



Check-Out Report

Address of property

Flat 72
Kennet House
80 Kings Road
Reading
Berkshire
RG1 3BJ

Client details

Haslams
159 Friar Street
Reading
Berkshire
RG1 1HE

Assessors name: Mark Uttley
Assessment date: 06 November 2020
Booking Ref: 36001898



Inventoryclerk Base Ltd

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Disclaimer

This inventory prepared by Inventoryclerk Base Ltd. is produced as an "as seen snapshot" of the property and its contents at the time of the inspection and is compiled as a fair and accurate record of the property's internal condition and its contents at the time of inspection, and should not be used as an accurate description of each and every piece of furniture and equipment or as a structural survey report, but can be used as a way of identifying the condition of everything recorded.

Because the Inventory Clerk preparing this inventory is not an expert on fabrics, woods, materials, antiques etc: nor is a qualified surveyor or valuer, they are not required to state whether an item is antique, made of precious metals, of unique origin, or whether it is new despite the appearance obviously so. Please be advised that items left in lofts, cellars or in locked rooms, garages and sheds that have not been noted in the inventory are the sole responsibility of the landlord, and although every reasonable effort will be made to record such rooms and items within such rooms or buildings, the Inventory Clerk cannot be held responsible for any non-recording if there are adverse circumstances affecting access or viewing. Further, the movement of any items of heavy furniture or appliances will not be undertaken and therefore some observations may be limited where such items restrict full view.

Where inventories are completed with tenants in situ - i.e. already occupying the property - and it is deemed difficult for Clerks to differentiate between that belonging to the landlord or tenant, the report may contain inaccuracies for which the Clerk will not be held responsible, especially if areas within the property are inaccessible or viewable through conditions prohibiting easy viewing.

Whilst every care is taken to ensure the accuracy of this inventory, it is strongly advised that the accuracy of this report lies with the Landlord, Tenant and/or any other involved party or instructing principle and that any queries or discrepancies relating to the description or content be addressed to mark@inventoryclerk.biz within 7 days of an inspection/receipt. This report should be thoroughly checked. If we do not hear from you within this period in writing, we can assume that this report is an accurate representation of the condition of the property. Please note ICB Ltd and our clerks cannot be held responsible for any errors, omissions, differences in opinions or issues you may feel are contained within our reports. This Inventory has been prepared on the accepted principle that in the absence of comments an item is free from obvious damage or soiling.

Please note that the inventory is compiled in such a way as to reflect that which the Clerk observed at time of inspection and that any dilapidations, faults, breakages, dirt etc. is only noted if seen; otherwise that which is listed as presumed to be in good order even if that recorded is not necessarily new or perfect.

Safety Disclaimer

The inventory relates only to the furniture, furnishings and all landlord's equipment and contents in the property. It is no guarantee of, or safety of any such equipment or contents, merely a record that such items exist in the property on the date of the inventory and the superficial condition of the items. None of the electrical or gas appliances have been checked as to working order and may be recorded differently by tenants following subsequent use of.

The Inventory Clerk may not be a qualified electrician, HHSRS or Fire Regulation expert and is not required to report on anything which may contravene any housing or safety regulations although the Clerk may indicate where something appears to require attention.

Housing health and safety rating system (HHSRS)

The HHSRS has been introduced in light of the Housing Act 2004 (the Act) and is guidance for Landlords and Property Related Professionals. The Act changes the way local authorities assess housing conditions. They will now look at the condition of properties using a risk assessment approach called the Housing Health and Safety Rating System (HHSRS). This HHSRS does not set out minimum standards. It is concerned with avoiding or, at the very least, minimising potential hazards. This means that landlords should also review conditions regularly to try to see where and how their properties can be improved and made safer.

Inventory Clerks, although not qualified to assess the condition of properties under the HHSRS system, will however use common sense linked to guidelines issued by the government to indicate any potential hazard in the property. Where an Inventory Clerk has a concern, then anything seen which in their view poses a risk to the health and safety of occupants will be marked with (+++++) on the inventory.

Furniture & furnishings (fire) (safety) regulations 1988 as amended 1993

Relevant furniture and furnishings, which have the appropriate label complying with the above regulations, will be indicated on the inventory as "fire resistant". In the case of any relevant furniture and furnishings where no labels are identified and the landlord has not confirmed that such items comply with the above regulations, they will be marked with 4 asterisks (****) on the inventory; this does not mean however that they do not comply, it means that no appropriate label has been seen. Where there are any loose fireguards, which are not part of a heater gas or electric fire, they will also be indicated on the inventory as being part of the fire they supposedly protect.

Smoke detectors

It is the tenant's responsibility to inspect any smoke or CO detector fitted in the property at regular intervals during the tenancy, in order to ensure they are in full working order as per the manufacturer's instructions. Although it is the Landlord's responsibility to ensure the correct products are appropriately fitted, again as per the manufacturer's instructions, as well as ensuring they are in working order at the commencement of a tenancy. The Inventory Clerk may note on the inventory the location – or lack – of any required detectors (including

their appropriate siting), and where possible, may indicate any visible or auditory signals emitted if test buttons are activated. Under no circumstances will the Inventory Clerk be held responsible for the testing of or, be liable for the accurate reporting of any smoke or CO detectors' working order.

Utility meters

Gas, electricity, oil, water and propane readings along with serial numbers are given as a service and will be recorded providing access is reasonable and safe. Meters in unsafe condition or locations, will not be read and clients notified as to the reason

Measurement of oil tanks or propane gas will be made according to what's seen with any electronic measurement device or outside-of-tank visual inspection. Measurements will not be made via estimations or dipping of any oil tanks or similar.

Guidance notes for landlords, tenants and adjudicators on the use of this document

Inventoryclerk Base Ltd. and the Inventory Clerks who work within the Inventoryclerk Base Ltd. organisation, produce a range of inspections and reports, which may differ in style and content than other inventory services, and therefore, it is important that relevant parties receiving this document are fully aware of how and why it is produced the way it is, and to help with this, please find below information which may assist in understanding its contents.

The Inventory

An inventory is a report which is produced following a property inspection, listing and describing each and every component and content of a property in the context of "as seen" at the time of the inspection. As seen meaning a written and photographed "snapshot", to be used as the basis of how the property's condition and its contents were seen by the Inventory Clerk. The inventory may have additional notes or observations added by relevant parties to confirm or enhance its accuracy.

IMPORTANT: unless stated otherwise - either in brackets or in a separate column next to the item referred to - the listed item is assumed to be in good and clean order, although not necessarily new or perfect.

Fair wear and tear is not considered at the time of inventory make, although the Inventory Clerk may offer an opinion as to an item's age or condition if it helps in future identification, e.g. appears old or new.

The Check-in

As the name implies, this report is used to qualify the accuracy – with any additional notes or information – of the inventory at move-in by the Inventory Clerk and tenant or tenant's representative.

IMPORTANT: a check-in is not a duplication or substitute for an inventory, although it may accompany or support an inventory in distinguishing anything which needs adding to or altering within the inventory.

The check-in report may vary in style according to the Landlord or Letting agent's needs, but typically will include a record of meter readings and keys recorded at time of the tenant move-in. The report may accompany, be included, or be supplied separately from the inventory, and may be used as support material in deciding apportionment with the check-out report following tenant move-out.

The Mid-term

This report, sometimes known as a management or interim inspection, is produced normally – but not always – mid-term or 3 monthly during a tenancy period. The inspection and report – although varying in style – is normally used to report on how a property is being cared for within a context of reporting problems within a property, either caused or not, by the tenant.

IMPORTANT: this report is used to verify that a property is being respectfully looked after and may, although unlikely, be part of a dispute process at tenancy end.

The Check-out

As this name implies, the inspection and its subsequent report is intended to identify differences – whether better or worse – following tenants vacating a property at tenancy end.

IMPORTANT: A check-out is not a duplicate inventory, and in the context of Inventoryclerk Base Ltd., will list differences for the purpose of identifying whether a landlord - or their representative - is able to claim for damages, loss or cleanliness issues. Depending on client needs, an Inventory Clerk may add opinions as to whether changes are tenant or landlord responsibility, or are due to fair wear and tear. Clerks will not offer opinions as to apportionment or value; this is the remit of the landlord or their agent, sometimes requiring support material such as quotes or receipts.

Meter readings

As an organisation we endeavour to obtain utility meter serial numbers and readings as a service, providing meters are found and safe to access.

IMPORTANT: where a meter is either inaccessible or poses a danger to the Clerk then notice will be given to why and suggestions made as to how to gain the reading. Examples of safe include not accessing water meters in public or on-street locations.

HHSRS Reports

Inventory Clerks within the Inventoryclerk Base Ltd. organisation are trained to recognise a majority of Housing Health and Safety violations and as such may issue supplementary reports indicating to clients their concerns with any possible hazard.

IMPORTANT: Inventory Clerks are not trained as environmental health officers and safety professionals and therefore will only report hazards seen in the context of a concern to the client of any possible outcomes of non HHSRS compliance.

Inventoryclerk Base Ltd. - Inventory Clerks will not be liable whatsoever for any unseen deficiency or hazard, It will remain the Landlord's responsibility at all times for the health and safety of their tenants and the correction of any deficiency in the property posing potential hazards.

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Scanned Check Out Form

CHECKOUT FOR: 72 Kennet House

REF- 36001898

SERVICES	LOCATION	SERIAL NO	READINGS
GAS/HEAT			
ELECTRICITY	Hall cupboard	13K0149061	23126.1
WATER	Riser cupboard	15227087	00314.36

KEYS	DESCRIPTION	LOCATION
COMMUNAL	1 fob	Agent
FRONT DOOR	1	
BACK DOOR		
WINDOWS/PATIO		
GARAGE/GATE	1 remote control, bay 33	
POSTBOX	1	

GENERAL CONDITION	The property is in good general condition		<i>Garden:</i>
	Pro cleaned by A1 Cleaners		N/A
STANDARD OF CLEANING	<i>General cleaning:</i>	<i>Carpet/upholstery:</i>	<i>Bathroom:</i>
	Prof Standard	Pro Cleaned	Prof Standard

Oven	Hob	Ext Fan	Fridge/F	Washer/Dryer	Microwave	Dishwasher
Pro Clean	Pro Clean	Pro Clean	Pro Clean	Pro Clean	N/A	Pro Clean

FIXTURES & FITTING	COMMENTS
DOORS	G/O
WINDOWS	Not checked for function Inside - Clean Outside - Dirty
CURTAINS	G/O
CEILINGS	G/O
LIGHTS	G/O
WALLS	G/O Scuffed and marked
FLOORS	G/O Light wear
FRAMES	G/O Scuffed and marked
FURNITURE	G/O
ALARMS	G/O
NOTES	Base unit door facia broken off
UTILITY PROVIDERS	Unknown

INSPECTOR FOR INVENTORYCLERK BASE LTD:

Name: Mark Uttley SIGNATURE  Date: 6/11/20

DECLARATION: I, the undersigned, have been accompanied by the inspector named above at the applicable property and have agreed the condition and plight of the property. I understand that I will have a further opportunity to record any other observations once I have received the Check In & Inventory report.

Name: Garrington relocation SIGNATURE _____ Date: 6/11/20

Name: Not attending SIGNATURE _____ Date: 6/11/20

Image 0: Scanned Checkout Form

Summary

Item	Description
Past Inventory Carried out By	The checkout is based on an ICB inventory reference number 36000882.
Past Inventory Carried out on	Dated 14 January 2020.
Property Description	2 bedroom Furnished Flat
Location of Keys	Agent
Decorative order	The property is in good general decorative order through out, Light marks to all walls, doors and woodwork,
Standard of cleaning	At check in the property was professionally cleaned, at checkout the property has been professionally cleaned by A1 cleaners.
Carpets/flooring	Carpets/floorings have been professionally cleaned,
Windows	Windows not tested for function. The windows are clean inside and dirty out side,
Gardens	
Oven	Professional clean
Hob	Professional clean
Fridge/Freezer	Professional clean
Washing Machine	Professional clean
Dishwasher	Professional clean
Microwave	NA
Cooker Hood	Professional clean
Further Cleaning Required?	
Property management / maintenance	Kitchen Base unit door facia broken off
Are any appliance manuals etc. now missing from the property?	No appliance manuals were noted as missing.
Notes	

Services

Services	Meter Location	Serial No.	Readings
Electricity	Hall cupboard	13K0149061	23126.1
Water	5th floor riser	15227087	00314.36



Image 4: Meter Read Images



Image 5: Meter Read Images

Property Information

Information	Locations
Electric Consumer Unit	Hall Cupboard
Water Stopcock	Riser cupboard
Gas Stop Valve	NA
Heating Type	Electric
Heating Programmer	On heaters
Thermostat	On heaters
Boiler	NA

Detectors

Detectors	Location	Type	Push Button Result	Gas / Particulate Result
Smoke	Hallway	Smoke/heat alarms	Alarm Responded	
Carbon Monoxide				
Heat				



Image 1: Hazard Detectors



Image 2: Hazard Detectors

Keys

Keys	Descriptions
Communal door	1 fob
Front door	1
Garage remote control	1 remote control, bay 33
Postbox	1



Image 3: Keys

SECTIONS

The numbers following relate directly to the numbers in the original inventory. The following items are noted as having a change in condition.

Any items numbered 9000 and upward refer to items new / returned items not present in the previous Inventory.

The last column in the table below (I) is intended to draw attention to the following;

- L: Landlord Responsibility
- T: Tenant Responsibility
- F: Fair Wear and Tear
- C: Requires Cleaning

HALLWAY

HALLWAY				
Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments	I
DOOR				
1	Light brown wood door with 2 silver metal lever handles with integral YALE lock and internal twist lock mechanism, chrome spy-hole, chrome numerals 72, chrome hydraulic closure to rear with silver metal security chain and hasp	chipped to outside of door on inside edge, further chips to outside edges, small scratch to bottom outside		
CEILING				
2	White emulsion with 1 white plastic fire alarm		Additional fire alarm now added to ceiling Landlord Responsibility	L
LIGHTS				
3	2 Single white pendants each with cream shade and bulb			
WALLS				
4	White emulsion	light chips to corner angles of walls, paint cracking and peeling to upper-level to right of front door, some patchy paint to right wall, scuffed and marked mid and lower	White cable to wall above door and round doorframe with additional Hyperoptics socket beneath switch Tenant Responsibility	T
FLOOR				
5	Light brown laminate wood floors	light scuff marks		
HEATING				
6	1 White metal electric wall mounted DIMPLEX heater with control panel	Small mark to upper top heater, Dusty to top		
FRAMES				

HALLWAY

Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments	I
7	White wood doorframe	small chips by lock plate, nicks to doorframe		
8	White painted skirting boards with chrome/black rubber doorstep	Some cracking, rubs to angles, few marks to skirting	White cable tacked to top of skirting board by cupboard Tenant Responsibility	T

ELECTRICS

9	1 White plastic entry telephone			
10	3 Single light switches			
11	1 Towel rail illuminated isolator switch			
12	1 Heater isolator switch			
13	1 Double plug sockets			

BUILT-IN CUPBOARD 1

14	Light brown wood door with 2 chrome metal lever handles, white painted walls and ceiling with floor continuation from hallway	walls scuffed and marked, Drip marks to wall and skirting left of washing machine, dirty marks to floor left of washing machine		
15	White metal framed with white metal flow water cylinder above with control panel	light scratch marks to metal framed shelf		
16	White BOSCH washing machine and dryer to floor with lcd panel and control dial, detergent tray to top left			
17	3 Fused appliance switches and 1 single light switch, 1 single plug socket, 1 ceiling mounted light fitting	light scuffs to right hand side of skirting boards		

BUILT-IN CUPBOARD 2

18	Light brown wood door with 2 chrome metal lever handles, white painted walls and ceiling with floor continuation from hallway, wall mounted electricity meter, fuse box, 1 loose doorstep	light bulb not sitting flush to fitting , discolouration to door frame and skirting boards	Numerous scuffs and marks to walls throughout cupboard Fair Wear and Tear Now in cupboard, 1 Silver metal clothes ailer, bent and damage to edge, moved from bed 2, , 1 Black plastic vacuum cleaner with hose and attachments, , 1 White plastic step Tenant Responsibility	F T
19	1 VAX silver vacuum cleaner and box			
20	1 Grey plastic bucket and blue handled mop			
21	2 Bags,empty shoe box			

HALLWAY

Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments	I
MISCELLANEOUS				
22	1 Light brown wood shoe rack	stained to top		
ADDITIONAL ITEMS				
9000	1 Gray bath mat form bathroom		Tenant Responsibility	T
9001	1 Small brown metal stool		Tenant Responsibility	T
9002	1 White Hyperoptics modem with mains adapter and cables		Tenant Responsibility	T



Image 7: HALLWAY



Image 8: HALLWAY



Image 9: HALLWAY
additional fire alarm

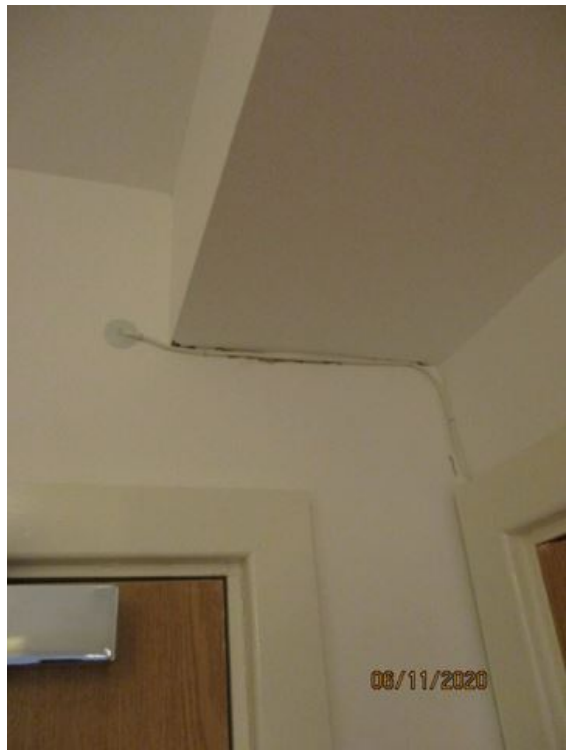


Image 10: HALLWAY
cable to wall



Image 11: HALLWAY



Image 12: HALLWAY
Modem to wall



Image 13: HALLWAY

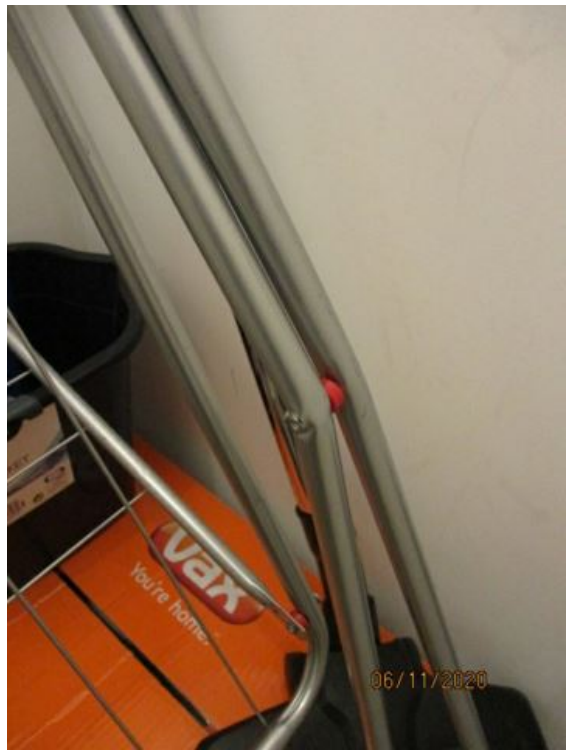


Image 14: HALLWAY



Image 15: HALLWAY



Image 16: HALLWAY



Image 17: HALLWAY

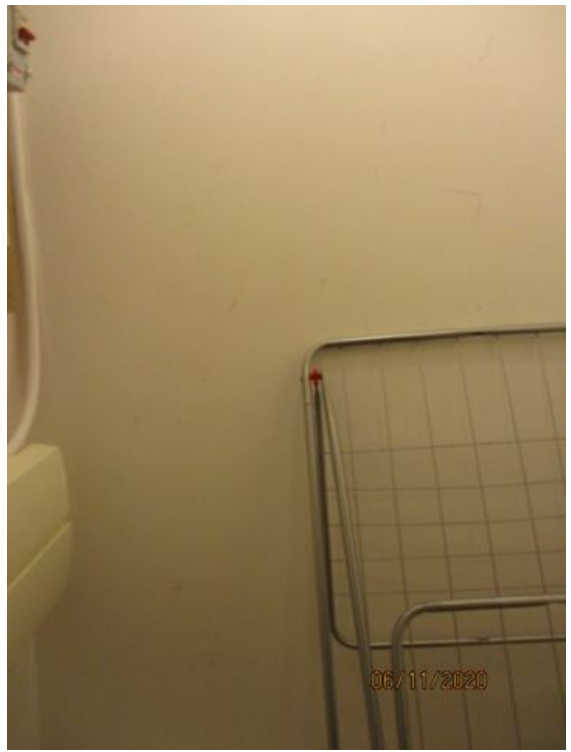


Image 18: HALLWAY



Image 19: HALLWAY



Image 20: HALLWAY

BEDROOM 1

BEDROOM 1				
Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments	I
DOOR				
23	Light brown wood door with 2 chrome metal lever handles	lock mechanism broken, Rubs to angle to door	Lock mechanism repaired Landlord Responsibility	L
WINDOWS				
24	White wood double glazed window with white metal lever handle	dirty to outside		
CURTAINS				
25	White wood effect venetian blind with control cord, toggle, white metal hook to wall	Cord knotted		
CEILING				
26	White emulsion	Slight cracking to ceiling above right of wardrobe		
LIGHTS				
27	Single white pendant light with white patterned shade and bulb			
WALLS				
28	White emulsion	marks to walls right of mirror, patchy rock marks, brown spot mark above bed, light marks to wall around light switches, light rubs to angles of walls in places, small white pin to wall to right of mirror		
FLOOR				
29	Light brown wood flooring continuation from hallway			
HEATING				
30	White electric wall mounted DIMPLEX heater with control panel			
FRAMES				
31	White wood doorframe	scuff marks to top of door frame		
32	White painted skirting board with chrome/black rubber doorstop	scuff marks, slight rubs to angle, cracking to corners of skirting boards, large crack to skirting to left of bed		
33	White wood window frames			

BEDROOM 1

Ref	Description	Condition <small>(in good/clean condition unless otherwise stated)</small>	Checkout Comments	I
34	White painted window sill	cracking to edges		
ELECTRICS				
35	2 Single light switches			
36	2 Fused appliance switches			
37	3 Double plug sockets			
38	1 Telephone socket			
39	1 TV socket			
FURNITURE				
40	White wood effect chest with 5 drawers, 2 small drawers to top have light brown glass front panels with 8 silver metal handles	light usage marks to top, Light small scratch to front right of chest of drawers		
41	2 White wood effect bedside cabinets each with 2 drawers and 2 silver metal handles, each top drawer has light brown glass effect front	few faint marks to top and small crack to edge of left cabinet, light scratch marks to top of bedside cabinet to right hand side, Light rubs to front of drawers to right cabinet	Circular stain marks to top of right-hand bedside cabinet Tenant Responsibility	T
42	White wood effect double bedstead with white feet and silver metal trim to corners, white wood headboard with light brown glass insert	small mark to end of bedstead		
43	White double bed mattress. Underside of mattress not checked, with new white mattress protector		Underside of mattress not inspected	
MISCELLANEOUS				
44	1 White wood framed wall mounted mirror			
45	2 Clear perspex bedside lamps with square white shades and bulbs, not tested			



Image 21: BEDROOM 1



Image 22: BEDROOM 1



Image 23: BEDROOM 1



Image 24: BEDROOM 1
marks to top of bedside cabinet



Image 25: BEDROOM 1

EN-SUITE BATHROOM

EN-SUITE BATHROOM				
Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments	I
DOOR				
46	Light brown wood door with 2 chrome metal lever handles with integral twist lock	Light rubs to lower edge of door		
CEILING				
47	White emulsion with 1 white plastic extractor fan			
LIGHTS				
48	3 White metal mounted spotlights each with bulb			
WALLS				
49	White emulsion with light grey wall tiles to lower levels and full height to shower cubicle, tiled ledge behind sink/toilet area	light discolouration to grout and white run marks to lower areas in shower area , light marks to walls to mid levels		
FLOOR				
50	Continuation from bedroom, light brown wood effect	white marks to joins to flooring below sink, Light circular rust mark, brown spot stains between sink and toilet, few light white marks below sink		
HEATING				
51	Chrome electric towel rail	Discolouring to edges, light rust to radiator		
FRAMES				
52	White wood doorframe	Light rubs to top edge, slight cracking to lower area of door frame		
53	White painted skirting board	cracking to top		
ELECTRICS				
54	1 White plastic shaver socket			
SHOWER				
55	Large white rectangular raised shower tray with chrome waste, chrome shower controls with silver hose leading to chrome showerhead on chrome wall mounted riser	scratches to plug and tap, slight discolouring to showerhead		

EN-SUITE BATHROOM

Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments	I
56	Silver metal shower screen frame with clear glass sliding door and chrome handle	ingrained limescale to low levels of shower screen, Seal to the left edge of shower door is lifting, fascia panel to outer areas lifting away from sealant to left		
SINK				
57	White wall mounted wash hand basin with chrome waste and plug mechanism and chrome mixer tap	Light surface scratches to plug, waste and tap		
TOILET				
58	White low-level wc with white plastic toilet seat and lid with chrome twin flush	light discolouration to underside of toilet seat , hinges are pitted, chemical run marks to back of toilet pan		
MISCELLANEOUS				
59	Large wall mounted mirror			
60	1 Grey plastic bucket		Grey plastic bucket no longer present Tenant Responsibility	T
61	2 Brown bath mats		2 Brown bath mats no longer present Tenant Responsibility	T
62	Stainless steel toilet brush holder and toilet brush	rusting	Stainless steel toilet brush no longer present Tenant Responsibility	T



Image 26: EN-SUITE BATHROOM

LIVING ROOM AND KITCHEN

LIVING ROOM AND KITCHEN				
Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments	I
DOOR				
63	Light brown wood door with 2 chrome metal lever handles	small mark beneath outside handle and brown mark top inside, Locking mechanism not working correctly	Locking mechanism now repaired Landlord Responsibility	L
WINDOWS				
64	3 White wood double glazed windows with 3 white metal lever handles and 1 white wood balcony door with 2 chrome metal lever handles with internal twist lock	dirty outside		
CURTAINS				
65	4 Silver venetian blinds each with control cords and toggles, 4 white metal hooks to walls	cord knotted		
CEILING				
66	White emulsion with white plastic extractor fan	discolouration to ceiling above extractor, Spot marks above kitchen window and mid area of kitchen		
LIGHTS				
67	1 Single white pendant light with white shade and bulb			
68	4 Spotlights with white surrounds			
69	3 Under cupboard lights			
WALLS				
70	White emulsion	marks to walls to mid and low levels throughout, splash marks and scratches to wall behind sink, 2 white velcro sticky pads, paint is worn to window recess to right hand side in kitchen area, paint peeling to lower window recess to right within kitchen area, badly marked below window		
71	Light brown glass splash back			
FLOOR				

LIVING ROOM AND KITCHEN

Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments	I
72	Continuation from hallway, chrome/black rubber doorstep	laminare is starting lift in front of balcony door, small circular marks to flooring in front of fridge freezer, Few light scuff marks around dining table area/behind tv unit		

HEATING

73	1 White wall mounted electric DIMPLEX heater with control panel unable to fully inspect as sofa in front		Control panel cover bent and distorted Tenant Responsibility Brown staining to top of heater grill and panel Tenant Responsibility	T
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FRAMES

74	White wood doorframe	Few scuff marks		
75	White painted skirting boards	cracking to corners, Few marks		
76	White wood window frames	yellow marks along bottom edge of 1 window frame		
77	White painted window sill	cracking to edges, Light circular mark to sill within kitchen area		

ELECTRICS

78	1 Triple light switch			
79	2 Cooker isolator switches			
80	1 Extractor fan switch			
81	5 Double plug sockets			
82	1 TV aerial connection panel			

FURNITURE

83	Large circular clear glass topped dining room table with 4 chrome curved legs	Surface scratches	Further scratching to top of table Fair Wear and Tear	F
84	4 Smoke grey plastic dining room chairs with chrome legs	Few scratches		
85	Clear glass topped coffee table with 4 curved chrome legs	light surface scratches to top		
86	Light brown wood effect TV cabinet with 2 drawers to front , light grey glass to top	Few light surface scratches		
87	Light grey leather effect 2 seater sofa	light creasing to leather throughout, Few small light pen type marks to sofa arm, few white marks		

LIVING ROOM AND KITCHEN

Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments	I
88	Light grey leather effect armchair	light creasing to leather, back Foot to chair wonky		

MISCELLANEOUS

89	1 Grey rug	rug is worn and flattened throughout, small burn type mark to corner of rug		
90	3 Light grey/yellow scatter cushions			
91	1 Chrome lamp with white square shade with plastic packaging and bulb, not tested			
92	3 Canvas prints to walls			
93	1 Canvas print on chair			

KITCHEN COMPONENTS

94	Kitchen wall units consist of light grey wood effect cases with white wood door fronts, base units consist of light grey cupboard door fronts			
----	---	--	--	--

SINK

95	Stainless steel 5 bowl drainer sink with 2 strainer plugs and 1 chrome mixer tap	some light scratching to sink/draining board, Discolouring to sealant behind sink, small mark to corner left of sink		
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WALL UNITS

96	Left of extractor hood 1 cupboard with 1 shelf			
97	Left of extractor hood 1 cupboard with 1 shelf			
98	Right of extractor hood 1 cupboard with 1 shelf			
99	Right of extractor hood 1 cupboard with 1 shelf	light chips to bottom edge of cupboard door		
100	Right of extractor hood 1 cupboard with 1 shelf			

WORKTOP

101	Beige flecked melamine roll top WORK SURFACE with matching upturns	light scratch marks to worktop to left of sink		
-----	--	--	--	--

BASE UNITS

102	Left of oven with 1 shelf, 4 small hooks to side			
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LIVING ROOM AND KITCHEN

Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments	I
103	Left of oven 1 cupboard with 1 shelf with fitted grey plastic waste bin			
104	Right of oven 1 cupboard containing 1 grey drawers, window key and chrome scraper		Cupboard door no longer attached, now loose to floor under window Tenant Responsibility	T
105	Under sink 1 cupboard with 1 shelf	door not closing flush, loose hinge	Cupboard now contains 1 clear plastic dustpan and brush and 1 white plastic crockery drainer Tenant Responsibility	T

KICK PANEL

106	Light grey wood effect KICK PANELS			
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APPLIANCES

107	Built-in BOSCH cooker hood, light grey metal with controls and in built light with bulb			
108	Black ceramic BOSCH 4 ring electric hob with 4 black plastic control dials	usage marks to hob rings, scratches	Further usage marks to hob rings Fair Wear and Tear Heavy usage marks to back left hob ring Tenant Responsibility	F T
109	Stainless steel BOSCH single oven with 2 silver plastic control dials, 5 silver plastic push buttons and lcd panel, tinted glass door with 1 silver metal handle, 1 chrome wire shelf with 1 black metal oven tray with chrome wire insert			
110	BOSCH built-in dishwasher with 2 white wire shelves and 1 grey plastic cutlery basket			
111	Built-in BOSCH fridge freezer, fridge to top with 5 clear glass shelves each with white plastic trim with large clear plastic food compartments bottom, 5 clear glass shelves to door, freezer has 3 clear plastic food compartments with 2 white plastic ice trays, 1 white plastic ice box	small scratch marks to bottom shelf to door of fridge, top freezer drawer broken to top right, white trim to 1 shelf split, small split to top right edge of freezer seal		

MISCELLANEOUS

112	1 Stainless steel pedal bin	tarnished, Few small indents to bin lid		
113	1 Blue flat information folder			
114	2 Chrome wire racks			

LIVING ROOM AND KITCHEN

Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments	I
ADDITIONAL ITEMS				
9003	3 Cork coasters and 2 bamboo coasters		Tenant Responsibility	T
9004	1 Red rectangular mat to kitchen area.		Tenant Responsibility	T



Image 27: LIVING ROOM AND KITCHEN



Image 28: LIVING ROOM AND KITCHEN



Image 29: LIVING ROOM AND KITCHEN



Image 30: LIVING ROOM AND KITCHEN



Image 31: LIVING ROOM AND KITCHEN
cover melted



Image 32: LIVING ROOM AND KITCHEN



Image 33: LIVING ROOM AND KITCHEN



Image 34: LIVING ROOM AND KITCHEN
table scratched



Image 35: LIVING ROOM AND KITCHEN
door broken off



Image 36: LIVING ROOM AND KITCHEN



Image 37: LIVING ROOM AND KITCHEN



Image 38: LIVING ROOM AND KITCHEN



Image 39: LIVING ROOM AND KITCHEN
hob ring badly marked



Image 40: LIVING ROOM AND KITCHEN



Image 41: LIVING ROOM AND KITCHEN

BEDROOM 2

BEDROOM 2				
Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments	I
DOOR				
115	Light brown wood door with 2 chrome metal lever handles	slight chip to bottom outside edge, 2 small scratch marks to door to upper level, lock broken	Door mechanism now repaired Landlord Responsibility	L
WINDOWS				
116	White wood window with 1 white metal lever handle with double glazing	dirty to outside		
CURTAINS				
117	White wood venetian blind with control cord and toggle, white metal hook to wall			
CEILING				
118	White emulsion		Few light scuffs to ceiling above wardrobe Fair Wear and Tear	F
LIGHTS				
119	Single white pendant with bulb and cream shade			
WALLS				
120	White emulsion	heavy scratch marks to wall behind headboard along back wall, further scratch mark to wall to left of entrance, walls are marked to mid and low levels throughout		
FLOOR				
121	Continuation of hallway	light scuff marks		
HEATING				
122	White electric wall mounted DIMPLEX heater with control panel	Dusty to top, Few light marks to front		
FRAMES				
123	White wood doorframe	marked to top edge, Few marks to lower edge		
124	White painted skirting board with chrome/black rubber doorstop	cracking to corners, tip missing from doorstop, Few marks		
125	White wood window frame			

BEDROOM 2

Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments	I
126	White painted window sill	cracking to edges, Light surface scratches		
ELECTRICS				
127	3 Double plug sockets			
128	1 Single light switch			
129	1 Fused appliance switch			
FURNITURE				
130	Light grey wood effect freestanding double wardrobe with white glass effect door fronts, light brown wood effect shelf with chrome clothes rail, 2 light grey drawers below with silver metal handles, 1 light brown wooden shoe rack			
131	2 Light grey wood effect bedside cabinets each with 3 drawers and silver metal handle, each top drawer has light brown glass effect front	2 small light stains to top drawer of right hand cabinet, heavily stained to second drawer of left-hand bedside unit, small scratch to top surface, Scratched 1 drawer to right bedside cabinet	Right-hand bedside cabinet has white stain to back left corner Tenant Responsibility	T
132	Cream double bed divan base with white double bed mattress, underside of mattress not checked , light brown padded headboard	feint stain to centre of mattress, small mark to right hand side of headboard, black marks to divan base throughout	Mattress in good clean condition, underside not inspected	
MISCELLANEOUS				
133	2 Chrome and clear glass tube effect bedside lamps with silver circular lampshades and bulbs, not tested	1 Bulb not fitted to shade, cracked to right shade		
134	1 New white mattress protector		Mattress protector now in used condition Fair Wear and Tear	F
135	1 Red throw to bed		Red throw no longer present Tenant Responsibility	T
136	1 Silver steel clothes airer		Silver metal clothes airer now in hall cupboard 2, damaged bent legs Tenant Responsibility	T



Image 42: BEDROOM 2



Image 43: BEDROOM 2



Image 44: BEDROOM 2

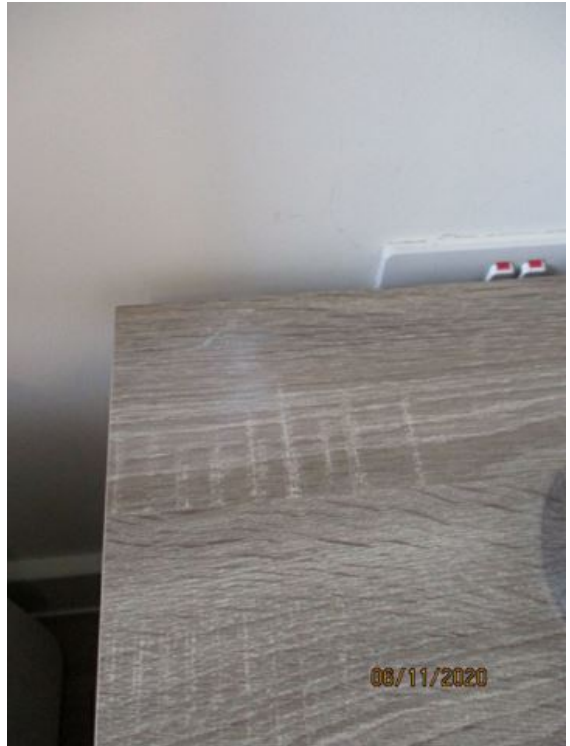


Image 45: BEDROOM 2
white mark to top of cabinet



Image 46: BEDROOM 2

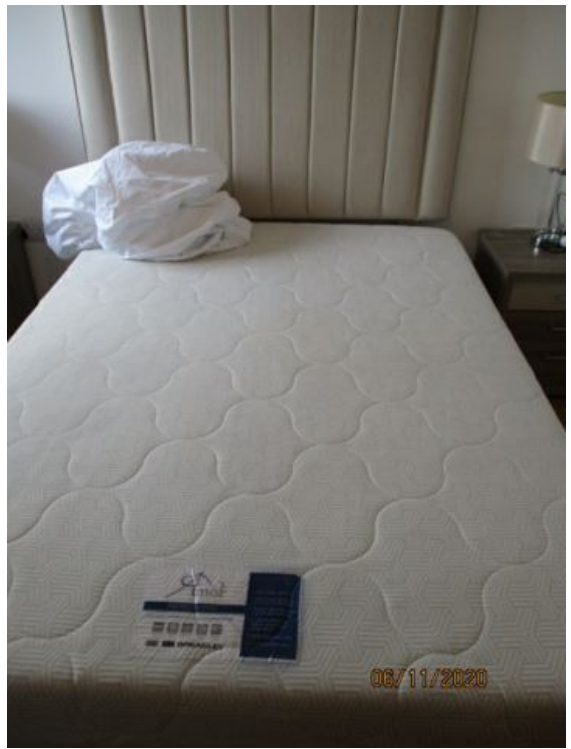


Image 47: BEDROOM 2

BATHROOM

BATHROOM				
Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments	I
DOOR				
137	Light brown wood door with 2 chrome metal lever handles with integral twist lock	Handle stiff to operate, few rust spots to interior handle, Light pink mark to inner lower		
CEILING				
138	White emulsion with 1 white plastic extractor fan	Small spot mark left of extractor vent		
LIGHTS				
139	4 White metal mounted spotlights each with bulb			
WALLS				
140	White emulsion	few marks around towel rail	Light marks to left of toilet and to side of shelf Fair Wear and Tear	F
141	Grey wall tiles to lower levels and full height behind BATH AND SHOWER with tiled ledge behind sink/toilet area	light grout discolouration to low levels in BATH AND SHOWER area, light mark to wall to low level to right of bath, Brown stain to ledge above sink area		
FLOOR				
142	Continuation from hallway, light brown wood effect	light scuff marks to flooring on entrance, faint white marks to floor in front of bath, white marks below sink, Brown spot marks below between sink and toilet area, rust mark left of toilet	White marks to flooring around joins Fair Wear and Tear	F
HEATING				
143	Chrome electric wall mounted towel rail	rusting to edges		
FRAMES				
144	White wood doorframe	repair patch beneath the lock plate to edge		
145	White painted skirting boards	Few marks, some cracking to skirting		
ELECTRICS				
146	1 White plastic shaver socket			
TOILET				

BATHROOM

Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments	I
147	White porcelain low-level wc with white plastic toilet seat and lid with chrome twin flush	discolouration to underside of toilet seat, Rust spots to flush		

SINK

148	White porcelain wall mounted wash hand basin with chrome waste and plug mechanism with chrome mixer tap	Light scratches to plug, waste and tap	Waste appears jammed closed Tenant Responsibility	T
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BATH

149	White enamel bath with chrome waste and plug mechanism, chrome wall mounted mixer tap attached to chrome hose attached to chrome showerhead on chrome wall mounted riser		Pink staining to sealant under taps Tenant Responsibility	T
150	Chrome wall mounted shower screen frame with 1 clear glass hinged panel with opaque seal to bottom and chrome wall mounted support, 1 white wood fascia panel	ingrained limescale to shower screen, brown discolouration to seal of shower screen		

MISCELLANEOUS

151	1 Large wall mounted mirror			
152	1 Grey bath mat		1 Grey bath mat no longer present, now in hallway Tenant Responsibility	T

ADDITIONAL ITEMS

9005	1 White and chrome toilet brush		Tenant Responsibility	T
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Image 48: BATHROOM



Image 49: BATHROOM



Image 50: BATHROOM



Image 51: BATHROOM

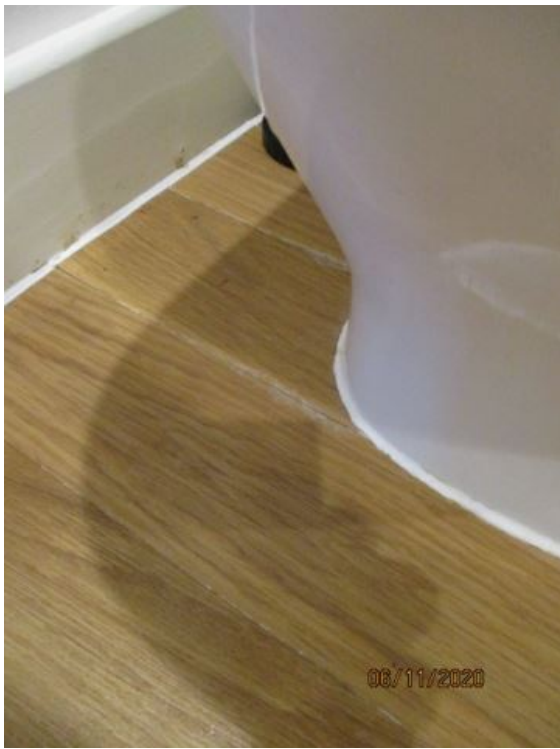


Image 52: BATHROOM

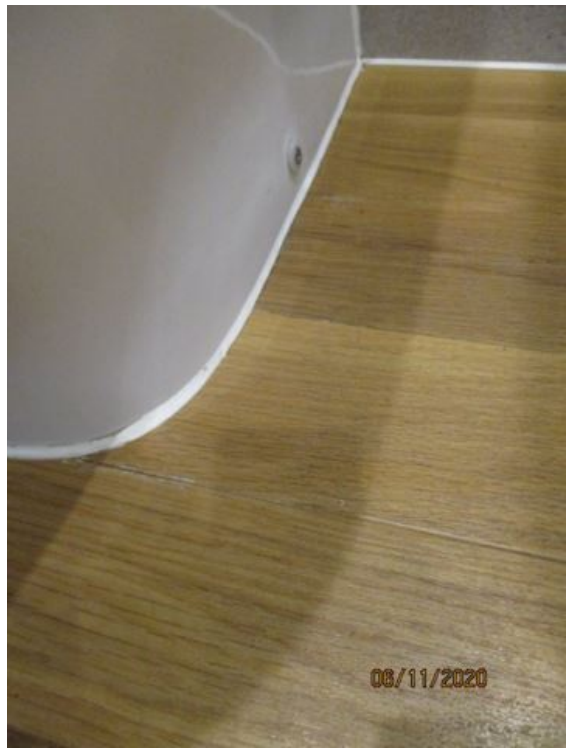


Image 53: BATHROOM

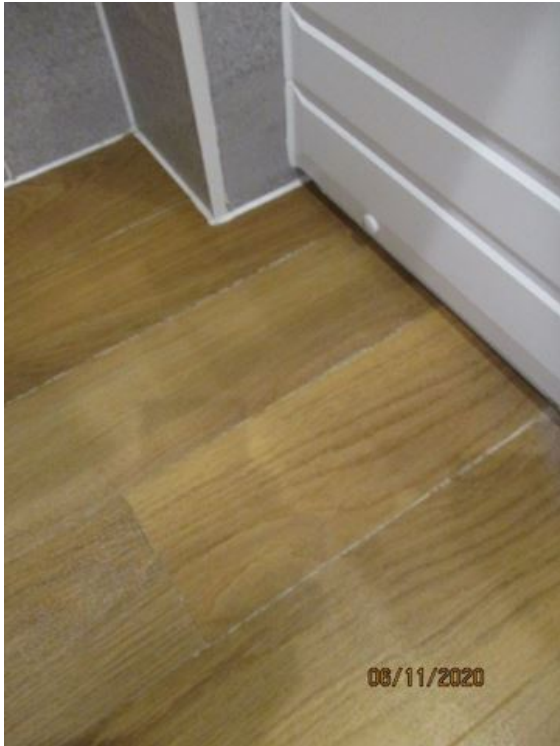


Image 54: BATHROOM



Image 55: BATHROOM



Image 56: BATHROOM
plug stuck down

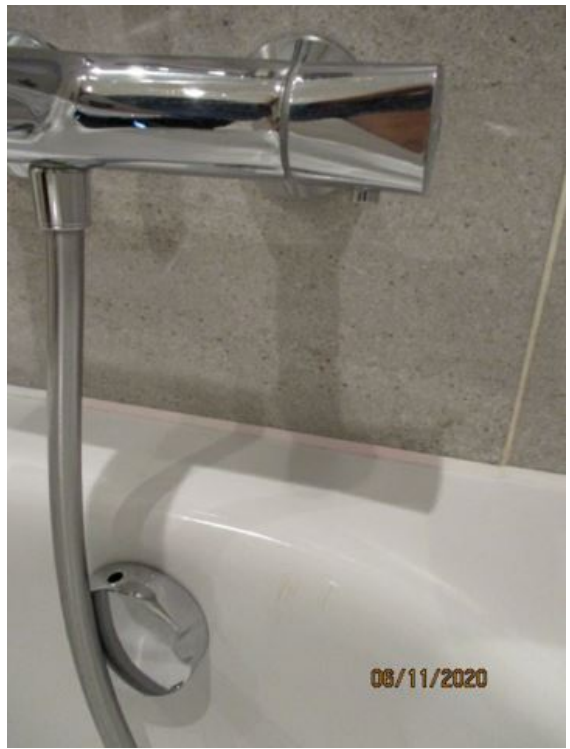


Image 57: BATHROOM

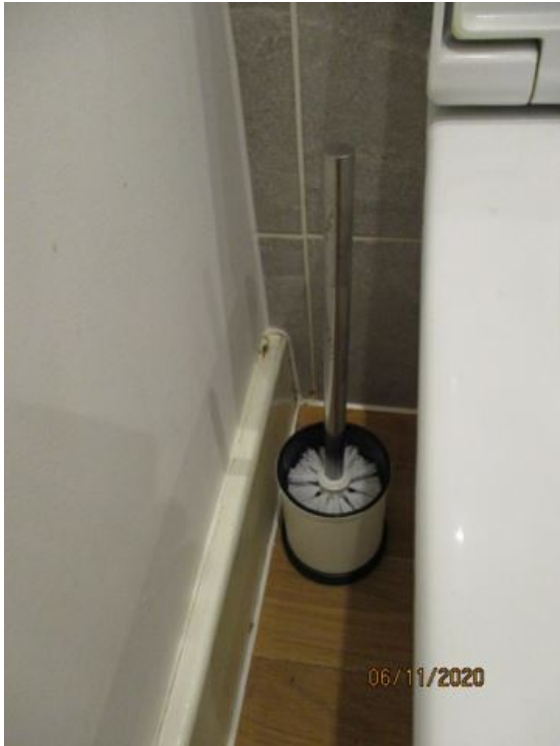


Image 58: BATHROOM

CLEANING SUMMARY

The items below need cleaning.

No items relevant for this report.

TENANT RESPONSIBILITIES

The tenant is responsible for the items below.

HALLWAY

Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments
WALLS			
4	White emulsion	light chips to corner angles of walls, paint cracking and peeling to upper-level to right of front door, some patchy paint to right wall, scuffed and marked mid and lower	White cable to wall above door and round doorframe with additional Hyperoptics socket beneath switch Tenant Responsibility
FRAMES			
8	White painted skirting boards with chrome/black rubber doorstep	Some cracking, rubs to angles, few marks to skirting	White cable tacked to top of skirting board by cupboard Tenant Responsibility
BUILT-IN CUPBOARD 2			
18	Light brown wood door with 2 chrome metal lever handles, white painted walls and ceiling with floor continuation from hallway, wall mounted electricity meter, fuse box, 1 loose doorstep	light bulb not sitting flush to fitting , discolouration to door frame and skirting boards	Numerous scuffs and marks to walls throughout cupboard Fair Wear and Tear Now in cupboard, 1 Silver metal clothes airer, bent and damage to edge, moved from bed 2, , 1 Black plastic vacuum cleaner with hose and attachments, , 1 White plastic step Tenant Responsibility
ADDITIONAL ITEMS			
9000	1 Gray bath mat form bathroom		Tenant Responsibility
9001	1 Small brown metal stool		Tenant Responsibility
9002	1 White Hyperoptics modem with mains adapter and cables		Tenant Responsibility

BEDROOM 1

Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments
FURNITURE			
41	2 White wood effect bedside cabinets each with 2 drawers and 2 silver metal handles, each top drawer has light brown glass effect front	few faint marks to top and small crack to edge of left cabinet, light scratch marks to top of bedside cabinet to right hand side, Light rubs to front of drawers to right cabinet	Circular stain marks to top of right-hand bedside cabinet Tenant Responsibility

EN-SUITE BATHROOM

Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments
MISCELLANEOUS			
60	1 Grey plastic bucket		Grey plastic bucket no longer present Tenant Responsibility
61	2 Brown bath mats		2 Brown bath mats no longer present Tenant Responsibility
62	Stainless steel toilet brush holder and toilet brush	rusting	Stainless steel toilet brush no longer present Tenant Responsibility

LIVING ROOM AND KITCHEN

Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments
HEATING			
73	1 White wall mounted electric DIMPLEX heater with control panel unable to fully inspect as sofa in front		Control panel cover bent and distorted Tenant Responsibility Brown staining to top of heater grill and panel Tenant Responsibility
BASE UNITS			
104	Right of oven 1 cupboard containing 1 grey drawers, window key and chrome scraper		Cupboard door no longer attached, now loose to floor under window Tenant Responsibility
105	Under sink 1 cupboard with 1 shelf	door not closing flush, loose hinge	Cupboard now contains 1 clear plastic dustpan and brush and 1 white plastic crockery drainer Tenant Responsibility
APPLIANCES			
108	Black ceramic BOSCH 4 ring electric hob with 4 black plastic control dials	usage marks to hob rings, scratches	Further usage marks to hob rings Fair Wear and Tear Heavy usage marks to back left hob ring Tenant Responsibility
ADDITIONAL ITEMS			
9003	3 Cork coasters and 2 bamboo coasters		Tenant Responsibility
9004	1 Red rectangular mat to kitchen area.		Tenant Responsibility

BEDROOM 2

Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments
FURNITURE			

Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments
131	2 Light grey wood effect bedside cabinets each with 3 drawers and silver metal handle, each top drawer has light brown glass effect front	2 small light stains to top drawer of right hand cabinet, heavily stained to second drawer of left-hand bedside unit, small scratch to top surface, Scratched 1 drawer to right bedside cabinet	Right-hand bedside cabinet has white stain to back left corner Tenant Responsibility
MISCELLANEOUS			
135	1 Red throw to bed		Red throw no longer present Tenant Responsibility
136	1 Silver steel clothes airer		Silver metal clothes airer now in hall cupboard 2, damaged bent legs Tenant Responsibility

BATHROOM

Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments
SINK			
148	White porcelain wall mounted wash hand basin with chrome waste and plug mechanism with chrome mixer tap	Light scratches to plug, waste and tap	Waste appears jammed closed Tenant Responsibility
BATH			
149	White enamel bath with chrome waste and plug mechanism, chrome wall mounted mixer tap attached to chrome hose attached to chrome showerhead on chrome wall mounted riser		Pink staining to sealant under taps Tenant Responsibility
MISCELLANEOUS			
152	1 Grey bath mat		1 Grey bath mat no longer present, now in hallway Tenant Responsibility
ADDITIONAL ITEMS			
9005	1 White and chrome toilet brush		Tenant Responsibility

LANDLORD RESPONSIBILITIES

The Landlord is responsible for the items below.

HALLWAY

Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments
CEILING			
2	White emulsion with 1 white plastic fire alarm		Additional fire alarm now added to ceiling Landlord Responsibility

BEDROOM 1

Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments
DOOR			
23	Light brown wood door with 2 chrome metal lever handles	lock mechanism broken, Rubs to angle to door	Lock mechanism repaired Landlord Responsibility

LIVING ROOM AND KITCHEN

Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments
DOOR			
63	Light brown wood door with 2 chrome metal lever handles	small mark beneath outside handle and brown mark top inside, Locking mechanism not working correctly	Locking mechanism now repaired Landlord Responsibility

BEDROOM 2

Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments
DOOR			
115	Light brown wood door with 2 chrome metal lever handles	slight chip to bottom outside edge, 2 small scratch marks to door to upper level, lock broken	Door mechanism now repaired Landlord Responsibility

Document / Report Events

Ref	Comment	Author	Date
NA	Sent SMS For Task: 36001898, Destination: 07785 903083, Info: For more detailed information on this Report number, please visit www.csoft.co.uk , SMS Service Result: 15	System	05/11/2020 17:01:05