

Inventory & Check In Report

For

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

Date Of Report - 11-03-2021

Report Prepared By - Thomas Hobbs



Report Instructed By:
Mayfair Lettings (Green Park)



Check Out Report

For

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

Date Of Report - 02-10-2021

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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.

02-10-2021 Flat 6, Holly Court BN1 7NB

Quailty Inventories

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

Tel: 07584 007 666

Email: 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

02-10-2021 Flat 6, Holly Court BN1 7NB

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*****

Please review our reports and service on Google it takes 30 seconds. Follow here:

<https://g.page/proinvltd/review?gm>

Property Particulars
Overview Of Property Inspected

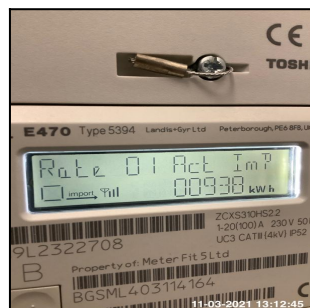
Property Furnished	Furnished
Property Type	Apartment / Flat
Property Style	Purpose Built
Stopcock Location	Entrance Hallway Cupboard
Security Alarm	Inside Entrance Hallway Cupboard

Property 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

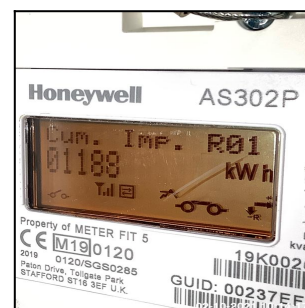
Utility	Location	Serial Number	Reading	Meter type	Comments	Date Recorded
Electric Meter	Communal Hallway Cupboard - Ground Floor	FN-2187	00938	Tariff - Paid Directly From Bank Account	FB2 Key Required For Access	11-03-2021



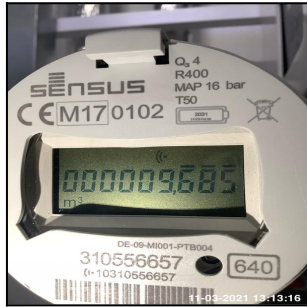
Utility	Location	Serial Number	Reading	Meter type	Comments	Date Recorded
Water Meter	Communal Hallway Cupboard - 1st Floor	3283627	000009,685	Tariff - Paid Directly From Bank Account	FB2 Key Required For Access	11-03-2021

Property Utilities Meters

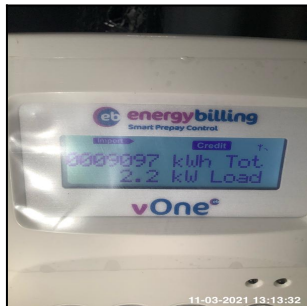
Utility	Location	Serial Number	Reading	Meter type	Comments	Date Recorded
Electric Meter	Communal Hallway Cupboard - Ground Floor	FN-2187	01188	Tariff - Paid Directly From Bank Account	Changed Since Inventory, New Serial = F112998498 FB2 Key Required For Access	02-10-2021



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

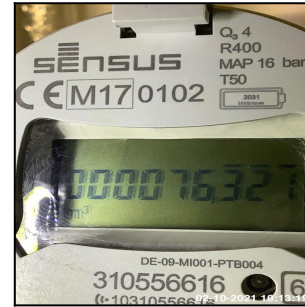


Utility	Location	Serial Number	Reading	Meter type	Comments	Date Recorded
Heat Interface Unit - HIU	Entrance Hallway Cupboard	OBI-123	0009097	Tariff - Paid Directly From Bank Account	None	11-03-2021



Keys and Sundries(4)

Item	Type	Location	Serial #	No. Issued (Check-In)
1	Miscellaneous	Mailbox	PI007	1



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



Keys and Sundries(4)

Item	Type	Location	Serial #	No. Received (Check-Out)
1	Miscellaneous	Mailbox	PI007	None

Comment: Found In Property - Left In Top Drawer Of Kitchen

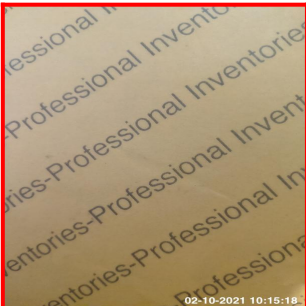


Item	Type	Location	Serial #	No. Issued (Check-In)
2	Security Fob / Remote	Main Communal Entrance	None	1
Comment:	None			



Item	Type	Location	Serial #	No. Issued (Check-In)
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Comment: Not Received From Tenant(s) At Check Out



Item	Type	Location	Serial #	No. Received (Check-Out)
2	Security Fob / Remote	Main Communal Entrance	None	1
Comment:	None			



Item	Type	Location	Serial #	No. Received (Check-Out)
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3	Yale Key	Front Door - Upper	None	2
Comment:		None		



Item	Type	Location	Serial #	No. Issued (Check-In)
4	High Security Lock Key (Mul-T-Lock Type)	Front Door - Lower	CT9978367	1
Comment:		None		



Key Return

3	Yale Key	Front Door - Upper	None	1
Comment:		None		




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



Key Return 1

Corresponding item not recorded on Inventory & Check In Report

Keys / Sundries Below Have Been Returned As Detailed				
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:	



Item: 1




Item: 2

Key Return 2

Property Safety Features / Equipment

Type	Status	Comment	Valid To Date
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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:	



Item: 1

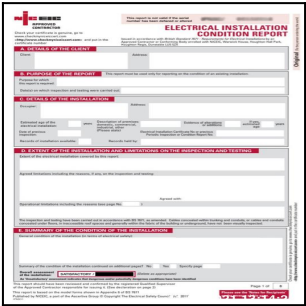
Property Safety Features / Equipment

Type	Status	Comment	Valid To Date
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Heat Detector (Does Not Form Part Of Smoke & CO Detector Regulations 2015)	Tested For Power Only - Working	Kitchen Ceiling	NA
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Type	Status	Comment	Valid To Date
Electrical Installation Condition Report (EICR)	Valid	Provided By Agent Post Inspection	12-03-2031



Type	Status	Comment	Valid To Date
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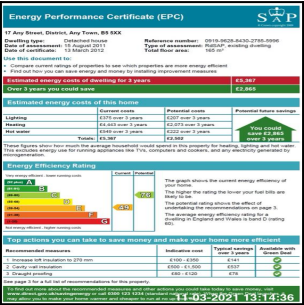
Heat Detector (Does Not Form Part Of Smoke & CO Detector Regulations 2015)	Tested For Power Only - Working	Kitchen Ceiling	NA
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Corresponding item not recorded on Check Out Report

Corresponding item not recorded on Check Out Report

Energy Performance Certificate	Valid	Supplied By Agent Pre Inspection	09-03-2022
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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



Smoke Alarms & CO Detectors

Type	Location	Status	Comment	Date Tested
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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



Smoke Alarms & CO Detectors

Type	Location	Status	Comment	Date Tested
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Smoke Detector	Master Bedroom Ceiling	Tested For Power Only - Working	None	11-03-2021
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Type	Location	Status	Comment	Date Tested
Smoke Detector	Lounge Ceiling	Tested For Power Only - Not Working	Bill Maynard Of Mayfair Estates Informed At 1449 Hrs	11-03-2021



Type	Location	Status	Comment	Date Tested
Smoke Detector	Bedroom 2 Ceiling	Tested For Power Only - Working	None	11-03-2021

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



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	Tested For Power Only - Working	Nest Device	11-03-2021



Inspection Notes

Electrical Engineer Present During Inspection Performing ECIR, This May Be Reflected In Some Photos



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

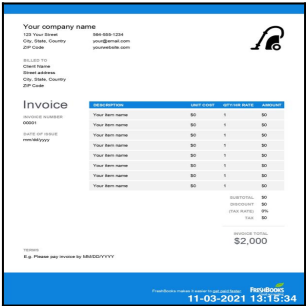


Inspection Notes

NA

Quick View - State Of Cleanliness Of Property Rooms / Areas

Area	State	Cleaning Receipt Date
Overall Cleanliness	Cleaned To A Professional Standard	10-03-2021



Area	State	Cleaning Receipt Date
Carpet(s)	Cleaned To A Professional Standard	NA
Hard Flooring	Cleaned To A Professional Standard	NA
Windows (Inside)	Cleaned To A Professional Standard	NA
Windows (Outside)	Cleaned To A Professional Standard	NA

Curtains and Blinds	Cleaned To A Professional Standard	NA
Mattress(es)	Cleaned To A Professional Standard	NA
Furnishings	Cleaned To A Professional Standard	NA

Kitchen Overview	Cleaned To A Professional Standard	NA
Oven / Hob / Cooker / Extractor Hood	Cleaned To A Professional Standard	NA

Quick View - State Of Cleanliness Of Property Rooms / Areas

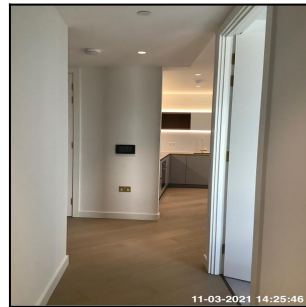
Area	State	Cleaning Receipt Date
Overall Cleanliness	Many Areas Require Professional Cleaning	NA

Area	State	Cleaning Receipt Date
Carpet(s)	Cleaning Required Throughout	NA
Hard Flooring	Cleaning Required Throughout	NA
Windows (Inside)	Cleaning Required Throughout	NA
Windows (Outside)	Many Areas Require Professional Cleaning	NA
Curtains and Blinds	Cleaned To A Domestic Standard	NA
Mattress(es)	Cleaning Required Throughout	NA
Furnishings	Many Areas Require Professional Cleaning	NA
Kitchen Overview	Cleaning Required Throughout	NA
Oven / Hob / Cooker / Extractor Hood	Many Areas Require Professional Cleaning	NA

White Goods	Cleaned To A Professional Standard	NA
Bathroom Overview	Cleaned To A Professional Standard	NA
Bath / Shower / Furniture	Cleaned To A Professional Standard	NA

Property Rooms / Areas

1: Entrance Hallway



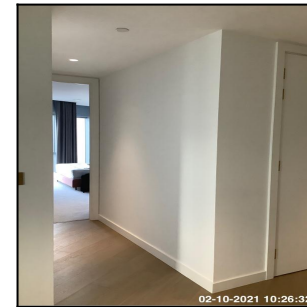
1.1 Ceiling

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

White Goods	Many Areas Require Professional Cleaning	NA
Bathroom Overview	Many Areas Require Professional Cleaning	NA
Bath / Shower / Furniture	Many Areas Require Professional Cleaning	NA

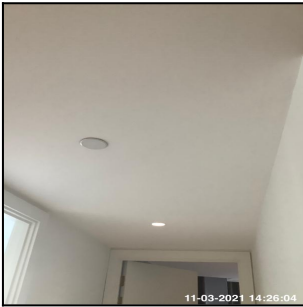
Property Rooms / Areas

1: Entrance Hallway



1.1 Ceiling

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



1.1 Ceiling



1.1 Ceiling

Serial#	Element	Element Description
1.1.1	Blanking Plate	Number Of Fittings: x02 Type: Metal

No Observation(s) Recorded

1.2 Walls

Serial#	Element	Element Description
1.1.1	Blanking Plate	Type: Metal Number Of Fittings: x02

Serial #	Blanking Plate - Observation - (Check Out)
1.1.1	Loose And Marked



1.1.1 Loose And Marked



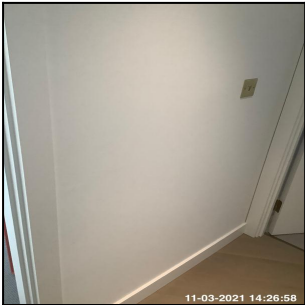
1.1.1 Loose And Marked

1.2 Walls

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



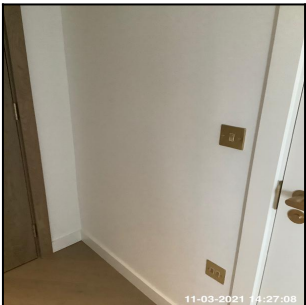
1.2 Walls



1.2 Walls



1.2 Walls



1.2 Walls



1.2 Walls



1.2 Walls

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



1.2 Walls



1.2 Walls

Serial#	Element	Element Description
1.2.1	Wall Cupboard	<p>Type & Number Fitted: Built Into Recess, x01</p> <p>Finish: Doors To Match Property, Floors To Match Property, Newly Painted For This Let, Walls To Match Property</p> <p>Features: Furniture - Brass Effect, Fuse Box, Interior Light, Stopcock</p> <p>Comments: X2 Switches X4 Fused Switches X1 Double Socket X1 Single Socket</p>

No Observation(s) Recorded

Serial#	Element	Element Description
1.2.1	Wall Cupboard	<p>Type & Number Fitted: Built Into Recess, x01</p> <p>Finish: Doors To Match Property, Floors To Match Property, Newly Painted For This Let, Walls To Match Property</p> <p>Features: Furniture - Brass Effect, Fuse Box, Interior Light, Stopcock</p> <p>Comments: X2 Switches X4 Fused Switches X1 Double Socket X1 Single Socket</p>

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

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



1.3 Fuse Box



1.3 Fuse Box

Serial#	Element	Element Description
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1.2.1 Floor Dirty To LHS

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

Serial#	Element	Element Description
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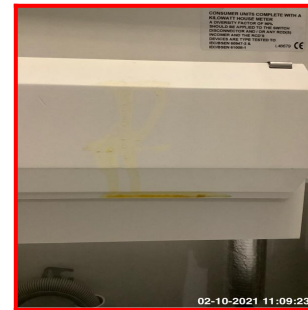
1.3.1	Fuse Box	Type: Fuse Trips Finish: Metal Features: Cover, Fuse Location Information Comments: Inside Cupboard, Make: Crabtree Loadstar
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No Observation(s) Recorded

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

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



1.3.1 Yellow Residue To Cover



1.3.1 Yellow Residue To Cover

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



1.4 Washer / Dryer



1.4 Washer / Dryer



1.4 Washer / Dryer



1.4 Washer / Dryer



1.4 Washer / Dryer

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

Serial #	Washer / Dryer - Observation - (Inventory & Check In)
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Serial#	Element	Element Description
1.4.1	Washer / Dryer	Make: Siemens Type: Front Loading, Free Standing Features: Control Buttons, Control Dial, Soap Drawer Comments: Inside Cupboard, Model: IQ500

Serial #	Washer / Dryer - Observation - (Check Out)
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1.4.1	No Power To Appliance
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1.4.1 No Power To Appliance



1.4.1 No Power To Appliance

1.4.1	Clothes Present Soap Drawer Dirty Rubber Seal Stained / Dirty Door Glass Dirty Door Rim Dirty
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1.4.1 Clothes Present



1.4.1 Soap Drawer Dirty



1.4.1 Soap Drawer Dirty



1.4.1 Rubber Seal Stained / Dirty



1.4.1 Door Glass Dirty



1.4.1 Door Rim Dirty

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



1.5 Socket Outlet

Serial#	Element	Element Description
1.5.1	Double	Type: Wall Mounted Finish & Number Of Fittings: Metal Effect x01, Unit Coloured Brass Effect Features: Inserts Coloured White

No Observation(s) Recorded

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

Serial#	Element	Element Description
1.5.1	Double	Type: Wall Mounted Finish & Number Of Fittings: Metal Effect x01, Unit Coloured Brass Effect Features: Inserts Coloured White

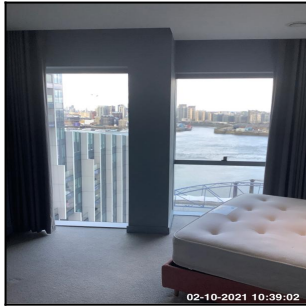
Serial #	Double - Observation - (Check Out)
1.5.1	Charger Left By Tenant

2: Master Bedroom - RHS



1.5.1 Charger Left By
Tenant

2: Master Bedroom - RHS



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



2.1 Ceiling



2.1 Ceiling



2.1 Ceiling

Serial#	Element	Element Description
2.1.1	Ceiling	Type: Plaster Finish: Finish - Smooth Surface, Newly Painted For This Let

No Observation(s) Recorded

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

Serial#	Element	Element Description
2.1.1	Ceiling	Type: Plaster Finish: Finish - Smooth Surface, Newly Painted For This Let

Serial #	Ceiling - Observation - (Check Out)
2.1.1	Dirty Around Extractor Fan

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



2.2 Walls



2.2 Walls



2.2 Walls



2.1.1 Dirty Around
Extractor Fan

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



2.2 Walls

2.2 Walls

Serial#	Element	Element Description
2.2.1	Skirting Boards	Type: Moulded To Edge Finish: Newly Painted For This Let Features: Door Stop
2.2.2	Walls	Type: Plaster - Painted Finish: Newly Painted For This Let

No Observation(s) Recorded

Serial#	Element	Element Description
2.2.1	Skirting Boards	Type: Moulded To Edge Finish: Newly Painted For This Let Features: Door Stop
2.2.2	Walls	Type: Plaster - Painted Finish: Newly Painted For This Let

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



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



2.3 Switch



2.3 Switch

2.2.1 Dusty To Tops

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



2.2.2 Discoloured Marks Behind Door



2.2.2 Discoloured Marks Behind Door

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

Serial#	Element	Element Description
2.3.1	Single	Type: For Light, Wall Mounted Finish & Number Fitted: Metal Effect x03, Unit Coloured Brass Effect Features: Inserts Coloured White

No Observation(s) Recorded

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

Serial#	Element	Element Description
2.3.1	Single	Type: For Light, Wall Mounted Finish & Number Fitted: Metal Effect x03, Unit Coloured Brass Effect Features: Inserts Coloured White

Serial #	Single - Observation - (Check Out)
2.3.1	En-Suite Switch; Finger Marks / Dirty To Face



2.3.1 En-Suite Switch;
Finger Marks / Dirty To
Face

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



2.4 Bed



2.4 Bed



2.4 Bed



2.4 Bed

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

No Observation(s) Recorded

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

Serial #	Bed - Observation - (Check Out)
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2.5 Wardrobe	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition



2.5 Wardrobe



2.5 Wardrobe



2.5 Wardrobe

2.4.1	Small Tear To RHS
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2.4.1 Small Tear To RHS

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



2.5 Wardrobe



2.5 Wardrobe

Serial#	Element	Element Description
2.5.1	Wardrobe	Type & Number Fitted: x01, Built In Finish: Double Doors, Single Door, Wood Features: Drawers x03, Furniture Brass Effect, Handles - Knob, Hanging Rail x02, Shelves x05

No Observation(s) Recorded

Serial#	Element	Element Description
2.5.1	Wardrobe	Type & Number Fitted: x01, Built In Finish: Double Doors, Single Door, Wood Features: Drawers x03, Furniture Brass Effect, Handles - Knob, Hanging Rail x02, Shelves x05

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



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



2.6 Bedside Table

2.6 Bedside Table

Serial#	Element	Element Description
2.6.1	Bedside Table	Type & Number Present: Square, x02 Finish: Wood, Stained Features: Shelves x01

No Observation(s) Recorded

2.5.1 Chip Under Far
RHS Handle

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

Serial#	Element	Element Description
2.6.1	Bedside Table	Type & Number Present: Square, x02 Finish: Wood, Stained Features: Shelves x01

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

3: En-Suite (Master Bedroom)



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



2.6.1 X01 Unit Missing



2.6.1 X01 Unit Missing

3: En-Suite (Master Bedroom)



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



3.1 Doors



3.1 Doors

Serial#	Element	Element Description
3.1.1	Door Frame	Type: Wood Finish: Newly Painted For This Let

No Observation(s) Recorded

Serial#	Element	Element Description
3.1.1	Door Frame	Type: Wood Finish: Newly Painted For This Let

Serial #	Door Frame - Observation - (Check Out)
3.1.1	Chip To RHS Edge Above Lock Return



3.1.1 Chip To RHS Edge
Above Lock Return

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



3.2 Walls



3.2 Walls



3.2 Walls



3.2 Walls



3.2 Walls



3.2 Walls

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



3.2 Walls

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

No Observation(s) Recorded

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

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



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



3.3 Basin



3.3 Basin



3.3 Basin



3.3 Basin

Serial#	Element	Element Description
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3.2.1 Hook Installed
Since Inventory

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

Serial#	Element	Element Description
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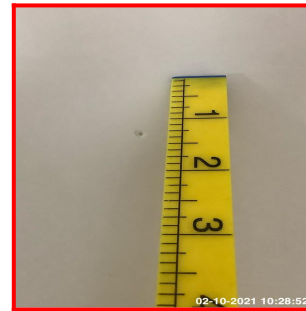
3.3.1	Basin	Type: Single, Wall Mounted - No Pedestal Finish: Ceramic Bowl, Furniture - Brass Effect Features: Overflow, Taps - Mixer, Waste - Pop Up
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No Observation(s) Recorded

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

3.3.1	Basin	Type: Single, Wall Mounted - No Pedestal Finish: Ceramic Bowl, Furniture - Brass Effect Features: Overflow, Taps - Mixer, Waste - Pop Up
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Serial #	Basin - Observation - (Check Out)
3.3.1	Chip RHS Of Waste



3.3.1 Chip RHS Of Waste 3.3.1 Chip RHS Of Waste

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



3.4 Toilet



3.4 Toilet



3.4 Toilet

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

No Observation(s) Recorded

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

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



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



3.5 Shower



3.5 Shower



3.5 Shower



3.5 Shower



3.5 Shower

Serial#	Element	Element Description
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3.4.1 Sealant Damaged
To Rear

3.4.1 Sealant Damaged
To Rear

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

Serial#	Element	Element Description
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3.5.1	Shower - Enclosure / Screen	Type: Cubicle Finish: Composite Tray Features: Furniture - Brass Effect, Glazed Panel, Seal To Base Of Door, Tray Waste To Match, Hinged Door
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No Observation(s) Recorded

4: Bedroom 2 - LHS

3.5.1	Shower - Enclosure / Screen	Type: Cubicle Finish: Composite Tray Features: 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)
3.5.1	Limescale And Dirty To Door Edges Waste Area Dirty And Cover Missing



3.5.1 Limescale And Dirty To Door Edges



3.5.1 Limescale And Dirty To Door Edges



3.5.1 Waste Area Dirty And Cover Missing

4: Bedroom 2 - LHS



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



4.1 Ceiling 4.1 Ceiling 4.1 Ceiling

Serial#	Element	Element Description
4.1.1	Ceiling	Type: Plaster Finish: Finish - Smooth Surface, Newly Painted For This Let

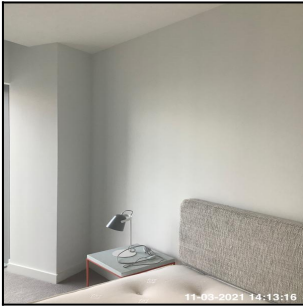
No Observation(s) Recorded



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

Serial#	Element	Element Description
4.1.1	Ceiling	Type: Plaster Finish: Finish - Smooth Surface, Newly Painted For This Let

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



4.2 Walls



4.2 Walls



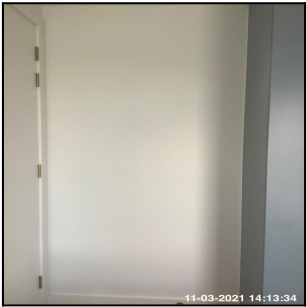
4.2 Walls

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



4.1.1 Lightly Discoloured
Around Extractor Fan

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



4.2 Walls

Serial#	Element	Element Description
4.2.1	Walls	Type: Plaster - Painted Finish: Newly Painted For This Let

No Observation(s) Recorded

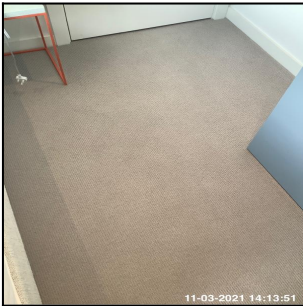
Serial#	Element	Element Description
4.2.1	Walls	Type: Plaster - Painted Finish: Newly Painted For This Let

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



4.2.1 Mould RHS Of Window

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



4.3 Floor



4.3 Floor



4.3 Floor

Serial#	Element	Element Description
4.3.1	Floors	Type: Carpet Finish: Synthetic, Woven Features: Threshold Bar - Aluminium, Wall To Wall Fitted

Serial #	Floors - Observation - (Inventory & Check In)
4.3.1	Rolling By Window

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

Serial#	Element	Element Description
4.3.1	Floors	Type: Carpet Finish: Synthetic, Woven Features: Threshold Bar - Aluminium, Wall To Wall Fitted

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



4.3.1 Rolling By Window

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



4.4 Curtains / Shutters 4.4 Curtains / Shutters 4.4 Curtains / Shutters



4.3.1 Light Debris Under Wardrobe



4.3.1 Light Debris Under Wardrobe

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



4.4 Curtains / Shutters

Serial#	Element	Element Description
4.4.1	Curtains	Type: Length To Floor Finish: Cotton Features: Attached To Pole Via Clips, Lined

No Observation(s) Recorded

Serial#	Element	Element Description
4.4.1	Curtains	Type: Length To Floor Finish: Cotton Features: Attached To Pole Via Clips, Lined

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



4.4.1 LHS Curtain Ripped

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



4.5 Wardrobe



4.5 Wardrobe



4.5 Wardrobe



4.5 Wardrobe

Serial#	Element	Element Description
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To Lower Edge

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

Serial#	Element	Element Description
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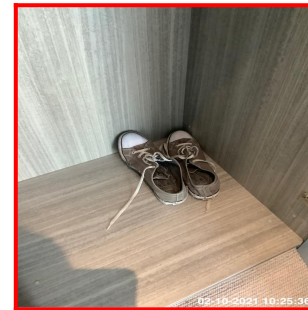
4.5.1	Wardrobe	Type & Number Fitted: Built In, x01 Finish: Double Doors, Wood Features: Furniture Brass Effect, Handle To Each Door, Handles - Knob, Hanging Rail x02, Shelves x02
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No Observation(s) Recorded

5: Kitchen / Lounge - Open Plan

4.5.1	Wardrobe	Type & Number Fitted: Built In, x01 Finish: Double Doors, Wood Features: Furniture Brass Effect, Handle To Each Door, Handles - Knob, Hanging Rail x02, Shelves x02
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Serial #	Wardrobe - Observation - (Check Out)
4.5.1	Shoes Left By Tenant



4.5.1 Shoes Left By Tenant

5: Kitchen / Lounge - Open Plan



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

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



5.1 Ceiling



5.1 Ceiling



5.1 Ceiling

Serial#	Element	Element Description
5.1.1	Ceiling	Type: Plaster Finish: Finish - Smooth Surface, Newly Painted For This Let

No Observation(s) Recorded

Serial#	Element	Element Description
5.1.1	Ceiling	Type: Plaster Finish: Finish - Smooth Surface, Newly Painted For This Let

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



5.1.1 Dirty Marks Around Lounge Area Extractor Fan

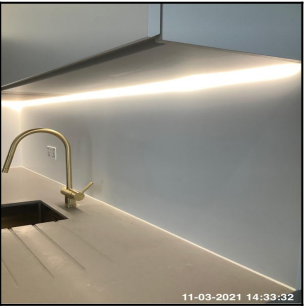
5.2 Walls	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition



5.2 Walls



5.2 Walls



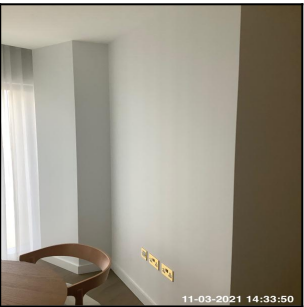
5.2 Walls



5.2 Walls



5.2 Walls



5.2 Walls

Serial#	Element	Element Description
5.2.1	Walls	Type: Plaster - Painted Finish: Newly Painted For This Let

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

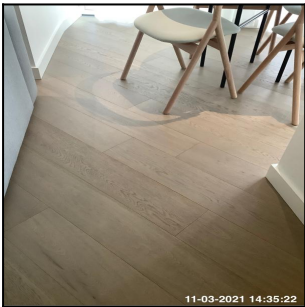
Serial#	Element	Element Description
5.2.1	Walls	Type: Plaster - Painted Finish: Newly Painted For This Let

No Observation(s) Recorded

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



5.3 Floor



5.3 Floor



5.3 Floor

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



5.2.1 Large Chip LHS Of Fridge

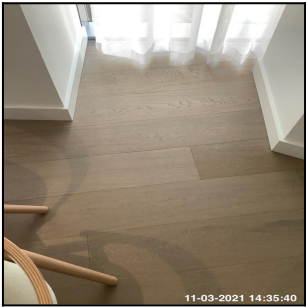


5.2.1 Large Chip LHS Of Fridge



5.2.1 Large Chip LHS Of Fridge

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



5.3 Floor

Serial#	Element	Element Description
5.3.1	Floors	Type: Engineered Wood Board Finish: Light Floorboard Effect

No Observation(s) Recorded

Serial#	Element	Element Description
5.3.1	Floors	Type: Engineered Wood Board Finish: Light Floorboard Effect

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



5.3.1 Stain By Balcony Door



5.3.1 Stain By Balcony Door

5.4 Kitchen Units	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition



5.4 Kitchen Units



5.4 Kitchen Units



5.4 Kitchen Units



5.4 Kitchen Units



5.4 Kitchen Units



5.4 Kitchen Units

5.4 Kitchen Units	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition



5.4 Kitchen Units



5.4 Kitchen Units



5.4 Kitchen Units

Serial#	Element	Element Description
5.4.1	Kitchen Units	<p>General Features: Melamine, Plinths To Match</p> <p>Wall Unit Features: Backboards To Units, Doors - Solid, Internal Shelves - Wood, Slow Close Mechanisms , Open Shelving, Wall Unit x03</p> <p>Base Unit Features: 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>Comments: Open Shelving Wood Effect, Integrated Halo 4 Compartment Bin With X01 Lid Under Sink</p>

No Observation(s) Recorded

Serial#	Element	Element Description
5.4.1	Kitchen Units	<p>General Features: Melamine, Plinths To Match</p> <p>Wall Unit Features: Backboards To Units, Doors - Solid, Internal Shelves - Wood, Slow Close Mechanisms , Open Shelving, Wall Unit x03</p> <p>Base Unit Features: 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>Comments: Open Shelving Wood Effect, Integrated Halo 4 Compartment Bin With X01 Lid Under Sink</p>

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



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



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



5.4.1 Food Present



5.4.1 Bin Requires
Emptying



5.4.1 LHS Wall Unit
Stained To Interior

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



5.5 Worktops



5.5 Worktops



5.5 Worktops

Serial#	Element	Element Description
5.5.1	Worktops	Type: Corian Finish: Matt Effect Features: Integrated Drainer

No Observation(s) Recorded

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

Serial#	Element	Element Description
5.5.1	Worktops	Type: Corian Finish: Matt Effect Features: Integrated Drainer

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

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



5.6 Sink



5.6 Sink



5.6 Sink

Serial#	Element	Element Description
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5.5.1 Chip RHS Of Hob



5.5.1 Chip RHS Of Hob

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

Serial#	Element	Element Description
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5.6.1	Sink	Type: Bowl - Single Finish: Steel Effect Features: Furniture - Brass Effect, Tap - Mixer Type, Waste Plug x01, Waste Disposal Unit
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No Observation(s) Recorded

5.7 Hob	
Overall Colour:	General Condition:
Black	Brand New / Newly Refurbished Condition

5.6.1	Sink	Type: Bowl - Single Finish: Steel Effect Features: Furniture - Brass Effect, Tap - Mixer Type, Waste Plug x01, Waste Disposal Unit
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Serial #	Sink - Observation - (Check Out)
5.6.1	Lime Scale To Tap Base



5.6.1 Lime Scale To Tap Base

5.7 Hob	
Overall Colour:	General Condition:
Black	Brand New / Newly Refurbished Condition



5.7 Hob



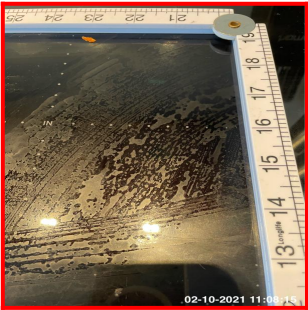
5.7 Hob

Serial#	Element	Element Description
5.7.1	Hob	Make: Siemens Type: Induction Features: Rings x04, Controls - Touch

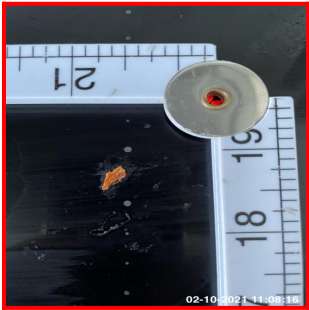
No Observation(s) Recorded

Serial#	Element	Element Description
5.7.1	Hob	Make: Siemens Type: Induction Features: Rings x04, Controls - Touch

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



5.7.1 Dirty Marks To All Areas



5.7.1 Dirty Marks To All Areas

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



5.8 Fridge Freezer



5.8 Fridge Freezer



5.8 Fridge Freezer

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

No Observation(s) Recorded

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

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

Serial #	Fridge Freezer - Observation - (Check Out)
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5.9 Dishwasher	
Overall Colour:	General Condition:
Black	Brand New / Newly Refurbished Condition



5.9 Dishwasher



5.9 Dishwasher

5.8.1	Food / Drink Present Requires Defrosting
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5.8.1 Food / Drink Present



5.8.1 Requires Defrosting



5.8.1 Requires Defrosting

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

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

No Observation(s) Recorded

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

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

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

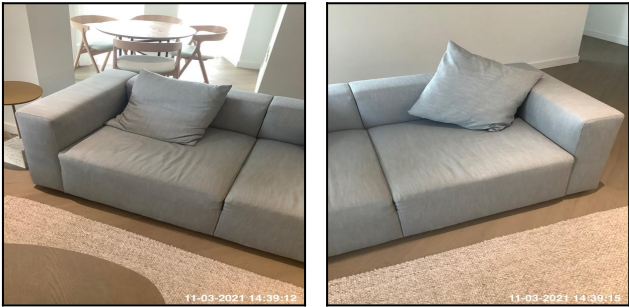


5.9.1 Edges & Hinge Area Dirty & Greasy



5.9.1 Edges & Hinge Area Dirty & Greasy

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



5.10 Sofa 5.10 Sofa

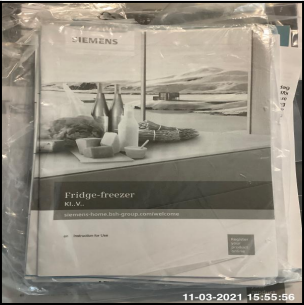
Serial#	Element	Element Description
5.10.1	Sofa	Type: 3 Seater Finish & Amount: Cloth Cover, x01 Features: Cushions - Plain, Feet - Wooden , Self Coloured Cushions / Covers

No Observation(s) Recorded

Serial#	Element	Element Description
5.10.1	Sofa	Type: 3 Seater Finish & Amount: Cloth Cover, x01 Features: Cushions - Plain, Feet - Wooden , Self Coloured Cushions / Covers

Serial #	Sofa - Observation - (Check Out)
5.10.1	Ripped To RHS Corner Dirty / Stained Between / Under Cushions

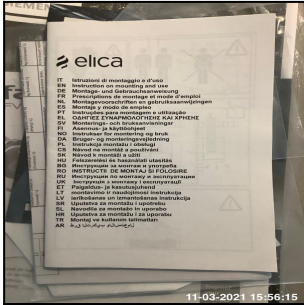
5.11 Instruction Manuals / Certificates	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition



5.11 Instruction
Manuals / Certificates



5.11 Instruction
Manuals / Certificates



5.11 Instruction
Manuals / Certificates



5.10.1 Ripped To RHS
Corner



5.10.1 Dirty / Stained
Between / Under
Cushions



5.10.1 Dirty / Stained
Between / Under
Cushions

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



5.11 Instruction
Manuals / Certificates



5.11 Instruction
Manuals / Certificates

Serial#	Element	Element Description
5.11.1	Instruction Manuals / Certificates	Instruction Manuals Present: Cooker / Oven, Hob, Fridge Freezer, Extractor Hood, Dishwasher

No Observation(s) Recorded

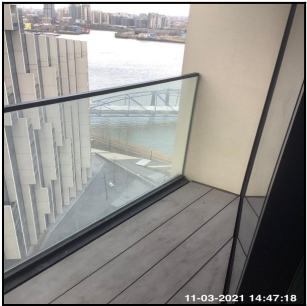
Serial#	Element	Element Description
5.11.1	Instruction Manuals / Certificates	Instruction Manuals Present: Cooker / Oven, Hob, Fridge Freezer, Extractor Hood, Dishwasher

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

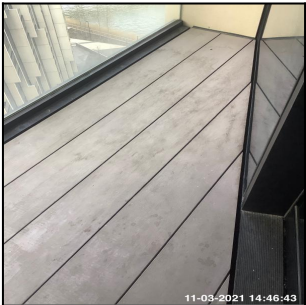


5.11.1 Not Seen -
MISSING

6: Balcony (Lounge)



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

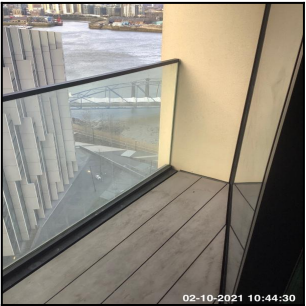


6.1 Decking

6.1 Decking

Serial#	Element	Element Description
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6: Balcony (Lounge)



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

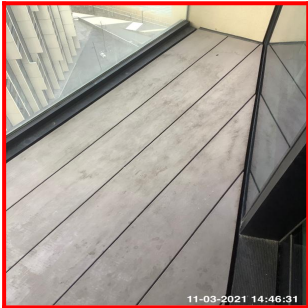
Serial#	Element	Element Description
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6.1.1	Decking	Type: Balcony Finish: Wood
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Serial #	Decking - Observation - (Inventory & Check In)
6.1.1	Water Marked



6.1.1 Water Marked



6.1.1 Water Marked

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

6.1.1	Decking	Type: Balcony Finish: Wood
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Serial #	Decking - Observation - (Check Out)
6.1.1	Heavily Damaged To End



6.1.1 Heavily Damaged To End

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



6.2 Walls - Exterior 6.2 Walls - Exterior

Serial#	Element	Element Description
6.2.1	Wall - Exterior	Type: Stone Finish: Newly Painted For This Let

No Observation(s) Recorded

Serial#	Element	Element Description
6.2.1	Wall - Exterior	Type: Stone Finish: Newly Painted For This Let

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



6.2.1 Chip And Scratch
To RHS Wall LHS Edge

7: Bathroom



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



7.1 Floor 7.1 Floor 7.1 Floor

Serial#	Element	Element Description
7.1.1	Floors	Type: Tiled Features: Grout - Grey, Threshold Bar - Aluminium

7: Bathroom



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

Serial#	Element	Element Description
7.1.1	Floors	Type: Tiled Features: Grout - Grey, Threshold Bar - Aluminium

No Observation(s) Recorded

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



7.2 Toilet



7.2 Toilet



7.2 Toilet

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



7.1.1 X2 Tiles Cracked By Door

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

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

No Observation(s) Recorded

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

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



7.2.1 Discoloured
Limescale To Throat

CHRONOLOGICAL LIST OF OBSERVATIONS
(Check Out)

Serial # Location & Supporting Text Supporting Photographs

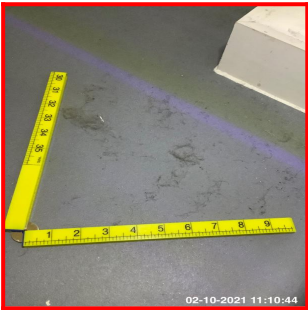
Smoke
Detector Not Seen



1.1.1 Entrance Hallway
Ceiling / Blanking Plate
Loose And Marked



1.2.1 Entrance Hallway
Walls / Wall Cupboard
Floor Dirty To LHS



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



1.4.1 Entrance Hallway
Washer / Dryer / Washer / Dryer
Clothes Present



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



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



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



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



1.5.1 Entrance Hallway
Socket Outlet / Double
Charger Left By Tenant



2.1.1 Master Bedroom - RHS
Ceiling / Ceiling
Dirty Around Extractor Fan



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



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



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



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



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



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





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



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



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



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



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



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



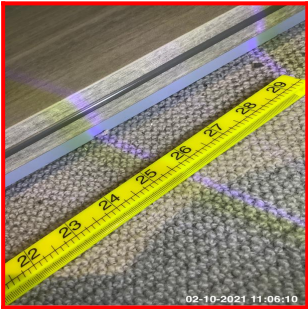
4.1.1 Bedroom 2 - LHS
Ceiling / Ceiling
Lightly Discoloured Around Extractor
Fan



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



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



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



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



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



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



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



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



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



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



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



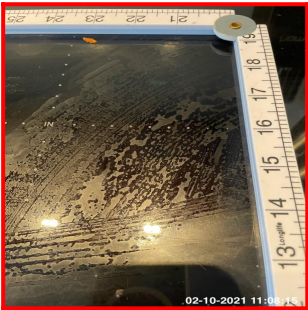
5.5.1 Kitchen / Lounge - Open Plan
Worktops / Worktops
Chip RHS Of Hob



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



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



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



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



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



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



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



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



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



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



7.1.1 Bathroom
Floor / Floors
X2 Tiles Cracked By Door



7.2.1 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:

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.

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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.

Tenant First Name	Tenant Last Name	Tenant Email	Tenant Type	Tenant Telephone Number	Tenant Signature
Clive Anderson	None	Candersonrt@yandex.com	Tenant Present At Check In	Not Entered	
Nikki Mohammad	None	Nmohammedrt@yandex.com	Tenant Not Present	Not Entered	NA
Jackson Blake	None	J.blake21@yandex.com	Tenant Present At Check In	Not Entered	

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	

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	