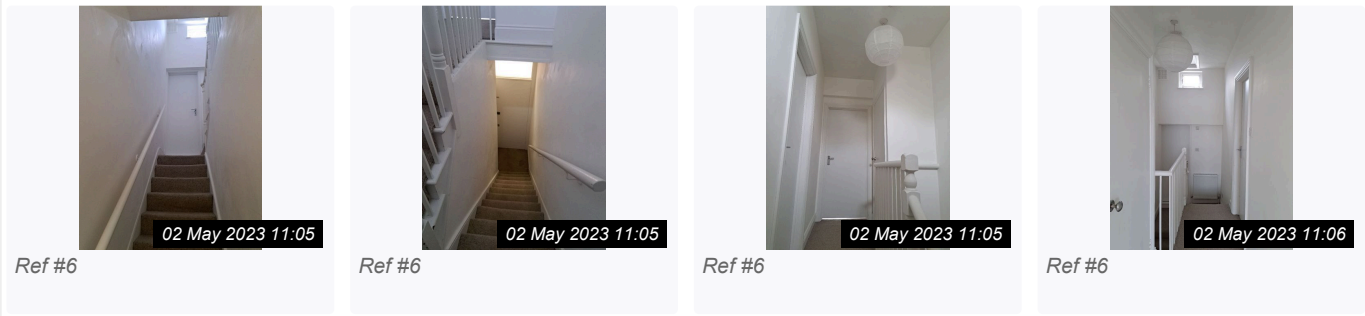
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6. OPEN STAIRS AND LANDING

Ref	Name	Description	Condition at Inventory	Condition at Check Out	Additional Comments
6.1	Ceiling	Painted white			

6. OPEN STAIRS AND LANDING (CONT.)					
6.2	Ceiling Fixtures	White plastic smoke detector Loft access: White wooden frame Smooth white wooden door	Loft access - door scratched	<i>As Inventory</i>	
6.3	Lighting	White plastic pendant Energy saving bulb White paper shade	Bulb working	<i>As Inventory</i>	
6.4	Walls	Painted white	Scattered scuffs and mid to low level along length of stairs	<i>As Inventory</i> + Heavy scratches to paintwork high level above stairs Establish Responsibility - Investigate	
6.5	Window(s) / Sill	High level window Surround and frame white wood Single glazed casement window Grey metal lever handle and retaining bar Sill white wood	Frame signs of what appears to be mould around frames	<i>As Inventory</i>	
6.6	Heating	White metal single radiator	Complete Scratches to front	<i>As Inventory</i>	
6.7	Skirting	Wood painted white	Light chips, nicks and scuffs	<i>As Inventory</i>	
6.8	Staircase	2 x white wooden newel posts White wooden bannister White wooden spindles beneath	Spindles chips and nicks and scuffs	<i>As Inventory</i>	
6.9	Flooring	Continuation of oatmeal textured carpet	Worn to main tread areas Light shading Spot stains forward of radiator Several small areas of pile missing forward of entrance to kitchen/reception, to stairs and forward of radiator	<i>As Inventory</i>	
6.10	Switches and Sockets	White plastic			
6.11	Built-In Cupboard	White wooden frame Smooth white wooden door Chrome knob handle Interior painted white Contains: Chrome hanging rail 2 x white wooden shelves Fuse box with cover	Door - light scuffs low level Frame - chipped and nicked Interior - light scuffs to walls, paint cracking high level	<i>As Inventory</i> + Fuse board - light switches covered with tape Info only	







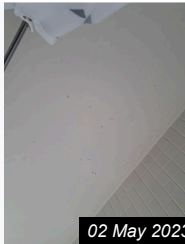

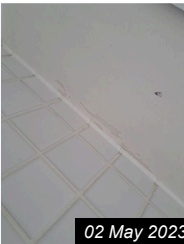
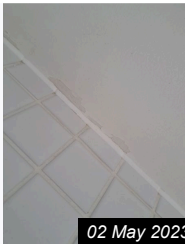




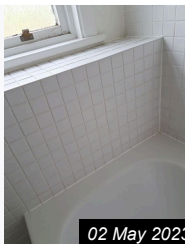





6. OPEN STAIRS AND LANDING (CONT.)









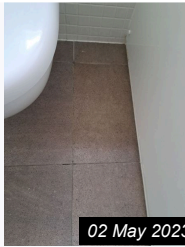













7. BATHROOM					
Ref	Name	Description	Condition at Inventory	Condition at Check Out	Additional Comments
7.1	Door	<p>Frame wood painted white Threshold white wood</p> <p>Door smooth white wood Chrome lever handle Return of door same 2 x chrome triple coat hooks</p>	<p>Door - chip mid-level right hand side Paint cracking around edges</p> <p>Threshold chipped and scuffed</p> <p>Frame scattered chips and nicks</p>	<i>As Inventory</i>	
7.2	Ceiling	Painted white	<p>Paint cracking and flaking especially above bath area</p> <p>Black marks above bath, possible signs of mould</p>	<i>As Inventory</i>	
7.3	Lighting	<p>2 x white plastic light fittings Opaque plastic shades</p> <p>Wall mounted brushed steel light fitting</p>	Both bulbs working	<i>As Inventory</i>	
7.4	Walls	<p>Part painted white</p> <p>Part white mosaic effect ceramic tiles White grouting</p>	<p>Light scuffs and grubby marks</p> <p>2 x scuff marks above radiator</p> <p>High level right hand side on entry: Paintwork cracking 3 x old fixture holes repaired however visible</p> <p>Paintwork cracking above shelf above basin</p> <p>Tiles - small areas of discolouration to grouting surrounding bath</p>	<i>As Inventory</i>	
7.5	Wall Fixtures	<p>Unframed bevelled mirror</p> <p>White plastic extractor fan</p>	Extractor fan unable to test, does not appear to be working	<i>As Inventory</i>	
7.6	Window(s) / Sill	<p>Surround and frames white wood Single glazed sash windows Brass pull-ups Brushed steel twist lock Sill wooden painted white</p>	Sash windows heavy paint flaking throughout Stains around edges of glass	<p><i>As Inventory</i> +</p> <p>Heavy discolouration to frame - appears to be mould marked</p> <p>Establish Responsibility - Investigate</p>	
7.7	Blinds	White material roller blind	<p>Control cables intact</p> <p>Grubby marks low level</p>	<i>As Inventory</i>	
7.8	Heating	White metal single radiator	<p>Complete</p> <p>Rusting to front</p>	<i>As Inventory</i>	

7. BATHROOM (CONT.)					
7.9	Skirting	Wood painted white Chrome and white plastic doorstop	Paint cracking to top	<i>As Inventory</i>	
7.10	Flooring	Large brown ceramic tiles Grey grouting	Second tile from entry has multiple cracks with pieces of tile missing Grouting missing in places	<i>As Inventory</i>	
7.11	Switches and Sockets	White plastic			
7.12	Built-In Cupboard	White wooden frame Smooth white wooden door White ceramic knob handle Interior painted white Contains: Vaillant gas boiler White wooden shelf White plastic dehumidifier; Beko white metal fronted washing machine; Contains quantity of toilet roll;	Door light linear scuff, chips along base Return of door heavy scuff mid level and paintwork chipped mid level Liquid run stains low level Washing machine: Powder drawer clean Mould stains to inner and outer door seal	<i>As Inventory</i>	
7.13	Toilet	White vitreous wall mounted base Concealed cistern Stainless steel dual flush White plastic seat and cover Stainless risers	Toilet seat loose Rust staining below riser right hand side	<i>As Inventory</i>	
7.14	Hand Basin	White vitreous wall mounted basin Stainless mixer tap Stainless steel waste Stainless steel pop-up plug	Pop-up not working Plug scratched	Pop-up not working - top detached Plug scratched White staining to base and to waste Needs Cleaning - Tenant	
7.15	Bath	White plastic bath White plastic side panel Stainless steel waste Stainless mixer tap Wall mounted stainless shower controls Stainless shower hose Stainless shower head ; Stainless steel riser bar Shower screen – L-shaped chrome curtain pole Black and white shower curtain	Mastic surrounding bath lightly discoloured in places Plug working Shower curtain limescaled to bottom	<i>As Inventory</i>	

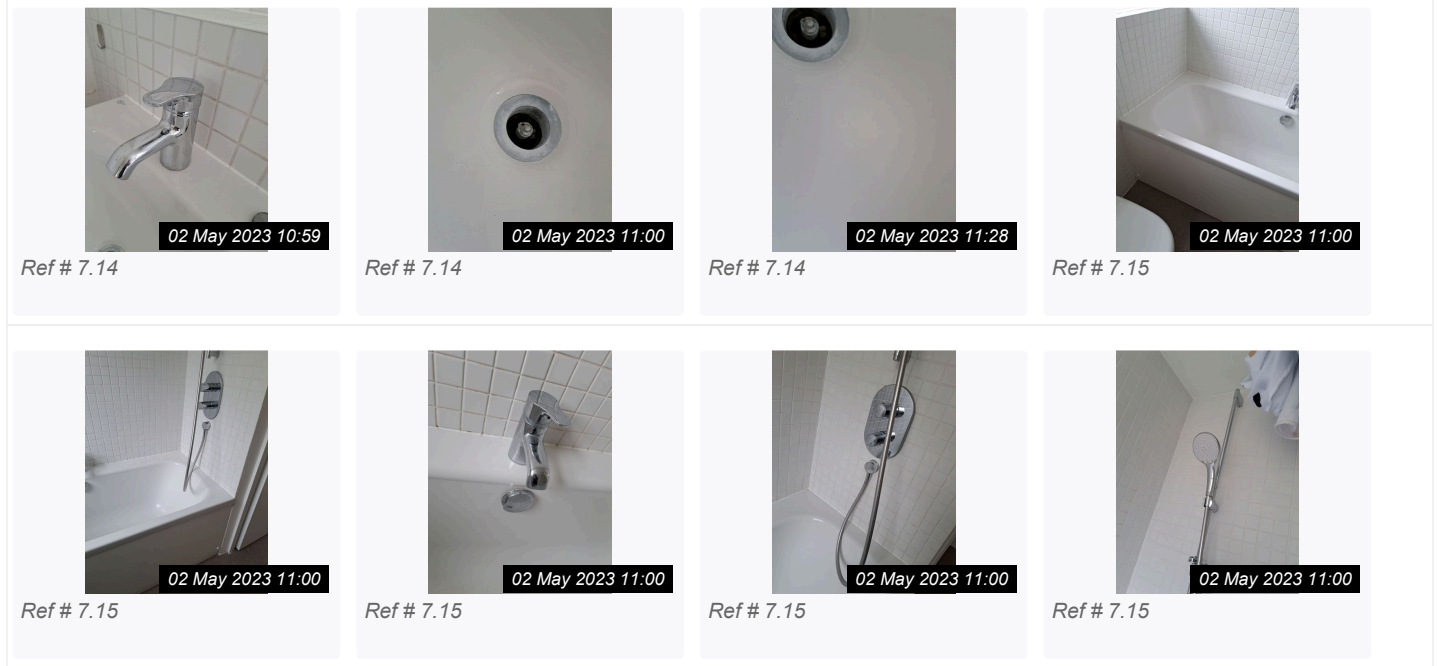
7. BATHROOM (CONT.)

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7. BATHROOM (CONT.)

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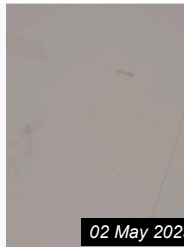

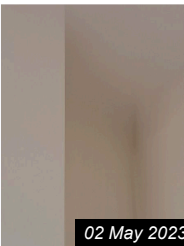

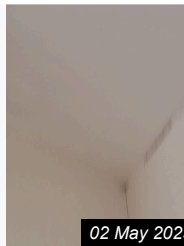
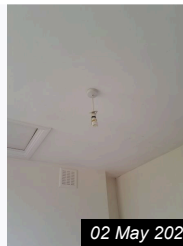


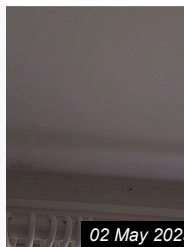
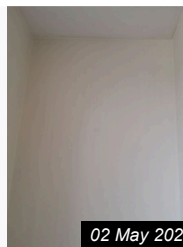

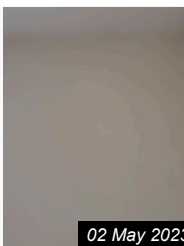


7. BATHROOM (CONT.)




8. BEDROOM

Ref	Name	Description	Condition at Inventory	Condition at Check Out	Additional Comments
8.1	Door	Frame wood painted white Door smooth white wood Chrome lever handle Return of door same	Frame chipped and nicked Door light scuffs low level, chipped along top edge Return of frame heavy chips along top edge Return of door scratches low-level right hand side	<i>As Inventory</i>	
8.2	Ceiling	Painted white	Shading / cleaning residue to edges of ceiling and stains	<i>As Inventory</i> + Black spot marks forward of loft access - appears to be mould marked Establish Responsibility - Investigate	
8.3	Ceiling Fixtures	Loft access: White wooden frame Smooth white wooden door			
8.4	Lighting	White plastic pendant Energy saving bulb	Bulb working	<i>As Inventory</i>	

8. BEDROOM (CONT.)					
8.5	Walls	Painted magnolia	<p>Area of paint cracking low level left hand side on entry</p> <p>Pencil marks low level left hand side on entry</p> <p>Plaster chipped to corner left hand side of chimney breast painted over</p> <p>3 x small areas of paintwork cracking to chimney breast high level - picture shading below</p> <p>To corner right hand side of chimney breast wall paintwork cracking full length of wall</p> <p>Water damage below window left hand side</p> <p>Scattered scuffs and rubs low-level right hand side on entry</p>	<p><i>As Inventory +</i></p> <p>What appears to be discolouration/ liquid run stains to left and right hand side of window high level and to wall left hand side of chimney breast wall</p> <p>Black spot marks high level surrounding window - possible mould marks</p> <p>Establish Responsibility - Investigate</p>	<p>Edward Philp: mould marks reported to Landlord</p> <p>05 May 2023 08:51</p>
8.6	Window(s) / Sill	<p>Surround and frames white wood</p> <p>Single glazed sash windows</p> <p>Chrome pull-ups</p> <p>Chrome twist lock</p> <p>Sill wooden painted white</p>	<p>Sash cables intact</p> <p>Grubby external side</p>	<p><i>As Inventory +</i></p> <p>Brown staining to frame low level</p> <p>Black discolouration to frame in places</p> <p>Paintwork lightly cracking low level</p> <p>Establish Responsibility - Investigate</p>	
8.7	Curtains	White wooden curtain pole			
8.8	Heating	White metal double radiator	<p>Complete</p> <p>Rusting to front</p> <p>Pencil marks and grubby marks to front</p>	<p><i>As Inventory +</i></p> <p>Radiator rusting to top</p> <p>Establish Responsibility - Investigate</p>	
8.9	Skirting	Wood painted white	<p>Discoloured, chipped and nicked in places</p> <p>Grubby marks right hand side of radiator</p>	<i>As Inventory</i>	
8.10	Flooring	Continuation of textured oatmeal carpet	<p>Wear to main tread areas</p> <p>Light shading</p> <p>Multiple areas of what appears to be moth damage with pile missing</p> <p>Stains forward of door</p> <p>Furniture indentations</p> <p>Large area of light brown staining forward of radiator</p>	<p><i>As Inventory +</i></p> <p>Black stains forward of radiator</p> <p>Establish Responsibility - Investigate</p>	


8. BEDROOM (CONT.)					
8.11	Switches & Sockets	White plastic			
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8. BEDROOM (CONT.)




02 May 2023 11:13

Ref # 8.6



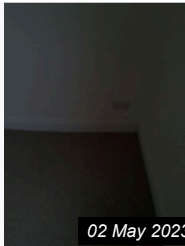
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9. KITCHEN / RECEPTION

Ref	Name	Description	Condition at Inventory	Condition at Check Out	Additional Comments
9.1	Door	Frame wood painted white Door smooth white wood Chrome lever handle Return of door same	Frame - chipped low level left and right Door - chipped along base, scuffed high level Return of frame scuffed along top edge, chipped mid to low level right hand side Return of door grubby marks high level and 2 x chips high level	As Inventory	

9. KITCHEN / RECEPTION (CONT.)					
9.2	Ceiling	Painted white	Heavy settlement cracks and paint flaking Heavy water damage	As Inventory + Extremely heavy water damage to 2 x areas Heavy settlement cracks Establish Responsibility - Investigate	Edward Philp: discussed with Landlord, major roof leak 05 May 2023 08:51
9.3	Ceiling Fixtures	White plastic heat alarm			
9.4	Lighting	White plastic pendant Energy saving bulb 3 x under cabinet strip lights	All bulbs working	As Inventory + Light fixture taped Establish Responsibility - Investigate	
9.5	Walls	Part painted white Part painted light grey	<p>Damage to plaster low level right hand side on entry 3 x old fixture holes repaired high level right hand side on entry</p> <p>Heavy scuffs left hand side of window low level 2 x chips to paint high level left hand side of window Food and grease run stains to right of worktop area, old fixture holes filled but not finished</p> <p>Right hand side on entry 12 x areas with paint removed</p> <p>Right hand side of windows 4 x areas with paint removed ; 1 x old fixture hole repaired above</p> <p>Right hand side of chimney breast 4 x old fixture holes repaired and painted with different coloured paint, grubby marks surrounding</p> <p>Chimney breast 1 x area of paint removed mid level</p> <p>Right hand side of sink high level 3 x areas of what appears to be filled fixture holes</p> <p>Between windows high level 2 x areas with paint removed</p>	<p>As Inventory +</p> <p>Chimney breast wall: 3 x areas with paint removed high level</p> <p>Between windows 3 x further areas with paint removed Establish Responsibility - Investigate</p>	

9. KITCHEN / RECEPTION (CONT.)					
9.6	Wall Fixtures	White ceramic mosaic style tiled splashback between worktop and wall cabinets White grouting	Grouting discoloured behind hob and sink	<i>As Inventory</i>	
9.7	Window(s) / Sill	2 x windows – the same Surround and frames white wood Single glazed sash windows Brushed steel pull-ups Brushed steel twist locks Sills wooden painted white	Both windows have paint flaking Sash cables intact	<i>As Inventory +</i> Window to left hand side paintwork heavily flaking and discoloured Establish Responsibility - Investigate	
9.8	Curtains	White wooden curtain poles	Matching finials intact	<i>As Inventory</i>	
9.9	Heating	2 x white metal double radiators	Both complete Both radiators have chips and light scuff marks	<i>As Inventory</i>	
9.10	Skirting	Wood painted white	Paint cracking to top, light scuffs, discolouration, paint overrun in places	<i>As Inventory</i>	
9.11	Flooring	Light wood panelled	Wear marks and shading to main tread areas especially in front of worktop units, surface scratches and usage marks Multiple black ring marks scattered throughout	<i>As Inventory</i>	
9.12	Switches and Sockets	White plastic	Socket on chimney break wall is detaching		
9.13	Built-In Cupboard	White wooden frame and top Smooth white wooden door White plastic D-handle Interior empty	Heavily marked to top	<i>As Inventory</i>	
9.14	Kitchen Cupboards	Sculptured single panel light grey doors and drawers Brushed steel rail handles Grey wooden kickboards beneath			

9. KITCHEN / RECEPTION (CONT.)

9.15	Base Cupboards L Tp R	<p>Single cupboard, 1 x shelf Single drawer above</p> <p>Single cupboard, 1 x shelf</p> <p>Integrated fridge front</p> <p>Under sink cupboard, 1 x shelf - not attached</p> <p>Single cupboard, 1 x shelf - not attached</p>	<p>Cupboard to right of oven latch not completely secure</p> <p>Unit to left of oven drawer broken and seen in cupboard</p>	<i>As Inventory</i>	
9.16	Wall Cupboards L Tp R	<p>Single cupboard, 2 x shelves</p> <p>Single cupboard, 1 x shelf</p> <p>Single cupboard, 2 x shelves</p> <p>Single cupboard, 2 x shelves</p> <p>Single cupboard, 2 x shelves</p>			
9.17	Work surface	Cream composite worktop with straight edge	<p>Mould to mastic behind sink</p> <p>Mastic breaking up in other places</p>	<i>As Inventory</i>	
9.18	Sink	<p>Stainless steel one and a half bowl with drainer</p> <p>Stainless mixer tap</p> <p>Stainless steel waste</p> <p>Stainless steel plug</p>	<p>Light scratches to drainer</p> <p>Limescale staining surrounding tap possible signs of leak</p>	<p>Light scratches to drainer</p> <p>Limescale staining surrounding tap</p> <p>Light limescale to draining board</p> <p>Needs Cleaning - Tenant</p>	
9.19	Extractor Fan	Integrated grey metal	<p>Light working</p> <p>Fan not working</p>	<p>Unable to test for power Info only</p>	
9.20	Hob	<p>Brushed steel 4 x gas burner</p> <p>Lamona</p> <p>2 x black metal pan stands</p> <p>4 x controls to front</p>	<p>Coating missing to tops of controls</p> <p>Tested for power</p>	<p>Coating missing to tops of controls</p> <p>Unable to test for power Info only</p>	
9.21	Oven	<p>Brushed steel fronted</p> <p>2 x controls to top</p> <p>Door with glass viewing panel</p> <p>Brushed steel D-handle</p> <p>Interior:</p> <p>2 x stainless steel rack shelves</p> <p>Grey enamel grill pan with stainless steel insert</p>		<p>Light burnt on grease to base of oven and grill pan</p> <p>Tested for power</p> <p>Needs Cleaning - Tenant</p>	

9. KITCHEN / RECEPTION (CONT.)

9.22	Fridge	Integrated fridge Return of door: 2 x grey plastic shelves Interior: Small freezer compartment to top White plastic door Below: 2 x clear glass shelves Clear plastic salad crisper with clear plastic lid	Fridge - clean however strong odour Crack to small glass shelf Freezer door is loose	As Inventory	
9.23	Additional Items	White plastic valiant freestanding thermostat Carbon monoxide alarm			



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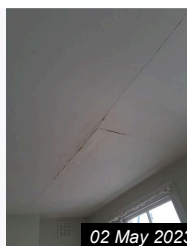
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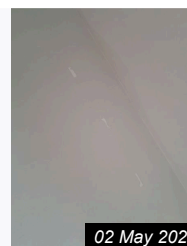
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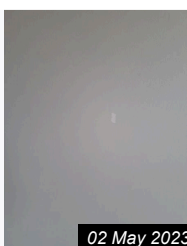
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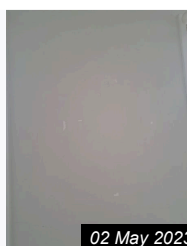
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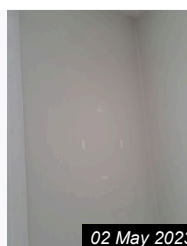
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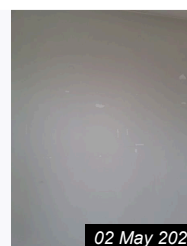
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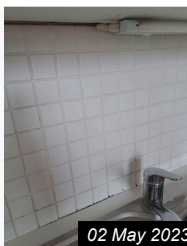
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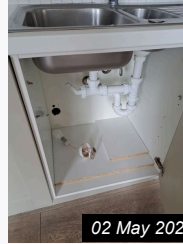
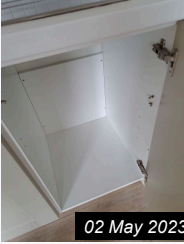
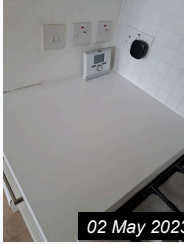
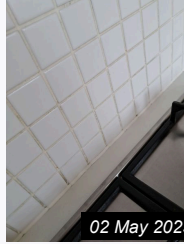
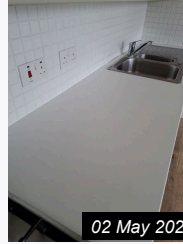

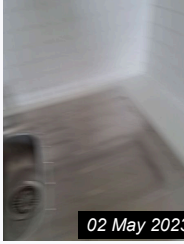


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9. KITCHEN / RECEPTION (CONT.)

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9. KITCHEN / RECEPTION (CONT.)



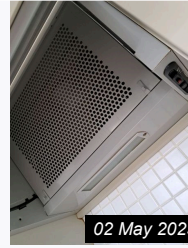
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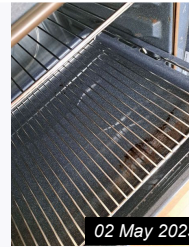
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Ref # 9.23



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Ref # 9.23

Actions Required

Ref	Action Required	Responsibility	Comments
6.4 Open Stairs and Landing » Walls	Establish Responsibility	Investigate	Heavy scratches to paintwork high level above stairs
6.11 Open Stairs and Landing » Built-In Cupboard	Info only	N/A	Fuse board - light switches covered with tape
7.6 Bathroom » Window(s) / Sill	Establish Responsibility	Investigate	Heavy discolouration to frame - appears to be mould marked

Actions Required			
7.14 Bathroom » Hand Basin	Needs Cleaning	Tenant	White staining to base and to waste
8.2 Bedroom » Ceiling	Establish Responsibility	Investigate	Black spot marks forward of loft access - appears to be mould marked
8.5 Bedroom » Walls	Establish Responsibility	Investigate	What appears to be discolouration/liquid run stains to left and right hand side of window high level and to wall left hand side of chimney breast wall
8.5 Bedroom » Walls	Establish Responsibility	Investigate	Black spot marks high level surrounding window - possible mould marks
8.6 Bedroom » Window(s) / Sill	Establish Responsibility	Investigate	Brown staining to frame low level Black discolouration to frame in places Paintwork lightly cracking low level
8.8 Bedroom » Heating	Establish Responsibility	Investigate	Radiator rusting to top
8.10 Bedroom » Flooring	Establish Responsibility	Investigate	Black stains forward of radiator
9.2 Kitchen / Reception » Ceiling	Establish Responsibility	Investigate	Extremely heavy water damage to 2 x areas Heavy settlement cracks
9.4 Kitchen / Reception » Lighting	Establish Responsibility	Investigate	Light fixture taped
9.5 Kitchen / Reception » Walls	Establish Responsibility	Investigate	Chimney breast wall: 3 x areas with paint removed high level
9.5 Kitchen / Reception » Walls	Establish Responsibility	Investigate	Between windows 3 x further areas with paint removed
9.7 Kitchen / Reception » Window(s) / Sill	Establish Responsibility	Investigate	Window to left hand side paintwork heavily flaking and discoloured
9.18 Kitchen / Reception » Sink	Needs Cleaning	Tenant	Light limescale to draining board
9.19 Kitchen / Reception » Extractor Fan	Info only	N/A	Unable to test for power
9.20 Kitchen / Reception » Hob	Info only	N/A	Unable to test for power
9.21 Kitchen / Reception » Oven	Needs Cleaning	Tenant	Light burnt on grease to base of oven and grill pan

Declaration

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