



# Tenant Responsibility Report

For

Flat 6, Holly Court, 97 Buxton Road, West Handley, Brighton, BN1 7NB

Date Of Report - 02-10-2021

Report Prepared By - Thomas Hobbs



Report Instructed By:  
Mayfair Lettings (Green Park)



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## **Report Information**

### **Your Inspection Document**

This inspection document known as the “Report” is impartial, unbiased and is delivered in a format that is easy to read and understand. The report will be one of the following main report types - Inventory / Check-In / Mid-Term Inspection / Check-Out / Schedule of Condition. All of the properties main fixtures and fittings contained within each room or area will be listed individually and contain a standard description format as follows: Name of Room / Inspection Area, name of element (Wall, Floor, Switch, Window etc), being inspected. The overall colour of element, element general condition, element serial number. The element description will follow this format: Type, Feature, Finish, Comments. The element will then list any problems which we call “Observations”. The text here will be in red so the reader can easily identify problems. If there is no information detailed in the Observation area the clerk has found the item serviceable and, in the condition, described. A full photographic record will be taken of all elements and observations, and all rooms / inspection areas will have overview photographs to give the reader an understanding of the layout of the room.

### **Words And Their Meanings**

What particular words mean within this report: Example 'Gold', 'Steel', 'Wood', 'Mahogany', etc are used to describe the colour of an item does not mean that the item is made from that particular material, metal or element. These descriptive words are used by the Clerk to help describe the appearance, look, feel of the element. New elements will only be detailed as such when they are a new fitting never used before or in a high standard of refurbishment. These elements may still be in their wrappings or supplied with a receipt.

### **The Inventory Clerk / Company Compiling The Report**

Inventory Clerks and the Company they work with are not professional or qualified tradespeople for the purpose of conducting the report. This means they are not plumbers, electricians, heating or gas safe experts etc. The Clerks reports on what he / she observes, nothing more. The Clerk will test lights and appliances by switching them on / off, toilets and taps by flushing etc. Heating by switching up the thermostat etc.

## **How The Inspection Is Carried Out**

The inventory Clerk will inspect all interior rooms / areas of the property plus any exterior areas that the tenant has access to, including Gardens, Garages, Out-Building etc. Communal areas will not be inspected. Lofts and cellars are only inspected with prior agreement with the Clerk / Inventory Company as specialised Insurances and Health and Safety measures may have to be in place before doing so. Other areas within the property that will not be inspected will be instructed by the Landlord / Agent. These may include rooms / areas set aside to contain the Landlords personal effects etc. This will be via prior arrangement. It is always advised that these areas be secured with no access granted to the tenants.

## **Terminology And Quantity**

Where there are numerous or substantial amounts of general items, example books, cutlery, bric-a-brac, cupboard contents etc the Clerk may employ such terminology as "A Number Of Books / Many Books" etc. The plural term Cutlery, Glasses. Plates etc is used when counting individual items would be time consuming. If an accurate record of the exact number of individual items are required, this must be agreed in advance with the Clerk and the extent of the contents to be counted so an accurate time scale may be calculated and the cost of carrying out the extra work.

## **Ownership And Copyright**

This report remains the property of the company / person producing the report and shall not be used or copied without their written permission.

## **Quailty Inventories**

Address: 19 Heron House, 78 London Road, Brighton, BN1 6PO

Tel: 07584 007 666

Email: [info@quailtyinventoriesltd.com](mailto:info@quailtyinventoriesltd.com)

## **What Is Included In The Report**

### **The Smoke And Carbon Monoxide Alarm (England) Regulations 2015**

**As of 1st October 2015:** Only standard battery driven smoke alarms & CO detectors are tested, where possible. This test will be for power only and is not a statement that the alarms are in full working order should an incident occur. The inventory clerk will take no responsibility for damage or malfunction during the testing of such alarms.

### **Emergency Fitting Of Smoke Alarms And Carbon Monoxide Detectors**

On the occasion that the inventory clerk has been instructed by the Landlord / Agent, in writing or email, to fit either or both smoke alarm(s) or carbon monoxide detector(s) to a property whilst conducting a report, the clerk is not liable for any damage to paintwork or other surfaces when the temporary fixing tape used to secure the smoke alarm(s) / carbon monoxide detector(s) is removed.

### **Report Updates**

The Inventory Company conducting this report reserves the right to update any report they conduct after the inspection to reflect any issues missed due to furniture blocking an issue, cleaning issues blocking the full extent of any damages, lighting etc.

### **Check-Out Report Guidance**

If the inspection carried out is a Check-Out Report, we will base our observations on the information detailed in the original Inventory / Schedule Of Condition / Check-In report carried out at the start of the tenancy.

## Advice For Tenants

The following is a guide on how to present the property on the day of Check-Out and its return to the Landlord / Agent.

The Inventory Clerk will conduct a Check-Out report on the last day of the tenancy or the date agreed with your Agent / Landlord.

On this date you must have removed all personal effects, prepared and cleaned the property for inspection by the Clerk at the agreed time.

The Clerk will use a copy of the report produced at the start of tenancy. He / She will use this report as a guide and report on the current condition of fixtures, fitting and contents. Attention will be given to damage, fair wear and tear and cleanliness. The clerk will report on both "Positive" and Negative" observations.

It is the tenant's responsibility to ensure that the property, its fixtures, fittings and contents are in the same condition or better including state of cleanliness, as it was presented to them on Check-In, with allowance for "Fair Wear & Tear". Cleanliness issues cannot be classed as "Fair Wear & Tear". Ensure the standard of cleanliness in all areas is the same or better as the day of Check-In.

Any issues will be detailed into the Check-Out report with supporting descriptions and evidential photographs.

Finally, if you have paid for a professional clean then please leave a copy of the receipt in the property so the clerk can copy it into the report supporting the fact that the property has been professionally cleaned. The software has a section solely for this purpose!

**\*\*\*PLEASE READ VERY IMPORTANT\*\*\***

**This Inspection Document must be signed by the tenant(s) or their representative ideally at the time of Check-In and their details completed - Full name, mobile or telephone number and email address - , if present, and returned with any amendments as required, to the Landlord / Agent within SEVEN DAYS from the start of the tenancy. If the report is not returned by the tenants within this timescale, any future discrepancies will not be admissible.**

**\*\*\*PLEASE READ VERY IMPORTANT\*\*\***

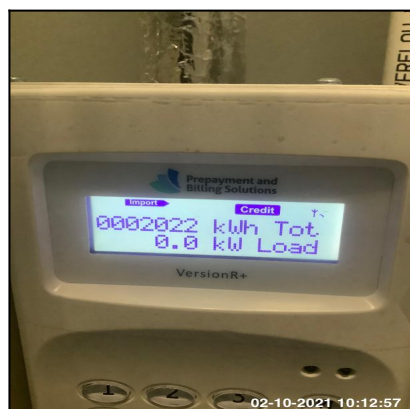
## Property Particulars

### Overview Of Property Inspected

Property Furnished	Furnished
Property Type	Apartment / Flat
Property Style	Purpose Built
Stopcock Location	Entrance Hallway Cupboard
Security Alarm	Inside Entrance Hallway Cupboard

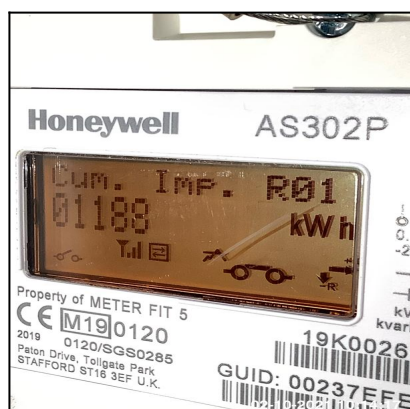
### Property Utilities Meters

Utility	Location	Serial Number	Reading	Meter type	Comments	Date Recorded
Heat Interface Unit - HIU	Entrance Hallway Cupboard	OBI-123	0002022	Tariff - Paid Directly From Bank Account	None	02-10-2021

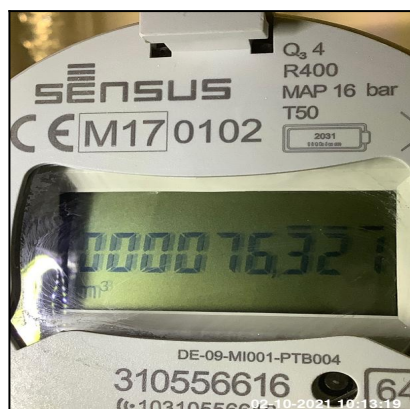




Utility	Location	Serial Number	Reading	Meter type	Comments	Date Recorded
Electric Meter	Communal Hallway Cupboard - Ground Floor	FN-2187	01188	Tariff - Paid Directly From Bank Account	Changed Since Inventory, New Serial = F112998498 FB2 Key Required For Access	02-10-2021



Utility	Location	Serial Number	Reading	Meter type	Comments	Date Recorded
Water Meter	Communal Hallway Cupboard - 1st Floor	3283627	000076,321	Tariff - Paid Directly From Bank Account	FB2 Key Required For Access	02-10-2021



**Keys And Sundries (4)**

Item	Type	Location	Serial #	No. Received (.Check-Out)
1	Yale Key	Front Door - Upper	None	<b>1</b>
Comment:	None			

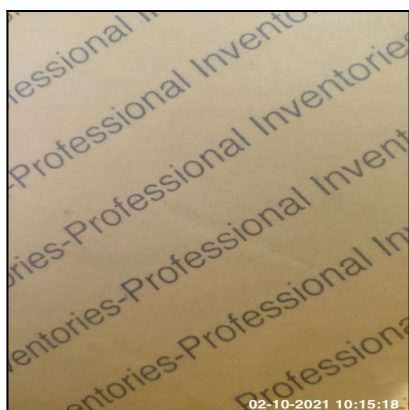


Item	Type	Location	Serial #	No. Received (.Check-Out)
2	High Security Lock Key (Mul- T-Lock Type)	Front Door - Lower	CT9978367	<b>1</b>
Comment:	None			



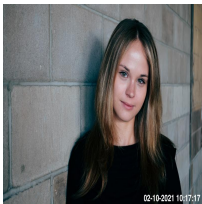


Item	Type	Location	Serial #	No. Received (.Check-Out)
4	Miscellaneous	Mailbox	PI007	None
Comment:	Not Received From Tenant(s) At Check Out			



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Keys / Sundries Below Have Been Returned As Detailed				
Item	Type	Location	Serial #	No. Returned
1	Security Fob / Remote	Main Communal Entrance	None	1


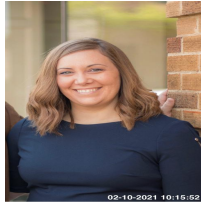
Return To:	Returned To Concierge
Date:	02-10-2021
Time:	12:08 Hrs
Name Of Person Receiving:	Peli Motto
Signature:	
Photo Of Person Receiving:	



Item: 1

## Key Return 2

<b>Keys / Sundries Below Have Been Returned As Detailed</b>				
Item	Type	Location	Serial #	No. Returned
1	Yale Key	Front Door - Upper	None	1
2	High Security Lock Key (Mul-T-Lock Type)	Front Door - Lower	CT9978367	1

Agent:	Mayfair Lettings
Branch:	(Green Park)
Date:	02-10-2021
Time:	12:17 Hrs
Name Of Person Receiving:	Sally Reeve
Signature:	
Photo Of Person Receiving:	



Item: 1



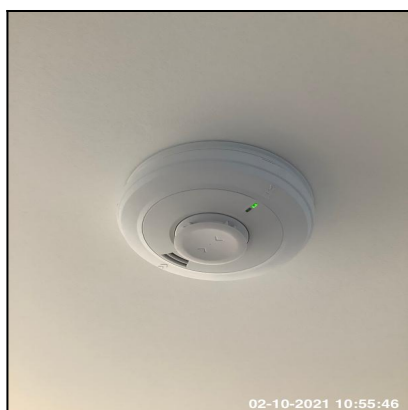
Item: 2

### **Property Safety Features / Equipment**

Type	Status	Comment	Valid To Date
Fire Blanket / Fire Extinguisher	Present	Kitchen: Fire Extinguisher Wall Mounted By Fridge / Freezer, Fire Blanket Loose On Worktop	NA



Type	Status	Comment	Valid To Date
Heat Detector (Does Not Form Part Of Smoke & CO Detector Regulations 2015)	Tested For Power Only - Working	Kitchen Ceiling	NA



## Smoke Alarms & CO Detectors

Type	Location	Status	Comment	Date Tested
Smoke Detector	Bedroom 2 Ceiling	Tested For Power Only - Working	None	02-10-2021



Type	Location	Status	Comment	Date Tested
Smoke Detector	Entrance Hallway Ceiling	Not Seen	Removed During Tenancy	02-10-2021



Type	Location	Status	Comment	Date Tested
Smoke Detector	Master Bedroom Ceiling	Tested For Power Only - Working	None	02-10-2021



Type	Location	Status	Comment	Date Tested
Smoke Detector	Lounge Ceiling	Tested For Power Only - Working	None	02-10-2021



## Inspection Notes

Carpets Slightly Damp From Professional Steam Clean



**Quick View - State Of Cleanliness Of Property Rooms / Areas**

Area	State	Cleaning Receipt Date
Bath / Shower / Furniture	Many Areas Require Professional Cleaning	NA
Bathroom Overview	Many Areas Require Professional Cleaning	NA
White Goods	Many Areas Require Professional Cleaning	NA
Oven / Hob / Cooker / Extractor Hood	Many Areas Require Professional Cleaning	NA
Kitchen Overview	Light Cleaning Required Throughout	NA
Furnishings	Many Areas Require Professional Cleaning	NA
Mattress(es)	Light Cleaning Required Throughout	NA
Curtains and Blinds	Cleaned To A Good Domestic Standard - Except Where Noted	NA
Windows (Outside)	Many Areas Require Professional Cleaning	NA
Windows (Inside)	Light Cleaning Required Throughout	NA
Hard Flooring	Light Cleaning Required Throughout	NA
Carpet(s)	Light Cleaning Required Throughout	NA
Overall Cleanliness	Many Areas Require Professional Cleaning	NA

## Property Rooms / Areas

### 1: Entrance Hallway



#### 1.1 Front Door

Overall Colour:	General Condition:
Wood Effect	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
1.1.1	Door	<b>Type:</b> Panelled - Flat, Front Door Of Property <b>Finish:</b> Wood <b>Features:</b> Furniture - Brass Effect, Handles - Lever Style, Lock - Yale / Chubb Type, Lock - Thumb Turn, Numerals, Self Closer, Spy Hole
1.1.2	Door Frame	<b>Type:</b> Wood <b>Finish:</b> Frame Coloured - Light Wood Effect

#### 1.2 Ceiling

Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
1.2.1	Blanking Plate	<b>Number Of Fittings:</b> x02 <b>Type:</b> Metal

1.2.2	Ceiling	<b>Type:</b> Plaster <b>Finish:</b> Finish - Smooth Surface, Newly Painted For This Let
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Serial #	Blanking Plate - Observation - (Check Out)
1.2.1	Loose And Marked



1.2.1 Loose And Marked



1.2.1 Loose And Marked

1.3 Lighting	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
1.3.1	Recessed Spotlights	<b>Number Of Fittings:</b> x03 <b>Finish:</b> UPVC <b>Features:</b> Bulb - LED

1.4 Walls	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
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1.4.1	Skirting Boards	<b>Type:</b> Moulded To Edge <b>Finish:</b> Newly Painted For This Let
1.4.2	Wall Cupboard	<b>Type &amp; Number Fitted:</b> Built Into Recess, x01 <b>Finish:</b> Doors To Match Property, Floors To Match Property, Newly Painted For This Let, Walls To Match Property <b>Features:</b> Furniture - Brass Effect, Fuse Box, Interior Light, Stopcock <b>Comments:</b> X2 Switches X4 Fused Switches X1 Double Socket X1 Single Socket
1.4.3	Walls	<b>Type:</b> Plaster - Painted <b>Finish:</b> Newly Painted For This Let

Serial #	Wall Cupboard - Observation - (Check Out)
1.4.2	Floor Dirty To LHS



1.4.2 Floor Dirty To LHS

1.5 Fuse Box		
Overall Colour:	General Condition:	
White	Brand New / Newly Refurbished Condition	
Serial #	Element	Element Description

1.5.1	Fuse Box	<b>Type:</b> Fuse Trips <b>Finish:</b> Metal <b>Features:</b> Cover, Fuse Location Information <b>Comments:</b> Inside Cupboard, Make: Crabtree Loadstar
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Serial #	Fuse Box - Observation - (Check Out)
1.5.1	Yellow Residue To Cover



1.5.1 Yellow Residue To Cover 1.5.1 Yellow Residue To Cover

1.6 Air Conditioning Unit	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
1.6.1	Air Conditioning Unit	<b>Finish:</b> Wall Mounted, Metal Body <b>Features:</b> Central Aircon Plant <b>Comments:</b> Vent Axia, Inside Cupboard

1.7 Washer / Dryer	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
1.7.1	Washer / Dryer	<b>Make:</b> Siemens <b>Type:</b> Front Loading, Free Standing <b>Features:</b> Control Buttons, Control Dial, Soap Drawer <b>Comments:</b> Inside Cupboard, Model: IQ500

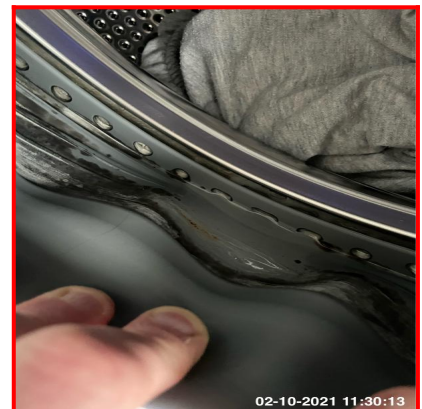
Serial #	Washer / Dryer - Observation - (Check Out)
1.7.1	Door Rim Dirty Door Glass Dirty Rubber Seal Stained / Dirty Soap Drawer Dirty Clothes Present



1.7.1 Door Rim Dirty



1.7.1 Door Glass Dirty



1.7.1 Rubber Seal Stained / Dirty



1.7.1 Soap Drawer Dirty



1.7.1 Soap Drawer Dirty



1.7.1 Clothes Present

## 1.8 Switch

Overall Colour:	General Condition:
Brass	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
1.8.1	Fused	<b>Type:</b> For Extractor Fan, Wall Mounted <b>Finish &amp; Number Fitted:</b> Metal Effect x01, Unit Coloured Brass Effect <b>Features:</b> Inserts Coloured White, With Fuse Clip
1.8.2	Single	<b>Type:</b> For Light, Wall Mounted <b>Finish &amp; Number Fitted:</b> Metal Effect x02, Unit Coloured Brass Effect <b>Features:</b> Inserts Coloured White

## 1.9 Socket Outlet

Overall Colour:	General Condition:
Brass	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
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1.9.1	Double	<b>Type:</b> Wall Mounted <b>Finish &amp; Number Of Fittings:</b> Metal Effect x01, Unit Coloured Brass Effect <b>Features:</b> Inserts Coloured White
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Serial #	Double - Observation - (Check Out)
1.9.1	Charger Left By Tenant



1.9.1 Charger Left By Tenant

1.10 Floor	
Overall Colour:	General Condition:
Wood Effect	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
1.10.1	Floors	<b>Type:</b> Engineered Wood Board <b>Finish:</b> Light Floorboard Effect

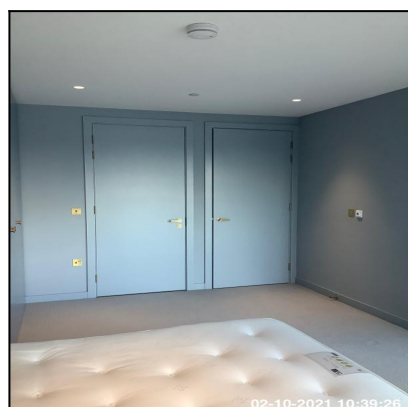
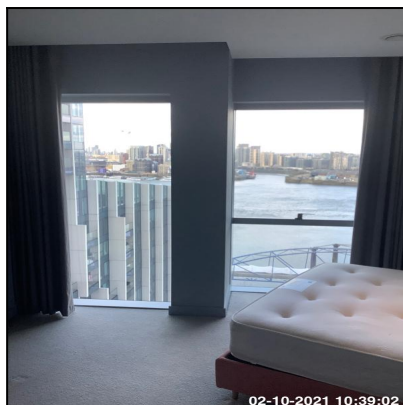
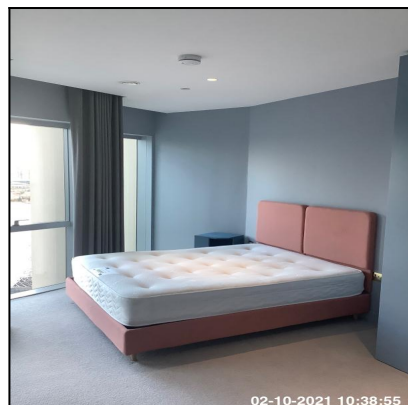
1.11 Security	
Overall Colour:	General Condition:
Black	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
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1.11.1	Entry Phone / Video	<b>Make:</b> Orcomm <b>Finish:</b> Glass / UPVC Screen <b>Features:</b> Wall Mounted, LCD Screen
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## 2: Master Bedroom - RHS



### 2.1 Doors

Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
2.1.1	Door	<b>Type:</b> Panelled - Flat <b>Finish:</b> Newly Painted For This Let, Wood <b>Features:</b> Furniture - Brass Effect, Handles - Lever Style

2.1.2	Door Frame	<b>Type:</b> Wood <b>Finish:</b> Newly Painted For This Let
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2.2 Ceiling	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
2.2.1	Blanking Plate	<b>Number Of Fittings:</b> x02 <b>Type:</b> Metal
2.2.2	Ceiling	<b>Type:</b> Plaster <b>Finish:</b> Finish - Smooth Surface, Newly Painted For This Let

2.3 Extractor Fan	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
2.3.1	Extractor Fan	<b>Make:</b> Vent Axia <b>Finish:</b> Metal <b>Features:</b> Ceiling Mounted, Heard Working

2.4 Lighting	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
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2.4.1	Recessed Spotlights	<b>Number Of Fittings:</b> x03 <b>Finish:</b> UPVC <b>Features:</b> Bulb - LED
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2.5 Walls	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
2.5.1	Skirting Boards	<b>Type:</b> Moulded To Edge <b>Finish:</b> Newly Painted For This Let <b>Features:</b> Door Stop
2.5.2	Walls	<b>Type:</b> Plaster - Painted <b>Finish:</b> Newly Painted For This Let

Serial #	Skirting Boards - Observation - (Check Out)
2.5.1	Dusty To Tops



2.5.1 Dusty To Tops

Serial #	Walls - Observation - (Check Out)
2.5.2	Discoloured Marks Behind Door



### 2.5.2 Discoloured Marks Behind Door 2.5.2 Discoloured Marks Behind Door

2.6 Windows	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
2.6.1	Windows	<b>Type &amp; Number Fitted:</b> Casement, x03 <b>Finish:</b> Coated Metal <b>Features:</b> Furniture - Chrome Effect, Handles - Lever

2.7 Switch	
Overall Colour:	General Condition:
Brass	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
2.7.1	Fused	<b>Type:</b> Wall Mounted, For Extractor Fan <b>Finish &amp; Number Fitted:</b> Metal Effect x01, Unit Coloured Brass Effect <b>Features:</b> Inserts Coloured White, With Fuse Clip

2.7.2	Single	<b>Type:</b> For Light, Wall Mounted  <b>Finish &amp; Number Fitted:</b> Metal Effect x03, Unit Coloured Brass Effect  <b>Features:</b> Inserts Coloured White
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Serial #	Single - Observation - (Check Out)
2.7.2	En-Suite Switch Finger Marks / Dirty To Face



2.7.2 En-Suite Switch  
Finger Marks / Dirty To Face

2.8 Room Thermostat Control	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
2.8.1	Room Thermostat Control	<b>Make:</b> OJ Electronics  <b>Finish:</b> UPVC  <b>Features:</b> Digital Display, Wall Mounted

2.9 Socket Outlet	
Overall Colour:	General Condition:
Brass	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
2.9.1	Double	<b>Type:</b> Wall Mounted <b>Finish &amp; Number Of Fittings:</b> Metal Effect x04, Unit Coloured Brass Effect <b>Features:</b> Inserts Coloured White
2.9.2	Network Point	<b>Type:</b> Wall Mounted <b>Finish &amp; Number Fitted:</b> Metal, x01 <b>Features:</b> Inserts Coloured White
2.9.3	Satellite / TV	<b>Make:</b> With FM Socket, With Satellite Socket, With TV Ariel Socket , Wall Mounted <b>Finish &amp; Number Fitted:</b> Metal Effect x01, Unit Coloured Brass Effect <b>Features:</b> Inserts Coloured White

2.10 Floor	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
2.10.1	Floors	<b>Type:</b> Carpet <b>Finish:</b> Synthetic, Woven <b>Features:</b> Threshold Bar - Aluminium, Wall To Wall Fitted, Indentations From Previous Furniture

2.11 Curtains / Shutters	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
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2.11.1	Curtains	<b>Type:</b> Length To Floor <b>Finish:</b> Cotton <b>Features:</b> Attached To Pole Via Clips, Lined
2.11.2	Poles / Track	<b>Type:</b> Track <b>Finish &amp; Number Fitted:</b> Metal, x03

2.12 Bed	
Overall Colour:	General Condition:
Red	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
2.12.1	Bed	<b>Type:</b> Double Bedstead <b>Finish:</b> Cloth / Leather Effect Covered Base <b>Features:</b> Head Board Cloth / Leather Effect, Mattress - Double, Fire Label Recorded

Serial #	Bed - Observation - (Check Out)
2.12.1	Small Tear To RHS



2.12.1 Small Tear To RHS

2.13 Wardrobe	
Overall Colour:	General Condition:

Grey	Brand New / Newly Refurbished Condition
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Serial #	Element	Element Description
2.13.1	Wardrobe	<b>Type &amp; Number Fitted:</b> x01, Built In <b>Finish:</b> Double Doors, Single Door, Wood <b>Features:</b> Drawers x03, Furniture Brass Effect, Handles - Knob, Hanging Rail x02, Shelves x05

Serial #	Wardrobe - Observation - (Check Out)
2.13.1	Chip Under Far RHS Handle



2.13.1 Chip Under Far RHS Handle

2.14 Bedside Table	
Overall Colour:	General Condition:
Blue (Dark)	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
2.14.1	Bedside Table	<b>Type &amp; Number Present:</b> Square, x02 <b>Finish:</b> Wood, Stained <b>Features:</b> Shelves x01

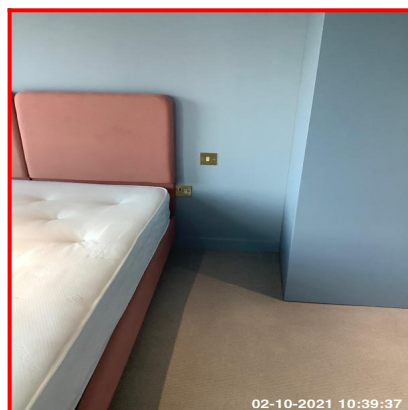
Serial #	Bedside Table - Observation - (Check Out)
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2.14.1	X01 Unit Missing
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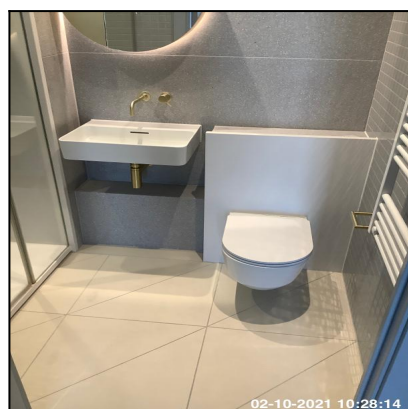


2.14.1 X01 Unit Missing



2.14.1 X01 Unit Missing

### 3: En-Suite (Master Bedroom)



3.1 Doors	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
3.1.1	Door	<p><b>Type:</b> Panelled - Flat</p> <p><b>Finish:</b> Newly Painted For This Let, Wood</p> <p><b>Features:</b> Furniture - Brass Effect, Handles - Lever Style, Lock - Thumb Turn</p>

3.1.2	Door Frame	<b>Type:</b> Wood <b>Finish:</b> Newly Painted For This Let
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Serial #	Door Frame - Observation - (Check Out)
3.1.2	Chip To RHS Edge Above Lock Return



### 3.1.2 Chip To RHS Edge Above Lock Return

3.2 Ceiling	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
3.2.1	Ceiling	<b>Type:</b> Plaster <b>Finish:</b> Finish - Smooth Surface, Newly Painted For This Let

3.3 Extractor Fan	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
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3.3.1	Extractor Fan	<b>Make:</b> Vent Axia <b>Finish:</b> Metal <b>Features:</b> Ceiling Mounted, Heard Working
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3.4 Lighting	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
3.4.1	Recessed Spotlights	<b>Number Of Fittings:</b> x03 <b>Finish:</b> UPVC <b>Features:</b> Bulb - LED

3.5 Walls	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
3.5.1	Tiling	<b>Type:</b> Fully Tiled <b>Finish &amp; Tile Colour:</b> Grey, Grout - Grey, Tiles - Smooth Surface <b>Comments:</b> Speckled Grey Tiles Behind Basin Plain Corian Style Panel Tile Behind Shower Head And Toilet

Serial #	Tiling - Observation - (Check Out)
3.5.1	Hook Installed Since Inventory



### 3.5.1 Hook Installed Since Inventory

3.6 Socket Outlet	
Overall Colour:	General Condition:
Brass	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
3.6.1	Shaving Point	<b>Type:</b> Wall Mounted, Single Unit <b>Finish:</b> Metal Effect, Unit Coloured Brass Effect <b>Features:</b> Inserts Coloured Black <b>Comments:</b> Inside Medicine Cabinet

3.7 Radiator	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
3.7.1	Radiator	<b>Type &amp; Number Fitted:</b> Vertical Unit, x01 <b>Finish:</b> Enamel <b>Features:</b> End Cap x01 <b>Comments:</b> Electric

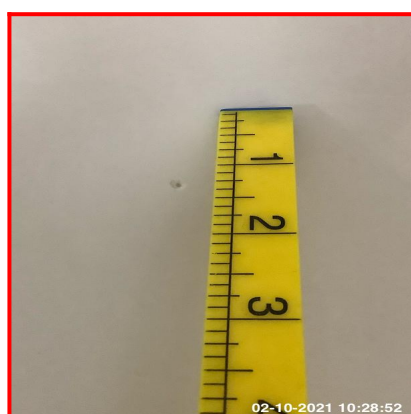
3.8 Floor	
Overall Colour:	General Condition:
Cream	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
3.8.1	Floors	<b>Type:</b> Tiled <b>Features:</b> Grout - Grey, Threshold Bar - Aluminium

3.9 Basin	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
3.9.1	Basin	<b>Type:</b> Single, Wall Mounted - No Pedestal <b>Finish:</b> Ceramic Bowl, Furniture - Brass Effect <b>Features:</b> Overflow, Taps - Mixer, Waste - Pop Up

Serial #	Basin - Observation - (Check Out)
3.9.1	Chip RHS Of Waste



3.9.1 Chip RHS Of Waste



3.9.1 Chip RHS Of Waste

3.10 Toilet
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Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
3.10.1	Toilet	<p><b>Type:</b> Cistern Enclosed Into Wall - Not Visible, Wall Hung - 'Floating' Pan</p> <p><b>Finish:</b> Ceramic / Resin, To Match Suite</p> <p><b>Features:</b> Flush - Double Button, Furniture - UPVC, Seat &amp; Lid - UPVC / Resin, Seat Cushion Pads x04, Slow Close Lid</p>

Serial #	Toilet - Observation - (Check Out)
3.10.1	Sealant Damaged To Rear



3.10.1 Sealant Damaged To Rear    3.10.1 Sealant Damaged To Rear

3.11 Shower	
Overall Colour:	General Condition:
Brass	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
3.11.1	Shower	<p><b>Finish:</b> Metal Body</p> <p><b>Features:</b> Dials / Buttons, Deluge Pan Head</p>

3.11.2	Shower - Enclosure / Screen	<b>Type:</b> Cubicle <b>Finish:</b> Composite Tray <b>Features:</b> Furniture - Brass Effect, Glazed Panel, Seal To Base Of Door, Tray Waste To Match, Hinged Door
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Serial #	Shower - Enclosure / Screen - Observation - (Check Out)
3.11.2	Limescale And Dirty To Door Edges Waste Area Dirty And Cover Missing



3.11.2 Limescale And Dirty To Door Edges

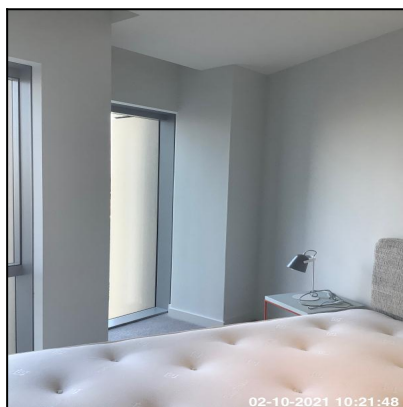
3.11.2 Limescale And Dirty To Door Edges

3.11.2 Waste Area Dirty And Cover Missing

3.12 Accessories	
Overall Colour:	General Condition:
Brass	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
3.12.1	Medicine Cabinet	<b>Finish:</b> Furniture - Brass, Metal <b>Features:</b> Mirrors To Face, Shelves - Wood, Shelves x02, Single Door, Wall Fitted
3.12.2	Toilet Roll Holder	<b>Type:</b> Wall Mounted <b>Finish:</b> Metal

#### 4: Bedroom 2 - LHS



#### 4.1 Doors

Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
4.1.1	Door	<b>Type:</b> Panelled - Flat <b>Finish:</b> Newly Painted For This Let, Wood <b>Features:</b> Furniture - Brass Effect, Handles - Lever Style
4.1.2	Door Frame	<b>Type:</b> Wood <b>Finish:</b> Newly Painted For This Let

#### 4.2 Ceiling

Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
4.2.1	Blanking Plate	<b>Type:</b> Metal <b>Number Of Fittings:</b> x01
4.2.2	Ceiling	<b>Type:</b> Plaster <b>Finish:</b> Finish - Smooth Surface, Newly Painted For This Let



Serial #	Ceiling - Observation - (Check Out)
4.2.2	Lightly Discoloured Around Extractor Fan



#### 4.2.2 Lightly Discoloured Around Extractor Fan

4.3 Extractor Fan	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
4.3.1	Extractor Fan	<b>Make:</b> Vent Axia <b>Finish:</b> Metal <b>Features:</b> Ceiling Mounted, Heard Working

4.4 Lighting	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
4.4.1	Recessed Spotlights	<b>Number Of Fittings:</b> x03 <b>Finish:</b> UPVC <b>Features:</b> Bulb - LED

4.5 Walls	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
4.5.1	Skirting Boards	<b>Type:</b> Moulded To Edge <b>Finish:</b> Newly Painted For This Let <b>Features:</b> Door Stop
4.5.2	Walls	<b>Type:</b> Plaster - Painted <b>Finish:</b> Newly Painted For This Let

Serial #	Walls - Observation - (Check Out)
4.5.2	Mould RHS Of Window



4.5.2 Mould RHS Of Window

4.6 Windows	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
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4.6.1	Windows	<b>Type &amp; Number Fitted:</b> Casement, x02 <b>Finish:</b> Coated Metal <b>Features:</b> Furniture - Chrome Effect, Handles - Lever
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4.7 Switch	
Overall Colour:	General Condition:
Brass	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
4.7.1	Single	<b>Type:</b> For Light, Wall Mounted <b>Finish &amp; Number Fitted:</b> Unit Coloured Brass Effect, Metal Effect x02 <b>Features:</b> Inserts Coloured White

4.8 Room Thermostat Control	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
4.8.1	Room Thermostat Control	<b>Make:</b> OJ Electronics <b>Finish:</b> UPVC <b>Features:</b> Digital Display, Wall Mounted

4.9 Socket Outlet	
Overall Colour:	General Condition:
Brass	Brand New / Newly Refurbished Condition

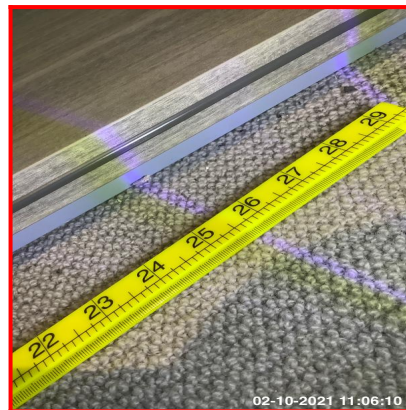
Serial #	Element	Element Description
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4.9.1	Double	<b>Type:</b> Wall Mounted <b>Finish &amp; Number Of Fittings:</b> Metal Effect x03 <b>Features:</b> Inserts Coloured White
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4.10 Floor	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
4.10.1	Floors	<b>Type:</b> Carpet <b>Finish:</b> Synthetic, Woven <b>Features:</b> Threshold Bar - Aluminium, Wall To Wall Fitted

Serial #	Floors - Observation - (Check Out)
4.10.1	Light Debris Under Wardrobe



4.10.1 Light Debris Under Wardrobe    4.10.1 Light Debris Under Wardrobe

4.11 Curtains / Shutters	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
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4.11.1	Curtains	<b>Type:</b> Length To Floor <b>Finish:</b> Cotton <b>Features:</b> Attached To Pole Via Clips, Lined
4.11.2	Poles / Track	<b>Type:</b> Track <b>Finish &amp; Number Fitted:</b> Metal, x02

Serial #	Curtains - Observation - (Check Out)
4.11.1	LHS Curtain Ripped To Lower Edge



4.11.1 LHS Curtain Ripped To Lower Edge

4.12 Bed	
Overall Colour:	General Condition:
Cream	Brand New / Newly Refurbished Condition

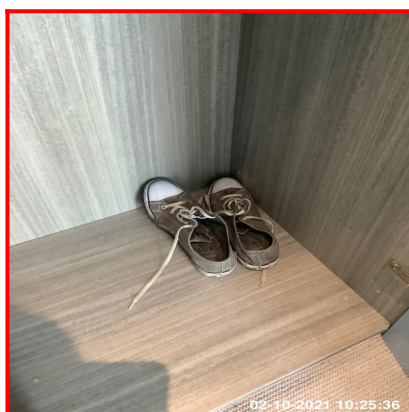
Serial #	Element	Element Description
4.12.1	Bed	<b>Type:</b> Double Bedstead <b>Finish:</b> Cloth / Leather Effect Covered Base <b>Features:</b> Head Board Cloth / Leather Effect, Mattress - Double, Fire Label Recorded

4.13 Wardrobe	
Overall Colour:	General Condition:

Grey	Brand New / Newly Refurbished Condition
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Serial #	Element	Element Description
4.13.1	Wardrobe	<p><b>Type &amp; Number Fitted:</b> Built In, x01</p> <p><b>Finish:</b> Double Doors, Wood</p> <p><b>Features:</b> Furniture Brass Effect, Handle To Each Door, Handles - Knob, Hanging Rail x02, Shelves x02</p>

Serial #	Wardrobe - Observation - (Check Out)
4.13.1	Shoes Left By Tenant



4.13.1 Shoes Left By Tenant

4.14 Bedside Table	
Overall Colour:	General Condition:
Blue (Light)	Brand New / Newly Refurbished Condition

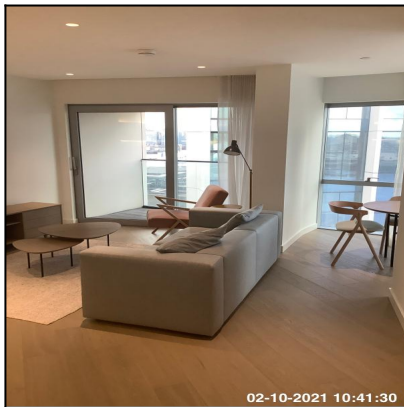
Serial #	Element	Element Description
4.14.1	Bedside Table	<p><b>Type &amp; Number Present:</b> Square, x02</p> <p><b>Finish:</b> Metal</p> <p><b>Comments:</b> Orange Frame With Light Blue Stone Top</p>

4.15 Lamp
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Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
4.15.1	Lamp	<b>Finish:</b> Metal Effect <b>Type:</b> Standard <b>Features:</b> Arm, Bulb , Lead, Switch & Plug , Shade - Metal <b>Comments:</b> X02

### 5: Kitchen / Lounge - Open Plan



### 5.1 Ceiling

Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.1.1	Blanking Plate	<b>Number Of Fittings:</b> x03 <b>Type:</b> Metal
5.1.2	Ceiling	<b>Type:</b> Plaster <b>Finish:</b> Finish - Smooth Surface, Newly Painted For This Let

Serial #	Ceiling - Observation - (Check Out)
5.1.2	Dirty Marks Around Lounge Area Extractor Fan



### 5.1.2 Dirty Marks Around Lounge Area Extractor Fan

5.2 Extractor Fan	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.2.1	Extractor Fan	<b>Make:</b> Vent Axia <b>Finish:</b> Metal <b>Features:</b> Ceiling Mounted, Heard Working <b>Comments:</b> X02

5.3 Lighting
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Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.3.1	Recessed Spotlights	<b>Number Of Fittings:</b> x09 <b>Finish:</b> UPVC <b>Features:</b> Bulb - LED

5.4 Walls	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.4.1	Skirting Boards	<b>Type:</b> Moulded To Edge <b>Finish:</b> Newly Painted For This Let
5.4.2	Tiling	<b>Type:</b> Tiled Above Work Tops <b>Finish &amp; Tile Colour:</b> Tiles - Smooth Surface, White <b>Comments:</b> White Stone Panel From Worktop To Wall Units
5.4.3	Walls	<b>Type:</b> Plaster - Painted <b>Finish:</b> Newly Painted For This Let

Serial #	Walls - Observation - (Check Out)
5.4.3	Large Chip LHS Of Fridge



5.4.3 Large Chip LHS Of Fridge



5.4.3 Large Chip LHS Of Fridge



5.4.3 Large Chip LHS Of Fridge

5.5 Windows	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.5.1	Windows	<b>Type &amp; Number Fitted:</b> Casement, x03 <b>Finish:</b> Coated Metal <b>Features:</b> Furniture - Chrome Effect, Handles - Lever

5.6 Switch	
Overall Colour:	General Condition:
Brass	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.6.1	Multibank Unit	<b>Type:</b> For Appliance, Cupboard Fitted <b>Finish:</b> UPVC <b>Comments:</b> Inside Kitchen Unit

5.6.2	Quad	<b>Type:</b> For Light, Wall Mounted <b>Finish &amp; Number Fitted:</b> Metal Effect x01 <b>Features:</b> Inserts Coloured White
5.6.3	Single	<b>Type:</b> For Light, Wall Mounted <b>Finish &amp; Number Fitted:</b> Metal Effect x01 <b>Features:</b> Inserts Coloured White
5.6.4	Single (For Appliance)	<b>Finish &amp; Number Fitted:</b> UPVC x01 <b>Comments:</b> Inside Kitchen Unit

## 5.7 Room Thermostat Control

Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.7.1	Room Thermostat Control	<b>Make:</b> OJ Electronics <b>Finish:</b> UPVC <b>Features:</b> Digital Display, Wall Mounted

## 5.8 Socket Outlet

Overall Colour:	General Condition:
Brass	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.8.1	Double	<b>Type:</b> Wall Mounted <b>Finish &amp; Number Of Fittings:</b> Metal Effect x05 <b>Features:</b> Inserts Coloured White <b>Comments:</b> X03 Grey In Kitchen

5.8.2	Network Point	<b>Type:</b> Wall Mounted <b>Finish &amp; Number Fitted:</b> Metal, x02 <b>Features:</b> Inserts Coloured White
5.8.3	Satellite / TV	<b>Make:</b> With FM Socket, With Satellite Socket, With TV Ariel Socket , Wall Mounted <b>Finish &amp; Number Fitted:</b> Metal Effect x01 <b>Features:</b> Inserts Coloured White

5.9 Floor	
Overall Colour:	General Condition:
Wood Effect	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.9.1	Floors	<b>Type:</b> Engineered Wood Board <b>Finish:</b> Light Floorboard Effect

Serial #	Floors - Observation - (Check Out)
5.9.1	Stain By Balcony Door



5.9.1 Stain By Balcony Door

5.9.1 Stain By Balcony Door

5.10 Kitchen Units	
Overall Colour:	General Condition:

Grey	Brand New / Newly Refurbished Condition
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Serial #	Element	Element Description
5.10.1	Kitchen Units	<p><b>General Features:</b> Melamine, Plinths To Match</p> <p><b>Wall Unit Features:</b> Backboards To Units, Doors - Solid, Internal Shelves - Wood, Slow Close Mechanisms , Open Shelving, Wall Unit x03</p> <p><b>Base Unit Features:</b> Base Unit x04, Doors - Solid , Doors / Drawers - Slow Close Mechanism , Handles Integrated Into Doors, Integrated Doors To Appliances x02, Internal Shelves - Wood, Integrated Pull Out Bin, Plastic / UPVC Cutlery Insert to Drawer X01, Drawer Unit x01</p> <p><b>Comments:</b> Open Shelving Wood Effect, Integrated Halo 4 Compartment Bin With X01 Lid Under Sink</p>

Serial #	Kitchen Units - Observation - (Check Out)
5.10.1	<p>LHS Wall Unit Stained To Interior</p> <p>Food Present</p> <p>Bin Requires Emptying</p> <p>Tacky Grease To Tops Of Wall Units - Especially Above Hob Area</p>



5.10.1 LHS Wall Unit Stained To Interior



5.10.1 Food Present



5.10.1 Bin Requires Emptying



5.10.1 Tacky Grease To Tops Of Wall Units - Especially Above Hob Area



5.10.1 Tacky Grease To Tops Of Wall Units - Especially Above Hob Area

5.11 Worktops	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.11.1	Worktops	<b>Type:</b> Corian <b>Finish:</b> Matt Effect <b>Features:</b> Integrated Drainer

Serial #	Worktops - Observation - (Check Out)
5.11.1	Chip RHS Of Hob



5.11.1 Chip RHS Of Hob



5.11.1 Chip RHS Of Hob

5.12 Sink	
Overall Colour:	General Condition:
Stainless Steel	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.12.1	Sink	<b>Type:</b> Bowl - Single <b>Finish:</b> Steel Effect <b>Features:</b> Furniture - Brass Effect, Tap - Mixer Type, Waste Plug x01, Waste Disposal Unit

Serial #	Sink - Observation - (Check Out)
5.12.1	Lime Scale To Tap Base



5.12.1 Lime Scale To Tap Base

5.13 Extractor Hood	
Overall Colour:	General Condition:
Black	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
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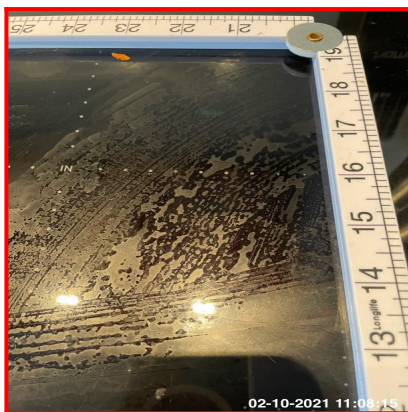


5.13.1	Extractor Hood	<b>Make:</b> Elica <b>Finish &amp; Type:</b> Under Unit Mounted, Integrated <b>Features:</b> Integrated Lights, Controls - Slide, Wire Mesh Filter
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5.14 Hob	
Overall Colour:	General Condition:
Black	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.14.1	Hob	<b>Make:</b> Siemens <b>Type:</b> Induction <b>Features:</b> Rings x04, Controls - Touch

Serial #	Hob - Observation - (Check Out)
5.14.1	Dirty Marks To All Areas



5.14.1 Dirty Marks To All Areas    5.14.1 Dirty Marks To All Areas

5.15 Oven	
Overall Colour:	General Condition:
Black	Brand New / Newly Refurbished Condition



Serial #	Element	Element Description
5.15.1	Oven	<b>Make:</b> Siemens <b>Type:</b> Integrated, Oven x01 <b>Features:</b> Door Handle, Grill Pan, Interior Light, Shelves x02, Twist Knobs x01, Slow Close Doors

5.16 Fridge Freezer	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.16.1	Fridge Freezer	<b>Make:</b> Siemens <b>Type:</b> Integrated <b>Features:</b> Door Basket / Tray x05, Glass Shelves x05, Plastic Fronted Baskets x03, Interior Light, Salad Crisper x01, Temperate Control - Internal <b>Energy Rating:</b> A+

Serial #	Fridge Freezer - Observation - (Check Out)
5.16.1	Food / Drink Present Requires Defrosting



5.16.1 Food / Drink Present

5.16.1 Requires Defrosting

5.16.1 Requires Defrosting

5.17 Dishwasher	
Overall Colour:	General Condition:
Black	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.17.1	Dishwasher	<b>Make:</b> Siemens <b>Type:</b> Integrated <b>Features:</b> Controls To Interior Top, Cutlery Drawer, Wire Plate Holder x2 <b>Comments:</b> Model: S16P1S

Serial #	Dishwasher - Observation - (Check Out)
5.17.1	Edges & Hinge Area Dirty & Greasy



5.17.1 Edges & Hinge Area Dirty & Greasy    5.17.1 Edges & Hinge Area Dirty & Greasy

5.18 Curtains / Shutters	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
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5.18.1	Net Curtains	<b>Type:</b> Length To Floor <b>Finish:</b> Cotton <b>Features:</b> Attached To Pole Via Clips
5.18.2	Poles / Track	<b>Type:</b> Track <b>Finish &amp; Number Fitted:</b> Metal, x04

## 5.19 Lamp

Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.19.1	Lamp	<b>Finish:</b> Metal Effect, Wood / Natural Effect <b>Type:</b> Floor Standing <b>Features:</b> Shade - Metal, Lead, Switch & Plug , Arm <b>Comments:</b> X01

## 5.20 Rug

Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.20.1	Rug	<b>Type:</b> Rectangular, Medium <b>Finish &amp; Number Fitted:</b> Cotton, x01

## 5.21 Sofa

Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
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5.21.1	Sofa	<b>Type:</b> 3 Seater <b>Finish &amp; Amount:</b> Cloth Cover, x01 <b>Features:</b> Cushions - Plain, Feet - Wooden , Self Coloured Cushions / Covers
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Serial #	Sofa - Observation - (Check Out)
5.21.1	Ripped To RHS Corner Dirty / Stained Between / Under Cushions



5.21.1 Ripped To RHS Corner



5.21.1 Dirty / Stained Between / Under Cushions



5.21.1 Dirty / Stained Between / Under Cushions

5.22 Table & Chairs	
Overall Colour:	General Condition:
Wood Effect	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.22.1	Table & Chairs	<b>Type:</b> Dining, Round, x1 <b>Finish:</b> Wood <b>Features:</b> Chairs To Match x04 <b>Comments:</b> Chairs Wood With Padded Seats Table Wood With Metal Frame

5.23 TV Base Unit
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Overall Colour:	General Condition:
Wood Effect	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.23.1	TV Base Unit	<b>Type:</b> Free Standing, Rectangle <b>Finish:</b> Wood <b>Features:</b> Shelf, Drawers x3, Cupboard x01, Drawers - Spring Loaded, Legs - Wood

5.24 Chair	
Overall Colour:	General Condition:
Red	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.24.1	Arm Chair	<b>Type:</b> Lounge <b>Finish &amp; Amount:</b> Cloth Cover, x01 <b>Features:</b> Seat / Back - Fabric

5.25 Side Table	
Overall Colour:	General Condition:
Brown	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.25.1	Table	<b>Type &amp; Number Present:</b> x01, Side / Occasional <b>Finish:</b> Metal <b>Features:</b> Frame - Metal <b>Comments:</b> Cream Stone Base With Metal Top And Frame

5.26 Coffee Table	
Overall Colour:	General Condition:

Wood Effect	Brand New / Newly Refurbished Condition
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Serial #	Element	Element Description
5.26.1	Table	<b>Type &amp; Number Present:</b> x02 <b>Finish:</b> Wood <b>Features:</b> Frame - Metal

5.27 Instruction Manuals / Certificates	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

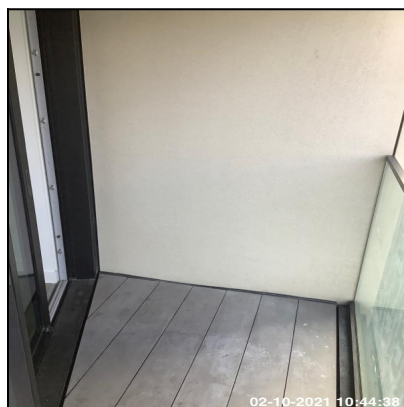
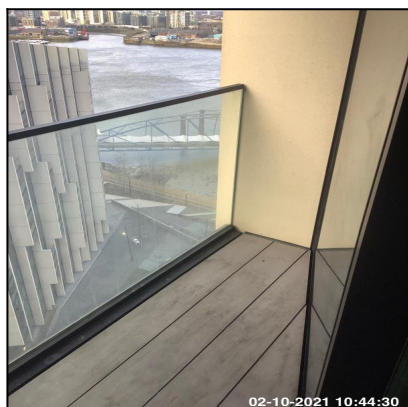
Serial #	Element	Element Description
5.27.1	Instruction Manuals / Certificates	<b>Instruction Manuals Present:</b> Cooker / Oven, Hob, Fridge Freezer, Extractor Hood, Dishwasher

Serial #	Instruction Manuals / Certificates - Observation - (Check Out)
5.27.1	Not Seen - MISSING



5.27.1 Not Seen - MISSING

6: Balcony (Lounge)
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### 6.1 Doors

Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
6.1.1	Door	<b>Type:</b> Fully Glazed, Sliding <b>Finish:</b> Metal <b>Features:</b> Handles - Lever Style, Door Glass - Double Glazed, Furniture - Chrome Effect, Lock - Yale / Chubb Type
6.1.2	Door Frame	<b>Type:</b> Metal <b>Features:</b> Transom Window - Double Glazed, Transom Window - To Match Door, Transom Window x01

### 6.2 Fence

Overall Colour:	General Condition:
Chrome Effect	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
6.2.1	Fence	<b>Type:</b> Panels <b>Finish:</b> Glass Panels, Chrome Trim To Edges

### 6.3 Decking

Overall Colour:	General Condition:
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Wood Effect	Brand New / Newly Refurbished Condition
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Serial #	Element	Element Description
6.3.1	Decking	<b>Type:</b> Balcony <b>Finish:</b> Wood

Serial #	Decking - Observation - (Check Out)
6.3.1	Heavily Damaged To End



## 6.3.1 Heavily Damaged To End

6.4 Walls - Exterior	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
6.4.1	Wall - Exterior	<b>Type:</b> Stone <b>Finish:</b> Newly Painted For This Let

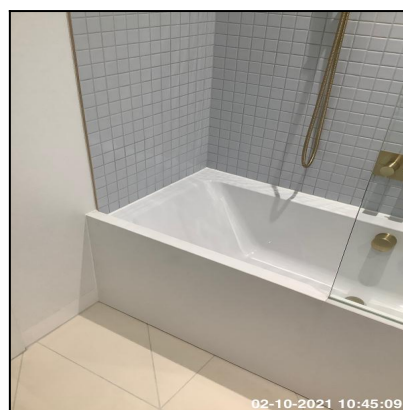
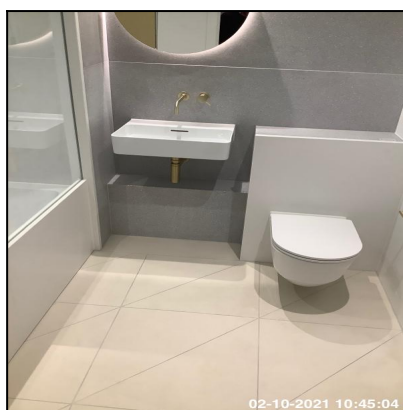
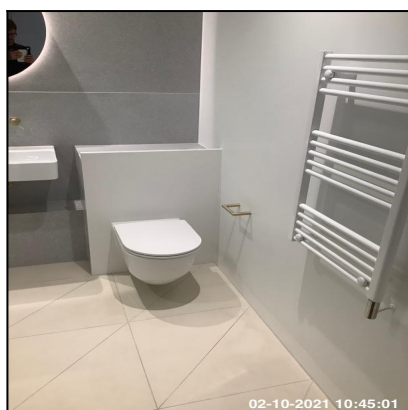
Serial #	Wall - Exterior - Observation - (Check Out)
6.4.1	Chip And Scratch To RHS Wall LHS Edge





#### 6.4.1 Chip And Scratch To RHS Wall LHS Edge

### 7: Bathroom



#### 7.1 Doors

Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
7.1.1	Door	<b>Type:</b> Panelled - Flat <b>Finish:</b> Newly Painted For This Let, Wood <b>Features:</b> Furniture - Brass Effect, Handles - Lever Style, Lock - Thumb Turn
7.1.2	Door Frame	<b>Type:</b> Wood <b>Finish:</b> Newly Painted For This Let

7.2 Ceiling	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
7.2.1	Ceiling	<b>Type:</b> Plaster <b>Finish:</b> Finish - Smooth Surface, Newly Painted For This Let

7.3 Extractor Fan	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
7.3.1	Extractor Fan	<b>Make:</b> Vent Axia <b>Finish:</b> Metal <b>Features:</b> Ceiling Mounted, Heard Working

7.4 Lighting	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
7.4.1	Recessed Spotlights	<b>Number Of Fittings:</b> x03 <b>Finish:</b> UPVC <b>Features:</b> Bulb - LED

7.5 Walls	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
7.5.1	Skirting Boards	<b>Type:</b> Moulded To Edge <b>Finish:</b> Tiled
7.5.2	Tiling	<b>Type:</b> Fully Tiled, Tiled Behind Bath To Ceiling, Tiled Behind Furniture <b>Finish &amp; Tile Colour:</b> Grey, Grout - Grey, Tiles - Smooth Surface <b>Comments:</b> Speckled Grey Tiles Behind Basin Plain Corian Style Panel Tile Behind Shower Head And Toilet
7.5.3	Walls	<b>Type:</b> Plaster - Painted <b>Finish:</b> Newly Painted For This Let

## 7.6 Socket Outlet

Overall Colour:	General Condition:
Brass	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
7.6.1	Shaving Point	<b>Type:</b> Wall Mounted, Single Unit <b>Finish:</b> Metal Effect, Unit Coloured Brass Effect <b>Features:</b> Inserts Coloured Black <b>Comments:</b> Inside Medicine Cabinet

## 7.7 Radiator

Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
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7.7.1	Radiator	<b>Type &amp; Number Fitted:</b> Vertical Unit, x01 <b>Finish:</b> Enamel <b>Features:</b> End Cap x01 <b>Comments:</b> Electric
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7.8 Floor	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
7.8.1	Floors	<b>Type:</b> Tiled <b>Features:</b> Grout - Grey, Threshold Bar - Aluminium

Serial #	Floors - Observation - (Check Out)
7.8.1	X2 Tiles Cracked By Door



7.8.1 X2 Tiles Cracked By Door

7.9 Basin		
Overall Colour:		General Condition:
White		Brand New / Newly Refurbished Condition
Serial #	Element	Element Description

7.9.1	Basin	<b>Type:</b> Single, Wall Mounted - No Pedestal <b>Finish:</b> Ceramic Bowl, Furniture - Brass Effect <b>Features:</b> Overflow, Taps - Mixer, Waste - Pop Up
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7.10 Toilet	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
7.10.1	Toilet	<b>Type:</b> Cistern Enclosed Into Wall - Not Visible, Wall Hung - 'Floating' Pan <b>Finish:</b> Ceramic / Resin, To Match Suite <b>Features:</b> Flush - Double Button, Furniture - UPVC, Seat & Lid - UPVC / Resin, Seat Cushion Pads x04, Slow Close Lid

Serial #	Toilet - Observation - (Check Out)
7.10.1	Discoloured Limescale To Throat



7.10.1 Discoloured Limescale To Throat

7.11 Bath	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
7.11.1	Bath	<b>Type:</b> Straight Bath, To Match Suite <b>Finish:</b> UPVC <b>Features:</b> Furniture - Brass Effect, Tap - Mixer, Overflow
7.11.2	Bath Side Panel	<b>Type:</b> Tiled - To Match Walls <b>Comments:</b> Plain Corian Style PanelTiled

7.12 Shower	
Overall Colour:	General Condition:
Brass	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
7.12.1	Shower	<b>Finish:</b> Metal Body <b>Features:</b> Deluge Pan Head, Flexible Hose, Shower Head
7.12.2	Shower - Enclosure / Screen	<b>Type:</b> Fitted Over Bath, Screen <b>Finish:</b> Glass Screen - Clear <b>Features:</b> Screen Fitted Over Bath

7.13 Accessories	
Overall Colour:	General Condition:
Brass	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
7.13.1	Medicine Cabinet	<b>Finish:</b> Furniture - Brass, Metal <b>Features:</b> Mirrors To Face, Shelves - Wood, Shelves x02, Single Door, Wall Fitted
7.13.2	Toilet Roll Holder	<b>Type:</b> Wall Mounted <b>Finish:</b> Metal

## CHRONOLOGICAL LIST OF OBSERVATIONS (Check Out)

Serial #	Location & Supporting Text	Supporting Photographs
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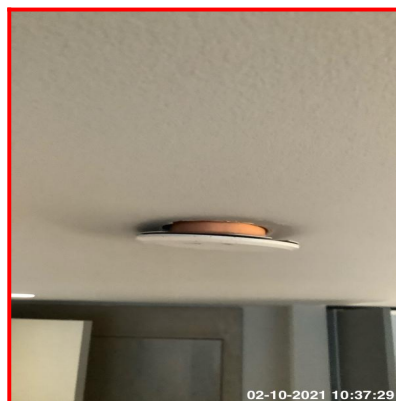
Smoke  
Detector

Not Seen



1.2.1

Entrance Hallway  
Ceiling / Blanking Plate  
Loose And Marked



1.4.2 Entrance Hallway  
Walls / Wall Cupboard  
Floor Dirty To LHS



1.5.1 Entrance Hallway  
Fuse Box / Fuse Box  
Yellow Residue To Cover



1.7.1 Entrance Hallway  
Washer / Dryer / Washer / Dryer  
Door Rim Dirty

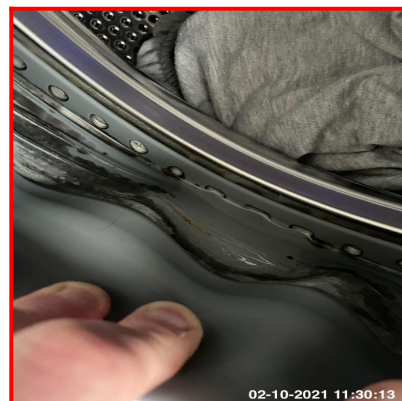




1.7.1 Entrance Hallway  
Washer / Dryer / Washer / Dryer  
Door Glass Dirty



1.7.1 Entrance Hallway  
Washer / Dryer / Washer / Dryer  
Rubber Seal Stained / Dirty



1.7.1 Entrance Hallway  
Washer / Dryer / Washer / Dryer  
Soap Drawer Dirty



- 1.7.1 Entrance Hallway  
Washer / Dryer / Washer / Dryer  
Clothes Present



- 1.9.1 Entrance Hallway  
Socket Outlet / Double  
Charger Left By Tenant



- 2.5.1 Master Bedroom - RHS  
Walls / Skirting Boards  
Dusty To Tops



- 2.5.2 Master Bedroom - RHS  
Walls / Walls  
Discoloured Marks Behind Door





2.7.2 Master Bedroom - RHS  
Switch / Single  
En-Suite Switch  
Finger Marks / Dirty To Face



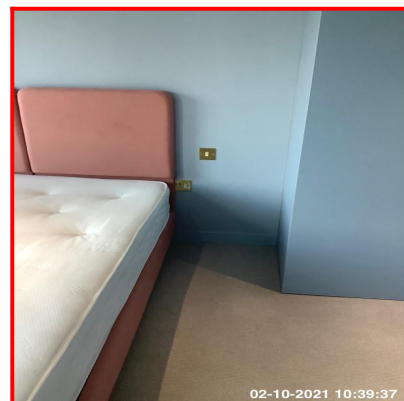
2.12.1 Master Bedroom - RHS  
Bed / Bed  
Small Tear To RHS



2.13.1 Master Bedroom - RHS  
Wardrobe / Wardrobe  
Chip Under Far RHS Handle



2.14.1 Master Bedroom - RHS  
Bedside Table / Bedside Table  
X01 Unit Missing



3.1.2 En-Suite (Master Bedroom)  
Doors / Door Frame  
Chip To RHS Edge Above Lock Return



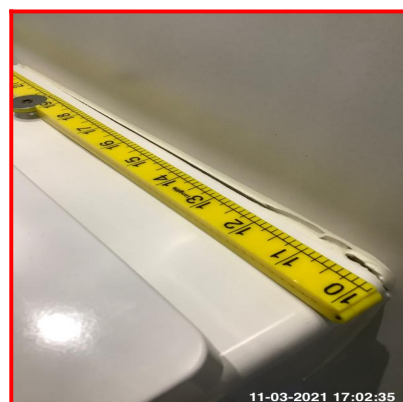
3.5.1 En-Suite (Master Bedroom)  
Walls / Tiling  
Hook Installed Since Inventory



3.9.1 En-Suite (Master Bedroom)  
Basin / Basin  
Chip RHS Of Waste



3.10.1 En-Suite (Master Bedroom)  
Toilet / Toilet  
Sealant Damaged To Rear





3.11.2 En-Suite (Master Bedroom)  
Shower / Shower - Enclosure / Screen  
Limescale And Dirty To Door Edges



3.11.2 En-Suite (Master Bedroom)  
Shower / Shower - Enclosure / Screen  
Waste Area Dirty And Cover Missing



4.2.2 Bedroom 2 - LHS  
Ceiling / Ceiling  
Lightly Discoloured Around Extractor Fan



4.5.2 Bedroom 2 - LHS  
Walls / Walls  
Mould RHS Of Window



4.10.1 Bedroom 2 - LHS  
Floor / Floors  
Light Debris Under Wardrobe



4.11.1 Bedroom 2 - LHS  
Curtains / Shutters / Curtains  
LHS Curtain Ripped To Lower Edge



4.13.1 Bedroom 2 - LHS  
Wardrobe / Wardrobe  
Shoes Left By Tenant



5.1.2 Kitchen / Lounge - Open Plan  
Ceiling / Ceiling  
Dirty Marks Around Lounge Area Extractor  
Fan



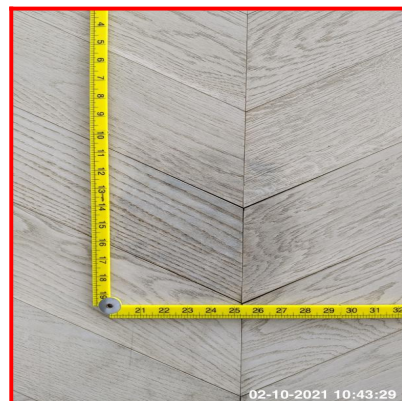
5.4.3 Kitchen / Lounge - Open Plan  
Walls / Walls  
Large Chip LHS Of Fridge







5.9.1 Kitchen / Lounge - Open Plan  
Floor / Floors  
Stain By Balcony Door



5.10.1 Kitchen / Lounge - Open Plan  
Kitchen Units / Kitchen Units  
LHS Wall Unit Stained To Interior



5.10.1 Kitchen / Lounge - Open Plan  
Kitchen Units / Kitchen Units  
Food Present



5.10.1 Kitchen / Lounge - Open Plan  
Kitchen Units / Kitchen Units  
Bin Requires Emptying



5.10.1 Kitchen / Lounge - Open Plan  
Kitchen Units / Kitchen Units  
Tacky Grease To Tops Of Wall Units -  
Especially Above Hob Area



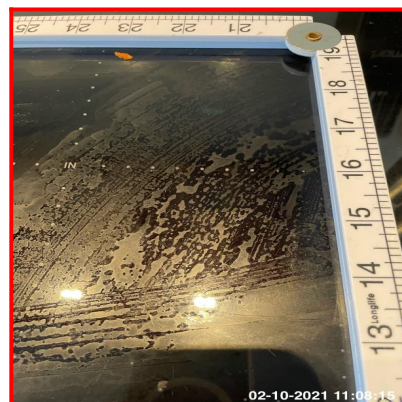
5.11.1 Kitchen / Lounge - Open Plan  
Worktops / Worktops  
Chip RHS Of Hob



5.12.1 Kitchen / Lounge - Open Plan  
Sink / Sink  
Lime Scale To Tap Base



5.14.1 Kitchen / Lounge - Open Plan  
Hob / Hob  
Dirty Marks To All Areas





5.16.1 Kitchen / Lounge - Open Plan  
Fridge Freezer / Fridge Freezer  
Food / Drink Present



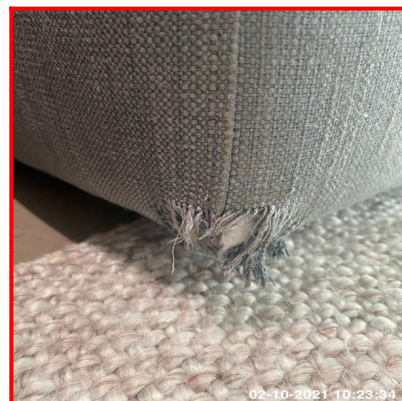
5.16.1 Kitchen / Lounge - Open Plan  
Fridge Freezer / Fridge Freezer  
Requires Defrosting



- 5.17.1 Kitchen / Lounge - Open Plan  
Dishwasher / Dishwasher  
Edges & Hinge Area Dirty & Greasy



- 5.21.1 Kitchen / Lounge - Open Plan  
Sofa / Sofa  
Ripped To RHS Corner



- 5.21.1 Kitchen / Lounge - Open Plan  
Sofa / Sofa  
Dirty / Stained Between / Under Cushions



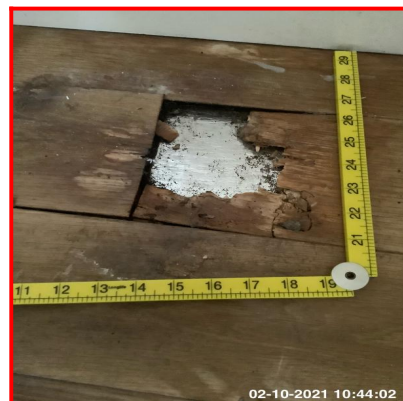




5.27.1 Kitchen / Lounge - Open Plan  
Instruction Manuals / Certificates / Instruction  
Manuals / Certificates  
Not Seen - MISSING



6.3.1 Balcony (Lounge)  
Decking / Decking  
Heavily Damaged To End



6.4.1 Balcony (Lounge)  
Walls - Exterior / Wall - Exterior  
Chip And Scratch To RHS Wall LHS Edge



7.8.1 Bathroom  
Floor / Floors  
X2 Tiles Cracked By Door



7.10.1 Bathroom  
Toilet / Toilet  
Discoloured Limescale To Throat







## Guidance Notes And Signatures

### INFORMATION FOR TENANTS / TENANTS REPRESENTATIVE:

Please complete your full details below including email address and signature. By adding your email address, you will automatically be sent a copy of the report.

**NOTE:** Tenants and Third Parties - By entering your personal details into this report via the "Tenant Details & Declaration" area of the App, at Check-In / Mid-Term / Check-Out, you are agreeing that your details can be published in the report - Agents, Landlords, other Tenants and Third Parties will have access to this information. If you do not agree with this please do not add your details into the App when requested to do so by the Clerk. Your personal details are required to distribute the report and communicate with you for the purposes of report amendments.

### **DECLARATION FOR TENANTS AND THEIR REPRESENTATIVES PRESENT AT CHECK-IN / CHECK-OUT:**

Great care and effort have been invested to ensure this inspection document is a true, impartial and unbiased, reflection of the property, its fixtures and fittings at the time of Check-In. It is your responsibility to check this inspection document and report any discrepancies to the Agent / Landlord within seven days of the start of the tenancy.

I / we confirm receipt of this inspection document and will notify the Agent / Landlord of any amendments as required. We sign this declaration to confirm receipt of the keys to the property as listed above and for the property its fixtures, fittings and contents:

No Tenant(s) or Representatives of the Tenant(s) where present at the Check Out Report.

### **Details & Signature Of Clerk:**

I Confirm that this report reflects my assessment of the property.

Assessor First Name	Assessor Last Name	Assessor Signature
Thomas	Hobbs	