



Check Out

PROPERTY ADDRESS

123 Sample Street
Sample City
Sampleshire
AB1 2CD

CONDUCT DATE

March 29th 2021

PRODUCED BY

Clerky Clerk

ON BEHALF OF

Mr Example

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Notes

Amendments to original Inventory and to original check in

General Summary

The property was compared against the inventory dated; **23 May 2017**

Which was prepared by: **SRP INVENTORIES**

Any changes are noted in this report.

This report should be read in conjunction with the aforementioned inventory.

Where SRP is not the author of the original inventory no liability will be accepted for another party's error or omissions.

No liability will be accepted where the Instruction Principle fails to supply the correct, or supplies incomplete, documentation for the check-out appointment.

If an item is not mentioned it is deemed to be present and in the same condition as stated in the Inventory/ check in.

Disclaimers

Only the furniture, furnishings and all contents and equipment in the property that belong to the Landlord are covered by this inventory report. This report does not constitute any guarantee of or report on the safety or adequacy of any such contents or equipment. It serves purely as a record of the superficial condition of the items and that they exist in the property on the date of preparation of the inventory report. The person responsible for preparing this inventory report is not a qualified surveyor neither are they an expert on antiques or materials, etc. The report should not be construed as a structural survey report or used as an accurate description of every item of furniture or equipment, etc. Please check the inventory thoroughly: it is in your best interests.






In accordance with the Smoke and Carbon Monoxide Alarm (England) Regulations 2015, the landlord is required to have at least one smoke alarm installed on every storey of their properties and a carbon monoxide alarm in any room used as living accommodation containing a solid fuel burning appliance (e.g. a coal fire or wood burning stove). It is also recommended, although not a legal requirement, that any rooms containing gas or oil burning appliances are fitted with carbon monoxide alarms. After that, the landlord must make sure the alarms are in working order at the start of each new tenancy.

This section sets out the presence and location of smoke or carbon monoxide alarms and whether they were tested for power supply. If no alarm is found where it is believed there should be one, this will be stated in the notes as an observation. Only alarms that can be accessed safely will be tested by SRP Inventory clerks. Disclaimer: Where the inventory notes the presence of smoke and carbon monoxide alarms, if tested by SRP Inventories, this will be for power supply and should not be interpreted to mean that these items are fully working and that the property complies with the 2015 regulations. SRP Inventories take no responsibility for damage or malfunction during the testing of such alarms.

1. Exterior Front

Ref	Name	Description	Condition	Additional Comments
1.1	Doormat	Loose coir doormat	Flattened with use; Slightly fraying to the corners; Generally intact; Worn consistent with age;	Anonymous: (Blank) 04 Jul 2017 14:10
1.2	Electricity Meter	Wall mounted electricity meter in white plastic casing with lock	Casing is intact; Interior worn consistent with age; Interior fixtures and fittings are intact;	
1.3	Front Doorframe Exterior	White painted wooden	Generally in good condition; Number of odd chips and damage have been painted over near the lock areas; No major damage visible;	
1.4	Threshold	Dark stained wooden threshold; White painted wooden to either side	Worn consistent with age; Light scuffs and marks; Light scratches and scrapes to the top; White painted areas are in good condition;	
1.5	Front Door Exterior	White painted panelled wooden door; Brass numeral '50'; Brass spyhole with glass cover; Brass union lock with fingerplate; Brass letterbox and flaps; Further lower level silver E*S lock with a brass surround	All of the metal is quite scratched and tarnished with age, but intact; Lower lock is new; Letterbox is quite scratched to either side, but intact; Woodwork is in good order; Locks are in working order; The agency has informed SRP Inventories that the top lock was replaced by the landlord during the tenancy as it was faulty; Comment	
1.6	Front Doorframe Interior	White painted wooden; Silver metal security chain; White receptacle for the top lock	In good condition; Painted over hairline cracking seen to the edges; Some recent settlement cracking to the edges; All the fittings are paint marked; Receptacle is scuffed to the centre with normal use; Receptacle has been painted over;	

1. Exterior Front (Cont.)

1.7	Front Door Interior	<p>White painted panelled wooden door;</p> <p>Reverse of spyhole with brass trim;</p> <p>White painted night latch to the reverse of the top lock;</p> <p>Silver metal security chain receptacle;</p> <p>White plastic letterbox trim with black plastic draught excluder;</p> <p>Brass fitting with a silver metal thumb lock to the lower level</p>	<p>Paintwork is in good condition;</p> <p>All the fittings slightly tarnished and scratched with use, but no major damage;</p> <p>Thumb lock has been recently installed;</p> <p>No cover present to the spyhole;</p>	
<div><div><p>Ref #1</p></div><div><p>Ref #1</p></div><div><p>Ref #1</p></div><div><p>Ref #1</p></div><div><p>Ref # 1.5</p></div></div>				







2. Hallway

Ref	Name	Description	Condition	Additional Comments
2.1	Flooring	Solid oak floorboards	Numerous small gaps appearing throughout; Lots of small scratches and heel indentations visible in numerous areas; Many of the boards are very creaky; 10cm drag line between bedroom 2 and the cupboards; 5cm black scratch visible towards the living area, otherwise generally in good order with minor usage marks;	
2.2	Woodwork	White painted wooden skirting	Number of patchy touch up marks visible in places, but generally in good condition; White cables trailed across the facing wall and over the doorframes;	
2.3	Walls	White painted	Number of touch up marks are visible to the paintwork; A few further minor finger marks scattered in places; Especially evident to the right wall on entry; Marks consistent with the length of the tenancy; Fair Wear and Tear	
2.4	Ceiling	White painted textured finish; White painted coving	In good condition; Small nail head pop visible near the loft hatch;	
2.5	Loft Hatch and Frame	White plastic	Finger marked around the edges; Intact throughout;	
2.6	Lighting	4 x Ceiling mounted chromed spotlights	All are tested and working; Some of the paintwork is slightly chipped around the fittings;	
2.7	Smoke Alarm 1	1 x Ceiling mounted white plastic battery powered smoke alarm	The testing button is missing and appears to have been removed; Needs Replacing - Tenant	
2.8	Smoke Alarm 2	1 x Ceiling mounted cream plastic battery powered smoke alarm	Please see the end of the report for alarm testing results;	
2.9	Heating	White panelled metal radiator; Cap and thermostat are complete	Generally in good condition; Some painted over scuffing visible to the front;	
2.10	Doormat	Loose black rubber and black fabric doormat	In good condition; Lightly marked with use; No major damage;	

2. Hallway (Cont.)

2.11	Mirrors	2 x Wall mounted wavy mirrors with no frames and metal clips	Both are intact; Both are secure;	
2.12	Thermostat	Wall mounted cream plastic DRAYTON thermostat	Sticker removal marks to the front; Unit is intact, but slightly discoloured with age;	
2.13	Switches and Sockets	Silver metal plated switches and sockets as fitted	Single socket to the facing wall right hand side is slightly loose to the front fascia, otherwise in very good order throughout;	
2.14	Entry phone	Wall mounted, cream plastic BPT entry phone with a display panel	Phone is slightly discoloured with age; Phone is secure to the wall; Something feels slightly loose inside the receiver; Receiver appears to have a crack to the top corner; Scuffs and usage marks seen to the top; Entryphone not tested;	
2.15	Cupboard 1	<p>White painted panelled wooden door;</p> <p>Chrome push down handles to either side;</p> <p>White painted wooden doorframe;</p> <p>Continuation of flooring from the hallway;</p> <p>Light wooden threshold strip;</p> <p>Cream painted wooden skirting;</p> <p>White painted walls;</p> <p>White painted textured ceiling;</p> <p>Wall mounted grey fuse box with plastic cover;</p> <p>5 x Hardboard shelves;</p> <p>2 x Wall mounted double chromed hooks;</p> <p>Copper pipework with a gas shutoff valve and water shutoff valve present to the flooring;</p> <p>Loose aluminium loft pole with a plastic hook;</p> <p>2 x Double chromed hooks to the interior of the door</p>	<p>Exterior of the door and frame are in good condition;</p> <p>Exterior handles feel quite tough to use, but are working;</p> <p>Handles are of different types;</p> <p>Interior of the door is quite discoloured and has lots of blue and black scuff marks;</p> <p>Few chips seen to the interior edges of the door;</p> <p>One of the hooks to the interior of the door is slightly loose;</p> <p>Doorframe is quite discoloured and lightly chipped to the interior edges;</p> <p>Threshold lightly scuffed and marked;</p> <p>Woodwork discoloured with age;</p> <p>Right hand side hook is very loose from the wall;</p> <p>Left hand side hook is very loose from the wall;</p> <p>All of the shelves have stains and general usage marks;</p> <p>All of the walls have a few very minor usage marks, but generally appear recently touched up to the paintwork;</p> <p>Few patchy touch up marks are visible;</p> <p>The top hinge on the door is slightly creaky and would benefit from the application of some lubricant;</p> <p>Needs Maintenance</p>	

2. Hallway (Cont.)

2.16	Cupboard 2	<p>White painted panelled wooden door;</p> <p>Chrome push down handles;</p> <p>White plastic vent;</p> <p>2 x Double chromed hooks to the interior;</p> <p>White painted wooden frame;</p> <p>MDF and hardboard flooring;</p> <p>Cream painted wooden skirting;</p> <p>White painted walls;</p> <p>White painted textured ceiling;</p> <p>White painted wooden shelf;</p> <p>Light wooden slatted shelf;</p> <p>Black plastic water tank;</p> <p>Large POWERMAX 135 hot water system</p>	<p>Exterior of the door and frame are in good condition;</p> <p>Handle is quite tough to use and does not appear to be sitting completely horizontally;</p> <p>5 x Large drilled holes visible to the top and bottom of the door to the interior;</p> <p>5cm area of heavy chipping to the interior edge of the door;</p> <p>2 x Screws to the inner middle of the door;</p> <p>Both of the hooks are secure;</p> <p>2 x Plastic vent covers appear to be missing to the interior;</p> <p>Door handles are of different types;</p> <p>Flooring slightly water marked and paint marked with age and use;</p> <p>Walls and skirting lightly marked with no major damage visible;</p> <p>Upper wall areas appears recently touched up to the paintwork;</p> <p>Light wooden shelf not fully attached;</p> <p>Water system is not tested, but appears to be in good condition;</p> <p>All fixtures and fittings intact where visible;</p>	
				
Ref #2		Ref #2		Ref #2
				
Ref #2		Ref #2		Ref #2

2. Hallway (Cont.)



Ref #2



Ref #2



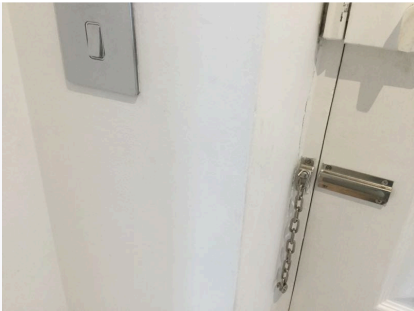
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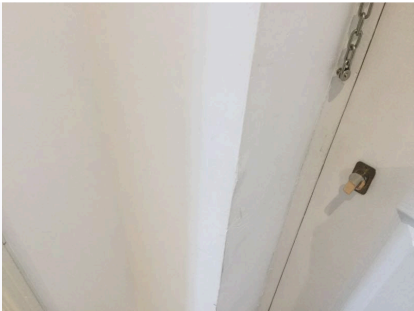
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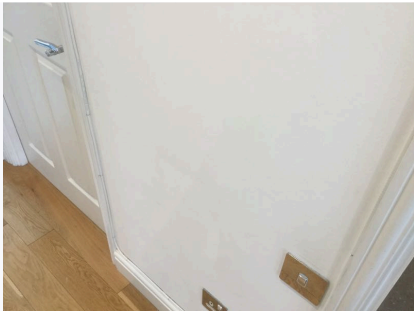
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Ref # 2.3



Ref # 2.3



Ref # 2.3



Ref # 2.7

3. Bedroom 1

Ref	Name	Description	Condition	Additional Comments
3.1	Door	White painted panelled wooden door; Chromed push down handles	Paintwork is in good condition; Handles slightly tough to use, but working; Very tiny recent chip visible to the interior edge above the interior handle;	
3.2	Doorframe	White painted wooden	Lightly scuffed around the receptacle; Small black scuffs and marks visible to the top; Small grey scratches seen to the top exterior; Few recent brushed strokes visible to the exterior; Interior edges are generally slightly discoloured with age;	
3.3	Threshold	Solid light wooden threshold	Intact; Very lightly scuffed with use;	
3.4	Flooring	Beige fitted carpet	Minor discolouration visible to the edges; Quite flattened on entry with use and age; Number of very faint residue marks remaining; Minor furniture indentation marks are present; There is an additional 2cm light brown stain present to the left hand side of the room that did not come out during the professional clean of the property; Some further treatment may be required; Comment - Tenant	
3.5	Woodwork	Off-white painted wooden skirting	General light marks and discolouration present;	
3.6	Walls	White painted	Generally in good order; Various old marks visible from underneath the paintwork; Paint finish is slightly patchy around the light switch; Few recent lower level rubs and marks;	
3.7	Ceiling	White painted with textured finish	In good condition;	
3.8	Lighting	8 x Ceiling mounted spotlights with chromed trim	1 x light bulb has expired; Needs Replacing - Tenant	
3.9	Heating	White panelled metal radiator; Cap and thermostat are present	Paintwork is slightly patchy throughout;	

3. Bedroom 1 (Cont.)

3.10	Switches and Sockets	Silver metal plated switches and sockets as fitted	Covers over the telephone sockets are not securely attached to the wall; Cover to the double socket to the left hand side of the radiator is slightly protruding; Cover to the double socket on the right hand side wall is coming away from the wall;	
3.11	Windows	White UPVC framed window; Double glazed with 2 x panes; 2 x White twist locking handles; White painted wooden sill; 2 x White plastic trickle vents to the top	Generally in good condition; Minor cracking visible between the woodwork and the base of the window;	
3.12	Blind	White laminate Venetian blind with pull cords; 3 x Wooden toggles	In good working order; Cords are slightly discoloured with use;	
3.13	Worktop	Large section of granite worktop present on the floor	Intact; Reason for being in the room unknown;	



Ref #3



Ref #3



Ref #3



Ref #3



Ref #3



Ref #3

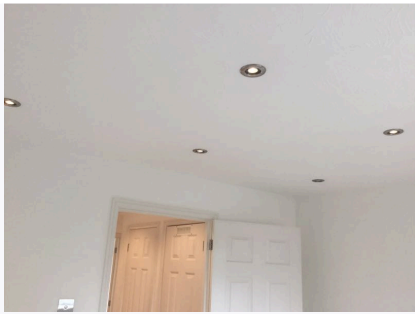
3. Bedroom 1 (Cont.)



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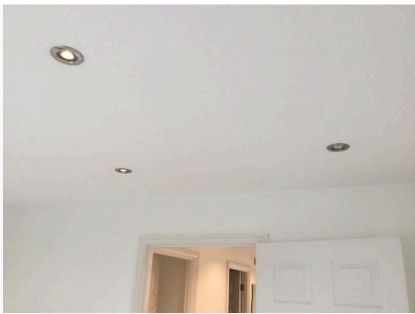
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Ref # 3.8

4. Bedroom 2

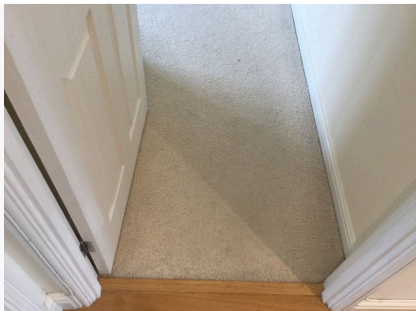
Ref	Name	Description	Condition	Additional Comments
4.1	Door	White painted panelled wooden door; Chromed push down handles	Paintwork generally in good order; Paintwork slightly patchy in areas; 2 x Small chips visible to the top; Handle appear recently installed; Handles are slightly tough to use;	
4.2	Doorframe	White painted wooden doorframe	Slightly patchy paintwork throughout; Interior is slightly discoloured with use; White cable trailed across the exterior of the doorframe to all sides;	
4.3	Threshold	Solid light wooden threshold	Intact;	
4.4	Flooring	Beige fitted carpet	Generally quite flattened with use especially on entry; Various furniture indentation marks visible; Slightly shaded and flattened towards the en-suite; Slightly shaded and flattened around the former bed area; Slightly shaded to the edges of the room; No major individual stains or damage visible; Mostly worn consistent with age;	
4.5	Woodwork	White painted wooden skirting	General light usage marks visible; White cable trailed across the left hand side with the TV splitter socket to the end;	
4.6	Doorstop	Skirting mounted silver metal doorstop with white plastic tip	Intact;	

4. Bedroom 2 (Cont.)

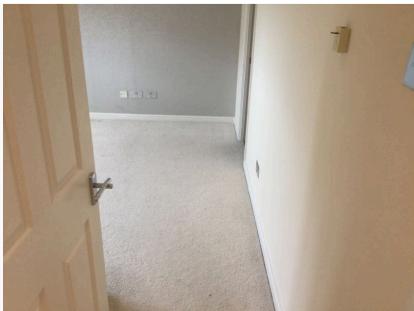
4.7	Walls	Magnolia painted walls	<p>Facing wall has a silver patterned wallpaper; Generally in good order with few minor usage marks; Few minor mid and lower level usage marks visible to the magnolia walls; Few touch up marks present to the painted walls; Number of light finger marks seen to the upper right hand side wall and around the light switch; Hairline crack visible to the top right hand side of the en-suite doorframe; Few black rub marks visible to the left hand side of the en-suite doorframe; Hairline crack is developing underneath the right hand side of the windows; Painted over old indentation visible to the left hand side on entry behind the door; 1 x Drilled hole to the far left hand side lower corner; Wallpaper is generally in good order with only a few minor black scuffs seen to the centre;</p> <p>There are 2 x additional drilled holes to the top left of the facing wall; The walls have been filled in but are still visible; Further maintenance required;</p> <p>There is an additional protruding TV cable to the centre of the back wall; Requires removal if installed without the consent of the landlord; Agency to advise whether permission was given to the tenant to have the cable installed;</p> <p>Needs Maintenance - Tenant Comment - Investigate</p>	
4.8	Ceiling	White painted textured finish	In good condition;	
4.9	Lighting	8 x Ceiling mounted spotlights with chrome trim	All are in working order;	
4.10	Heating	<p>White panelled metal radiator;</p> <p>Cap and thermostat are present</p>	<p>Generally in good condition;</p> <p>Paintwork is slightly patchy;</p>	
4.11	Windows	<p>White UPVC framed double glazed windows;</p> <p>3 x Panes;</p> <p>2 x White twist locking handles;</p> <p>White painted wooden sill;</p> <p>2 x White plastic trickle vents</p>	In good condition throughout; Some cracks are developing between the woodwork and the base of the window;	

4. Bedroom 2 (Cont.)

4.12	Blind	White laminate Venetian blind with pull cords and 3 x wooden toggles	In good working order; Cords are slightly discoloured with age and use;	
4.13	Switches and Sockets	Silver metal plated as fitted; Cream plastic telephone point; Cream plastic single socket	All are intact;	
4.14	Alarm Panel	Wall mounted alarm panel with black key present	Not tested; Alarm does not appear to be active; Slightly discoloured with use, but intact;	
4.15	Motion Sensor	Wall mounted cream plastic motion sensor	Slightly discoloured with age; Not tested as the alarm is not in use;	



Ref #4



Ref #4



Ref #4



Ref #4



Ref #4



Ref #4

4. Bedroom 2 (Cont.)



Ref #4



Ref #4



Ref #4



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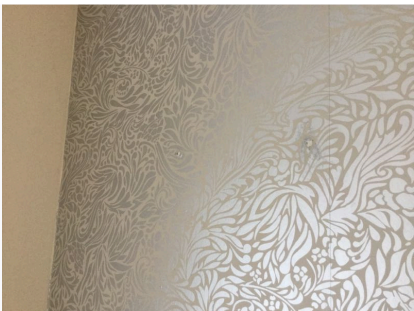
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Ref # 4.7



Ref # 4.7



Ref # 4.7

5. Bedroom 2 En-Suite

Ref	Name	Description	Condition	Additional Comments
5.1	Door	White painted panelled wooden door; Chromed push down handles; 2 x Double chromed hooks to the interior	Paintwork is in good condition; Some old damage and a hole are visible near the exterior handle; Some further old damage painted over around the interior handle; Handles appear recently fitted; Right hand side hook is slightly loose;	
5.2	Doorframe	White painted wooden doorframe	Few light chips visible to the edges; Minor scuffing seen near the receptacle; 1 x screw not seen to the frame receptacle; Needs Replacing - Tenant	
5.3	Threshold	Silver metal threshold strip	Intact; Very minor usage scuffs visible;	
5.4	Flooring	Beige vinyl tiles	Minor scuffs and usage marks visible in areas; 3 x Small burns visible to the left hand side of the toilet; 1cm cut visible to the tile in front of the toilet; 3 x 3cm brown stains visible to the right hand side of the toilet; White cable trailed across the floor to the right hand side; Small chip to the right hand side with some white filler marks inside;	
5.5	Woodwork	White painted wooden	Worn consistent with age; Slight ingrained dust present; Slightly discoloured with use;	
5.6	Walls	White painted walls	Generally in good order; Painted over indentation visible from the door handle; Few minor recent marks and usage marks visible; Long T-shaped crack painted over to the right hand side wall; Various long filled areas painted over above the doorframe and to the left hand side wall at centre;	
5.7	Ceiling	White painted textured	In good condition; Some slight cracking developing around the edges;	
5.8	Extractor	Ceiling mounted cream plastic extractor vent	Tested and working;	

5. Bedroom 2 En-Suite (Cont.)

5.9	Isolated Switch	Isolated switch is located to the exterior of the en-suite	Cover appears slightly loose from the ceiling; Cover is discoloured with age;	
5.10	Lighting	3 x Ceiling mounted spotlights with chromed trim	All in working order;	
5.11	Switches and Sockets	Pull cord with a white plastic toggle	In working order; Cord is slightly discoloured with age;	
5.12	Toilet Roll Holder	Wall mounted chromed	Secure;	
5.13	Toilet	White ceramic toilet; White plastic seat and lid; Silver push-in flush	In good condition;	
5.14	Heating	Wall mounted chromed ladder style heater	In good condition;	
5.15	Mirror	Wall mounted mirror with a bevelled edge	Lots of light paint spots seen to the lower level; Mirror is silvering to all edges;	
5.16	Wash Basin	White ceramic wash basin; Chromed mixer tap; Chromed push-in plug and waste	In good condition; Sealant is in good clean order;	
5.17	Cabinet	White laminate cabinet with double doors; Chromed handle to each door; 1 x Shelf inside	In good condition; Finger marks visible to the interior of the doors;	

5. Bedroom 2 En-Suite (Cont.)

5.18	Shower Cubicle	<p>Corner shower cubicle;</p> <p>White acrylic base;</p> <p>Silver plastic waste cover;</p> <p>White tiled walls behind;</p> <p>Sliding curved glazed door with a chromed handle;</p> <p>Glazed shower screen in chrome frames;</p> <p>Wall mounted chromed riser bar;</p> <p>Silver plastic handheld showerhead;</p> <p>Stainless steel hose;</p> <p>Chromed wall mounted controls</p>	<p>All of the tiles in good clean condition;</p> <p>Sealant is in good clean condition;</p> <p>1 x Filled hole visible to the tiling above the controls;</p> <p>All of the metal fittings are in good clean order;</p> <p>Waste cover is slightly scratched, but intact;</p> <p>Very minor scaling and ingrained marks visible to the lower metal on the shower door;</p>	
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Ref #5



Ref #5



Ref #5



Ref #5



Ref #5



Ref #5

5. Bedroom 2 En-Suite (Cont.)



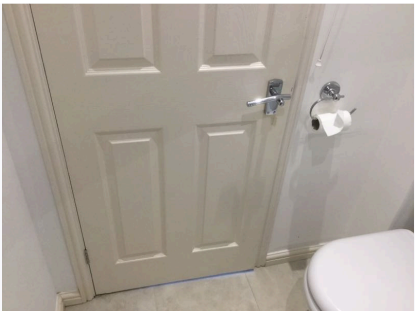
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Ref #5



Ref #5



Ref #5



Ref # 5.2

6. Shower Room

Ref	Name	Description	Condition	Additional Comments
6.1	Door	White painted panelled wooden door; Chromed push down handles	In good condition; Interior is in good condition; Handles appear recently fitted;	
6.2	Doorframe	White painted wooden doorframe	In good condition; Slight discolouration in places to the interior edges; Cable trailed across the exterior edges;	
6.3	Threshold	Solid mid wooden threshold	Intact;	
6.4	Flooring	Grey mottled effect large ceramic floor tiles with a speckled pattern	All are intact; Grouting is very slightly discoloured and chipped in places; No major damage visible;	
6.5	Tiling	Beige textured effect ceramic tiles with a black and white stone effect border	In good condition; Sealant behind the shower appears in good clean order;	
6.6	Ceiling	White painted textured	In good condition;	
6.7	Lighting	6 x Ceiling mounted spotlights with chromed trim	All are tested and working;	
6.8	Extractor	Ceiling mounted cream plastic vent	Tested and working;	
6.9	Isolator Switch	Isolator switch is located to the exterior of the shower room	Slightly discoloured with age;	
6.10	Heating	Wall mounted chromed ladder style heated towel rail	In good condition; Not tested;	
6.11	Plinth	Wall mounted chromed plinth with 4 x pegs	Secure; In good condition;	
6.12	Mirror	Wall mounted mirror with integrated LED lighting; Touch sensor switch to the lower left hand side corner	Intact; Switch and lighting are in full working order;	

6. Shower Room (Cont.)

6.13	Wash Basin	<p>White ceramic wash basin;</p> <p>Chromed mixer tap;</p> <p>Chrome pop-up plug, plunger and waste;</p> <p>Chrome towel rail fitted underneath</p>	<p>Good condition throughout;</p> <p>Some slight watermarks visible to the tap head;</p>	
6.14	Worktop	<p>Beige tiled worktop with a white and black stone style border</p>	<p>In good condition;</p>	
6.15	Cabinet	<p>White laminate cabinet underneath of wash basin;</p> <p>Chromed finger pulls integrated to each door;</p> <p>Cabinet is a double door cabinet with 1 x tall cabinet either side;</p> <p>Slow closing door mechanism to the interior</p>	<p>Slow closing door mechanism is not fully functional to the left hand side door;</p> <p>No door closer mechanism fitted behind the right hand side double door, otherwise in good order;</p> <p>The lower hinge to the right door is slightly loose and requires tightening;</p> <p>Needs Maintenance</p>	
6.16	Integrated Cabinet	<p>White laminate integrate cabinet;</p> <p>2 x Silver frame doors with cloudy glass panels;</p> <p>2 x Small silver knobs;</p> <p>Cabinet contains:</p> <p>2 x White laminate shelves;</p> <p>3 x Glazed shelves</p>	<p>In good order throughout;</p> <p>Very minor usage mark seen to the interior;</p> <p>Glazing is all intact;</p> <p>Handles are slightly scuffed with use;</p>	
6.17	Toilet Brush and Holder	<p>Silver textured design with a white interior;</p> <p>Silver handle for the toilet brush</p>	<p>In good used order;</p>	
6.18	Toilet	<p>White ceramic toilet;</p> <p>White plastic seat and lid;</p> <p>Silver push-in flush</p>	<p>The seat and lid have loosened further and tightening is required to the bases of the hinged fittings;</p> <p>Needs Maintenance</p>	

6. Shower Room (Cont.)

6.19	Shower Cubicle	<p>Walk-in shower cubicle;</p> <p>1 x Sliding door with a chromed handle;</p> <p>1 x Fixed shower screen with a chromed frame;</p> <p>White acrylic shower tray;</p> <p>1 x Silver plastic waste cover;</p> <p>Wall mounted chrome controls with 2 x dials;</p> <p>1 x Recessed shelf to the tiling;</p> <p>1 x Ceiling mounted square chromed showerhead</p>	<p>Waste cover is heavily scratched and tarnished, but intact;</p> <p>Door is in good working order;</p> <p>Door and frame are in good order;</p> <p>Showerhead is very slightly scaled;</p>	
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Ref #6



Ref #6



Ref #6



Ref #6



Ref #6



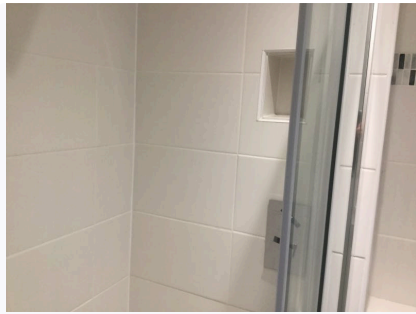
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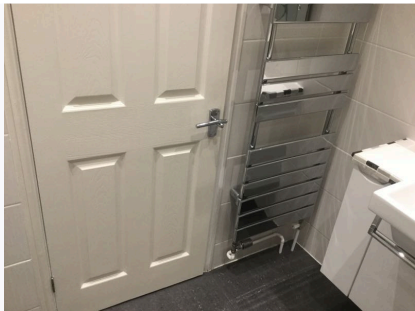
6. Shower Room (Cont.)



Ref #6



Ref #6



Ref #6



Ref #6



Ref #6



Ref #6



Ref # 6.15

7. Living Area

Ref	Name	Description	Condition	Additional Comments
7.1	Doors	Double white painted wooden doors, each with 6 x glazed panels; Chromed pushed down handles to either door	Paintwork in good order; Handles appear recently fitted; A number of touch-up paint spots visible to the interior of the right hand side door; Left hand side door has 2 x cracks to the edge of the frame next to the large left hand side glazed pane; Left hand side door drag slightly across the flooring, when fully open;	
7.2	Doorframe	White painted wooden doorframe	In good condition; There is a cable trailed over the top;	
7.3	Threshold	Solid mid wooden threshold	Intact;	
7.4	Flooring	Solid oak floorboards	Numerous gaps appearing throughout; Lightly scuffed to the left hand side, where the door drags along the flooring; Slightly sun faded towards the balcony door; Light scuffs and scratches seen towards the balcony doors; Lightly watermarked in front of the left hand side balcony door; 3 x 20-cm scratches to the right hand side near the double sockets; Flooring appears to be slightly raising and moving a part to the right hand side on entry; Number of minor paint spots seen to the edges; There is an additional heavy 20cm scratch to the centre of the room; Comment - Tenant	
7.5	Woodwork	White painted wooden skirting	Generally in good order with a few touch-up marks present; A few patchy marks visible in places; White cable trailed across the right hand side, which enters into the hole behind the right hand side door;	
7.6	Walls	White painted walls	There are 2 x filled and painted holes to the right wall; There are 2 x filled and painted holes to the back wall; Only very slightly visible when viewed at an angle; Comment - Tenant	
7.7	Motion Sensor	Wall mounted white plastic motion sensor	Secure; Not tested as the alarm is not in use;	

7. Living Area (Cont.)

7.8	Ceiling	White painted with white painted coving	Generally in good condition; There is a small hairline crack seen to the corner;	
7.9	Lighting	3 x Ceiling mounted spotlights with chromed trim towards the balcony doors; 2 x Wall mounted uplighters, each with 2 x small bulbs	All are in good working order; Some insect debris visible inside the uplighters;	
7.10	Heating	Large vertical white ribbed radiator	Not tested; Paintwork slightly patchy;	
7.11	Switches and Sockets	Silver metal plated switches and sockets as fitted; White plastic VIRGIN MEDIA telephone point; White plastic VIRGIN MEDIA box with a white cable protruding	Far right hand side double socket is slightly coming out of the wall, otherwise in good condition;	
7.12	French Doors	White UPVC balcony double doors; White push down handle with lock to the left hand side door; 1 x Fixed double glazed pane to either side; 2 x White plastic trickle vents	In good condition;	
7.13	French Doors Frame	White UPVC framed	In good condition;	
7.14	Boundaries	Black painted metal railings to the exterior	In good condition; Painted over flaking visible throughout; Generally cobwebbed throughout;	
7.15	Blinds	Long white metal blind track with a pair of cream fabric slatted blinds; White fabric pull cord; White plastic twisting cord	In good working order; A few very minor usage marks present, but no major staining visible;	
7.16	Balcony Door	White UPVC framed balcony door with a double glazed pane; White push down handle with lock	In good condition; A few very minor normal usage scratches seen to the lower levels;	
7.17	Balcony Door	White UPVC framed; Light wooden step to the front	Intact; Light watermarks visible to the edges of the wooden step;	

7. Living Area (Cont.)



Ref #7



Ref #7



Ref #7



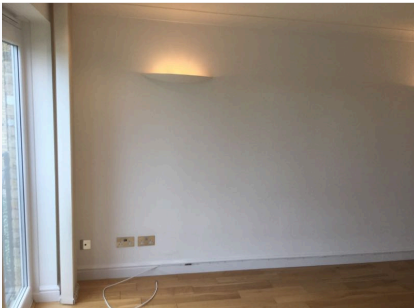
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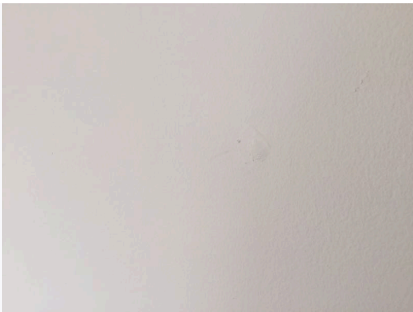


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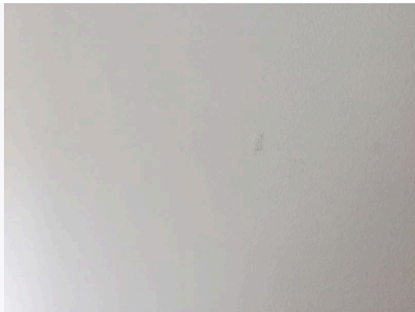
7. Living Area (Cont.)



Ref # 7.4



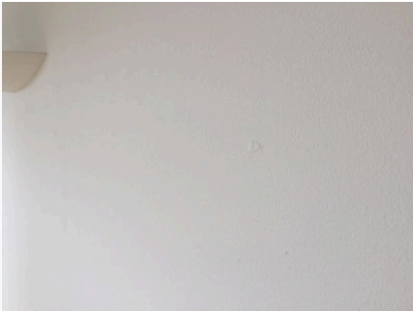
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Ref # 7.6



Ref # 7.6



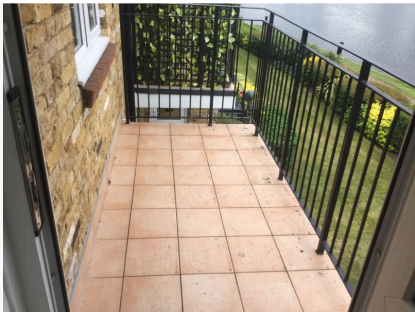
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8. Balcony

Ref	Name	Description	Condition	Additional Comments
8.1	Flooring	Peach coloured ceramic tiles	2 x Large brown residue spots seen to the rear, otherwise in good condition; Scattered cobwebs and dust throughout; In outdoor condition; Painted over paint flaking as visible;	
8.2	Walls	Bricked walls	Worn consistent with age; In good condition; No major damage visible;	
8.3	Gutters and Roofing	Black and white plastic gutters with slat tiles above	No major damage visible; Worn consistent with age;	
8.4	Railings	Black painted metal railings	Painted over paint flaking as visible; No major damage seen; Lots of cobwebs present throughout;	



Ref #8



Ref #8



Ref #8

9. Kitchen

Ref	Name	Description	Condition	Additional Comments
9.1	Flooring	Solid oak floorboards	<p>Many of the floorboards are slightly moving apart and lots of gaps are visible throughout; Lightly scuffed and scratched on entry; Flooring appears to be slightly raising in front of the washing machine; Further light scuffs to the centre; One of the floorboard is cracked to the middle in front of the 3 x large drawers;</p> <p>There is an additional small drilled hole to the far left corner of the floor; Needs Maintenance - Tenant</p>	
9.2	Woodwork	White painted wooden skirting	In good condition;	
9.3	Walls	White painted walls	Generally in good condition; Few very faint minor usage marks to the left wall;	
9.4	Ceiling	White painted	In good condition; Few small touch-up marks visible to the corners of the room;	
9.5	Windows	<p>White UPVC framed double glazed window;</p> <p>White twist locking handle;</p> <p>2 x White plastic trickle vents;</p> <p>Granite sill</p>	In good condition throughout;	
9.6	Switches and Sockets	Silver metal plate as fitted	All intact; Double socket to the facing wall lower level has gaps near the top;	
9.7	Heating	<p>Small white panelled metal radiator;</p> <p>Cap and thermostats are present</p>	In good condition;	
9.8	Worktop	<p>Black granite worktops;</p> <p>Integrated draining board to the right hand side of the sink</p>	<p>Numerous large ring marks visible around the draining board; Ring marks to the draining board are only visible when viewed from an angle, but do not appear to come out with cleaning;</p> <p>There are 2 x 1/2 chips visible to the front edge of the granite worktop, opposite the hob area; Comment - Tenant</p>	

9. Kitchen (Cont.)

9.9	Sink	<p>Integrated stainless steel sink with a large bowl;</p> <p>1 x Chromed removable waste grill;</p> <p>1 x Chromed mixer tap;</p> <p>Further waste section present to the right hand side</p>	<p>Normal usage scratches and marks present;</p> <p>No major damage visible;</p>	
9.10	Kitchen Units	<p>Black and white laminate kitchen units with chromed handles;</p> <p>Comprising of:</p> <p>3 x Upper opening cabinets;</p> <p>1 x Lower corner cabinet with double doors and 1 x shelf;</p> <p>1 x Pull-out cabinet with 2 x metal racks;</p> <p>3 x Large lower drawers;</p> <p>1 x Pull-out lower cabinet with 2 x metal racks;</p> <p>1 x Lower double door corner cabinet with 1 x shelf;</p> <p>1 x Lower cabinet underneath the sink;</p> <p>1 x Lower cover over the dishwasher;</p> <p>1 x Further lower pull-out cabinet with 2 x metal racks</p>	<p>Generally in good order;</p> <p>Minor usage mark seen to the shelving into the side;</p> <p>Shelf underneath the sink area is slightly water damaged and peeling to the front;</p> <p>Further water damage and peeling seen to the rear underneath of sink;</p> <p>Number of small blue marks visible underneath of sink area;</p> <p>Cabinet door to the dishwasher drops very suddenly when opened;</p>	
9.11	Contents	<p>1 x Grey plastic food waste bin;</p> <p>1 x Cream plastic cutlery tray;</p> <p>Number of spare light bulbs;</p> <p>2 x Radiator bleeding keys;</p> <p>2 x Allen keys;</p> <p>2 x Further unknown keys;</p> <p>1 x Metal meter key</p>	<p>All used items are in good condition;</p>	
9.12	Dishwasher	<p>Integrated MATSUI dishwasher, model number M12FDW09;</p> <p>2 x White racks;</p> <p>White plastic cutlery tray</p>	<p>Dishwasher door drops very suddenly, when opened;</p> <p>Light watermarks and usage marks seen around the edges of the door to the interior;</p> <p>A few very minor usage scratches seen to the interior of the door;</p>	
9.13	Washing Machine	<p>BEKO washing machine, model number WMB71543W</p>	<p>In good condition;</p> <p>There is some light soap residue inside the drawer;</p>	

9. Kitchen (Cont.)

9.14	Splashback	Black plastic splashback behind the hob area	In good condition; A few very minor cleaning scratches are present;	
9.15	Extractor	Integrated white plastic extractor vent situated above the hob; Switch is located in the cabinet over the hob	In good working order;	
9.16	Mood Lighting	4 x LED mood lights fitted underneath the unit with control situated in the cabinet above the hob area	All are in good working order; Control is in good working order;	
9.17	Hob	Black ceramic induction hob; 3 x Electric hob rings; Digital panel to the front	There are 2 x 1cm chips in the glazed surface to the front left hand side corner of the hob; Comment - Tenant	
9.18	Oven 1	SIEMENS oven; 1 x Chromed rack to the interior	Model number not visible; Manual not present to double check; In good condition; No major damage visible; Fixtures and fittings are all intact;	
9.19	Oven 2	SIEMENS integrated oven, model number BRIC21000X; Serial number 1610244111; Oven contains: Black metal grill pan with a chromed trivet; 1 x Chromed rack	In good condition throughout; Some slight ingrained food marks visible around the door; Some slight burnt-on grease present to the pan;	
9.20	Fridge	White BEKO freestanding fridge, model number LX5053W; Contains: 1 x Half-width glass tray; 1 x Chromed bottle rack; 2 x Full-width glass trays; 1 x Further half-width glass tray; 1 x Plastic salad crisper; 3 x Plastic door trays; 1 x Plastic egg holder	In good condition throughout; Some very minor cleaning scratches present to the glass shelves;	

9. Kitchen (Cont.)

9.21	Freezer	White BEKO freestanding freezer, model number UF584APW; Contains: 1 x Plastic hinged lid; 2 x Plastic drawers; 1 x Plastic ice bank; 1 x Plastic ice cube mould	Some minor food residue marks inside; Top section has not been fully defrosted; No major damage visible;	
9.22	Lighting	4 x Ceiling mounted spotlights with chromed trim	All are tested and working;	
9.23	Microwave	Black SAMSUNG microwave, category E 900W; Contains: Glass plate and turner; 1 x Chromed rack	In good condition; Recently purchased;	



Ref #9



Ref #9



Ref #9



Ref #9



Ref #9



Ref #9

9. Kitchen (Cont.)



Ref #9



Ref #9



Ref #9



Ref #9



Ref #9



Ref #9



Ref #9



Ref #9



Ref #9



Ref #9



Ref #9



Ref #9

9. Kitchen (Cont.)



Ref #9



Ref #9



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Ref #9



Ref # 9.1



Ref # 9.8



Ref # 9.8

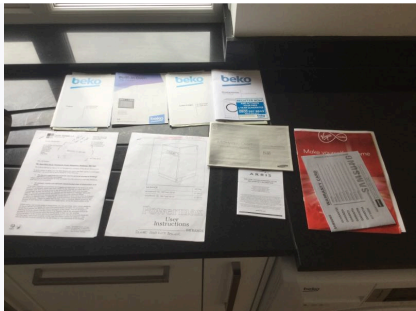
9. Kitchen (Cont.)



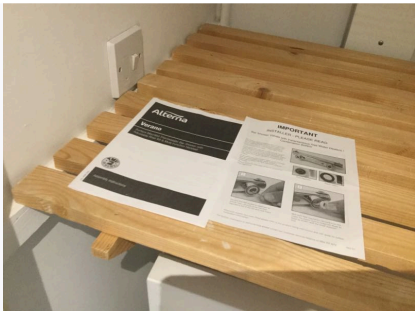
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10. Manuals

Ref	Name	Description	Additional Comments
10.1	Household Appliance Manuals	Shower controls; Built in Oven; Freezer; Fridge; Boiler; Microwave Oven	
10.2	Household Appliance Manuals at Check Out	Shower controls; Built in Oven; Freezer; Fridge; Boiler; Microwave Oven	



Ref #10



Ref #10

11. Meters

Ref	Name	Description	Condition	Additional Comments
11.1	Electric Meter	Cabinet near flat door; Serial Number: S95111071	24872;	
11.2	Gas Meter	Front Of building; First hatch to the left of the building main doors; Covered by a large bush; Serial Number: 5036928S	4584;	
11.3	Water Meter	2 X hatches present to the front left of the building main doors; Meter located in the right hatch; Serial Number: 16MU060785	Appears to read 0028 but very difficult to read as the top cover is obscuring the display;	



Ref # 11.1



Ref # 11.2



Ref # 11.3

12. Keys

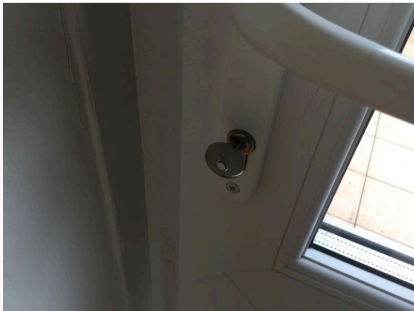
Ref	Name	Description	Additional Comments
12.1	Keys at Check In	2 X UNION keys (all 3 front locks); 1 X Balcony Door; 1 X French Doors	
12.2	Keys at Checkout	2 X UNION keys (all 3 front locks); 1 X Balcony Door; 1 X French Doors	
12.3	Keys missing at checkout	None; All keys returned to the agency on the day of Check Out	



Ref #12



Ref #12



Ref #12

13. Smoke Alarms

Ref	Name	Condition	Additional Comments
13.1	Hallway	Tested and working;	
13.2	Hallway	Not in use;	



Ref # 13.1



Ref # 13.2

14. Carbon Monoxide Alarms

Ref	Name	Condition	Additional Comments
14.1	Comment	Not required as no solid burning fuel to the property;	

15. Schedule Of Condition

Ref	Name	Condition	Additional Comments
15.1	Cleaning Overview	<p>The property has been returned in a clean condition throughout;</p> <p>The standard of the cleaning is that of a domestic standard, as per Check In;</p> <p>No receipts have been provided in regards to any professional cleaning having taken place;</p> <p>Any omissions are as noted below;</p>	<p>Anonymous: (Blank) 04 Jul 2017 14:19</p>
15.2	Flooring	Domestically cleaned;	
15.3	Woodwork	Domestically cleaned;	
15.4	Windows	<p>Domestically cleaned to the interior only;</p> <p>Exteriors not cleaned and very cobwebbed to the exterior on the riverside;</p>	
15.5	Curtains / blinds	<p>Dust present to the top edges of the blind in the living room;</p> <p>Further cleaning is required in this area only; Needs Cleaning - Tenant</p>	
15.6	Bathrooms	<p>Domestically cleaned;</p> <p>Some water marked remains to the wash basin fittings in both shower rooms;</p> <p>The shower head is scaled in the En-Suite shower room;</p>	
15.7	Kitchen units	Domestically cleaned;	
15.8	Ovens	<p>Domestically cleaned;</p> <p>Some burnt on residue remains to the grill pan;</p>	
15.9	Hob	Domestically cleaned;	
15.10	Fridge	<p>A final wipe is required as some light food residue remains;</p> <p>Needs Cleaning - Tenant</p>	
15.11	Freezer	Domestically cleaned;	

15. Schedule Of Condition (Cont.)

15.12	Dishwasher	Domestically cleaned;	
15.13	Microwave	Domestically cleaned;	
15.14	Washing Machine	Domestically cleaned; Very light soap residue remains inside the soap drawer;	

Miscellaneous Responsibilities

Ref	Action Required	Comments
1.5 Exterior Front » Front Door Exterior	Comment	The agency has informed SRP Inventories that the top lock was replaced by the landlord during the tenancy as it was faulty;
2.3 Hallway » Walls	Fair Wear and Tear	A few further minor finger marks scattered in places; Especially evident to the right wall on entry; Marks consistent with the length of the tenancy;
2.15 Hallway » Cupboard 1	Needs Maintenance	The top hinge on the door is slightly creaky and would benefit from the application of some lubricant;
6.15 Shower Room » Cabinet	Needs Maintenance	The lower hinge to the right door is slightly loose and requires tightening;
6.18 Shower Room » Toilet	Needs Maintenance	The seat and lid have loosened further and tightening is required to the bases of the hinged fittings;

Tenant Responsibilities

Ref	Action Required	Comments
2.7 Hallway » Smoke Alarm 1	Needs Replacing	The testing button is missing and appears to have been removed;
3.4 Bedroom 1 » Flooring	Comment	There is an additional 2cm light brown stain present to the left hand side of the room that did not come out during the professional clean of the property; Some further treatment may be required;
3.8 Bedroom 1 » Lighting	Needs Replacing	1 x light bulb has expired;
4.7 Bedroom 2 » Walls	Needs Maintenance	There are 2 x additional drilled holes to the top left of the facing wall; The walls have been filled in but are still visible; Further maintenance required;
5.2 Bedroom 2 En-Suite » Doorframe	Needs Replacing	1 x screw not seen to the frame receptacle;
7.4 Living Area » Flooring	Comment	There is an additional heavy 20cm scratch to the centre of the room;
7.6 Living Area » Walls	Comment	There are 2 x filled and painted holes to the right wall; There are 2 x filled and painted holes to the back wall; Only very slightly visible when viewed at an angle;
9.1 Kitchen » Flooring	Needs Maintenance	There is an additional small drilled hole to the far left corner of the floor;

Tenant Responsibilities

9.8 Kitchen » Worktop	Comment	There are 2 x 1/2 chips visible to the front edge of the granite worktop, opposite the hob area;
9.17 Kitchen » Hob	Comment	There are 2 x 1cm chips in the glazed surface to the front left hand side corner of the hob;
15.5 Schedule of Condition » Curtains / blinds	Needs Cleaning	Dust present to the top edges of the blind in the living room; Further cleaning is required in this area only;
15.10 Schedule of Condition » Fridge	Needs Cleaning	A final wipe is required as some light food residue remains;

Investigate Responsibilities

Ref	Action Required	Comments
4.7 Bedroom 2 » Walls	Comment	There is an additional protruding TV cable to the centre of the back wall; Requires removal if installed without the consent of the landlord; Agency to advise whether permission was given to the tenant to have the cable installed;

