



THE **KEY** TO INVENTORIES SINCE **1994**

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**CHECK OUT REPORT**

**AT**

**SAMPLE ADDRESS**

**SAMPLE ADDRESS**

**SAMPLE ADDRESS**

**SAMPLE ADDRESS**

**SAMPLE DATE**

**REF: SAMPLE**

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## GUIDANCE NOTES

### INVENTORY DISCLAIMER

This is an independent inventory report that relates solely to the contents and condition of the property and does not form any part of a valuation or structural report.

All items and areas described within this report are recorded as observed at the time of inspection. Condition and cleanliness at check-out will be compared against the standard recorded at check-in.

Please note, we are not experts in antiques, furniture styles, fabrics, or materials. All descriptions are provided for identification purposes only, enabling comparison at the end of the tenancy.

For Health and Safety reasons we do not undertake to move heavy items of furniture nor access lofts, high level cupboards or any other inaccessible places. Inspection of flooring, wall surfaces and fixtures beneath, behind or above such items is therefore limited to what is visible and accessible at the time of inspection.

### APPLIANCES AND SAFETY

Any electrical appliances tested, will be for power only and only where practicable. Boilers, gas fires, water supply, radiators, and security alarms are not tested. No assessment is made as to safety, suitability, certification, or compliance of any equipment is given only a record that the items exist within the property and the current condition. Industry regulations related to gas and electrical items as well as fire and safety for furnishings are the responsibility of the landlord. Any references made to certificates and/or labels are merely a record that they exist at the time of the inventory. The presence of any certificate, label, or documentation does not constitute verification of validity, compliance, or current status

Oakwood Inventories London Limited accept no responsibility for the functionality or performance of any smoke alarms and or carbon monoxide detectors listed. They may be tested only where practicable, any tests at the time of inventory inspection will have been so for audio purposes only as per manufacturer's instructions, but this does not mean in any way that they are still functioning or in full working effect after our checks. It is the tenant's responsibility to inspect/test any smoke alarms and carbon monoxide detectors within the property at regular intervals during the tenancy to ensure they are in working order as per manufacturer's instructions.

### UTILITIES

It is the responsibility of the landlord and or agent to make us aware of the location of the utility meters. If a meter cannot be located or is inaccessible then a reading will not be taken and we will accept no responsibility. Any readings taken must be confirmed by the relevant utility companies as we cannot be held responsible for any discrepancies.

### PHOTOGRAPHS

Photographs included within the report are provided for illustrative and reference purposes only and are intended to support the written descriptions of condition. They do not constitute a comprehensive or definitive record of the property, its fixtures, fittings, contents, or condition.

Not all items, areas, or aspects of condition are photographed. The written descriptions within the report remain the primary and authoritative record. Photographic appearance may be affected by lighting, angle, resolution, or other environmental factors and should not be relied upon independently.

## CHECK OUT NOTES

At the end of the tenancy this inventory will be used for comparison purposes. All tenant possessions must be removed prior to the check out appointment and that all content should be returned to the same location as indicated in the check in inventory, any stored items should be unpacked and also returned to the same location. Additional charges may be incurred for unallocated time searching and or unpacking.

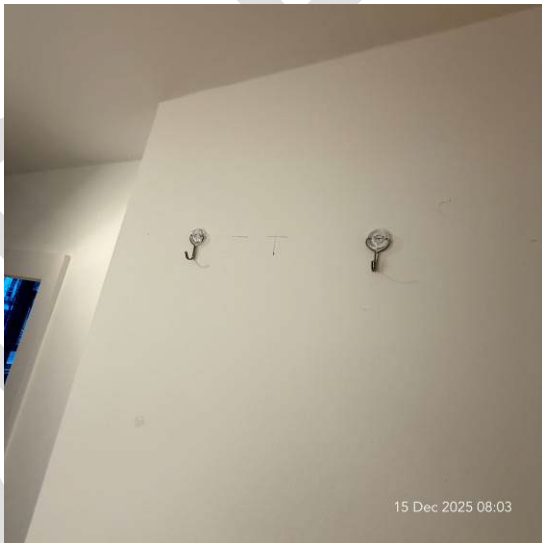
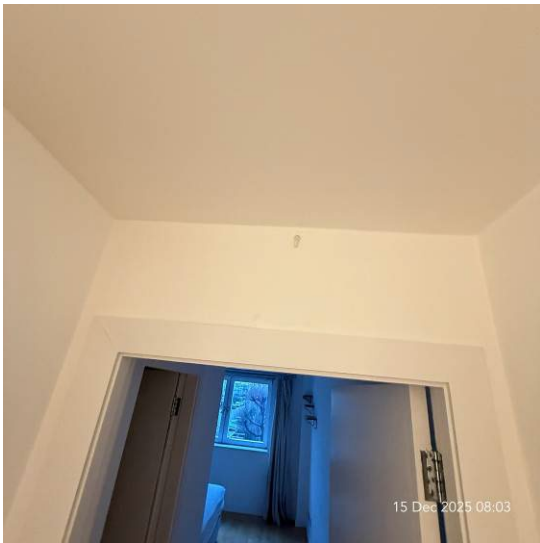
The property should be returned cleaned and in tidy condition to the same standard recorded at check-in especially floors, curtains, windows, upholstery appliances etc. We would suggest that you refer to your obligations within your tenancy agreement in this matter. Receipts for any professional cleaning should be provided at the check out.


**Any reference to potential tenant responsibility for matters identified is provided for information only. Final decisions regarding liability rest solely with the landlord or managing agent and may be determined in accordance with the tenancy agreement, independent of our observations. We do not provide costings or assessments of financial liability.**


This report is based on the check in inventory dated 25 October 2021. Any differences noted in the check out condition column reflect changes observed during the tenancy. Where an item is recorded as “as per check in”, it is deemed to remain in the same condition as recorded at check in, allowing for reasonable wear and tear, age and usage.

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ENTRANCE HALL		
DESCRIPTION	CHECK IN CONDITION	CHECK OUT CONDITION AS CHECK IN UNLESS STATED
<b>DOOR</b>		
<b>Exterior:</b> grey oak style door with 44 in chrome numerals, chrome knocker, chrome letterbox, chrome handle, 2 chrome locks, chrome blanking plate	Slight scratch mark by knocker, shaded with slight paint marks around edges of door, knocker loose	knocker loose as per check in – <b>landlord's maintenance</b>
<b>Interior:</b> painted white with chrome letterbox with cover, chrome spyhole with cover, chrome lever handle, chrome lock, chrome twist lock, chrome arm door closer		handle now loose and screw require tightening – <b>landlord's maintenance</b>
<b>WALLS</b>		
Painted white	Slight scuff marking to angle to left side of shower room, few mid to low level scuff marks to right side of shower room, mid level scuff marked area to left hand side of bedroom 1	6 additional high level screw fixings left side of bedroom 1, picture hook over bedroom 1 and 2 further hook fixings left side of kitchen – <b>tenant</b> , small leak stained area low level left side of entrance appears from attended bathroom leak mid tenancy – <b>landlord's attention</b> , few mid to low level scuff marks either side of bathroom and light further <b>wear and tear</b> usage



WOODWORK		
Painted white	few minor light angle rubs to architrave onto kitchen, small chip defect to edge of skirting to left side of kitchen	wear and tear light scuffing to architraves, minor light angle rubs
FLOORING		
Light wood strip flooring with chrome and rubber doorstep	Professionally cleaned, scattered indentation marks to walkways, long scratch mark forward of entrance, areas of line indentation marks to left hand side of shower room, few dark scratch marks to centre in front of reception room	Professionally cleaned, defect as per check in
		
CEILING		
Painted white		
LIGHTING		
2 inset LED spotlights with chrome trim	1 not working	Now in working order
Square chrome light fitting with square thick tempered glass shade hanging from cables and 4 LED lights with chrome trim and diffusers	In working order, minor paint marks to bracket	In working order
3 rectangular mirrored wall lights with 3 recessed lights to each	In working order	In working order
WINDOWS		
n/a		

CURTAINS/BLINDS		
n/a		
CONTENTS		
Comelit video entryphone mounted onto white perspex panel with 4 plastic screw caps		<i>As per check in</i>
Rectangular mirror in shades of grey patterned frame		<i>As per check in</i>
Fitted cupboard units with dark wood doors with soft closers and small chrome stud fixing to edge of 3 doors	Soft closers slightly intermittent	<i>As per check in</i>
<ul style="list-style-type: none"> <li>Left double with white laminate interior and 3 shelves with striped light wood trim, further concealed shelf with light wood trim, 5 white laminate drawers with light wood trim and chrome handles</li> </ul>	patchy shading to upper sections to interior	<i>As per check in</i>
<ul style="list-style-type: none"> <li>Russell Hobbs iron</li> </ul>	Not tested	found in bedroom 2, marking to plate which may improve with further cleaning - <b>tenant</b>
		
<ul style="list-style-type: none"> <li>Centre single with white laminate interior and 5 white laminate shelves with light wood striped trim</li> </ul>		<i>As per check in</i>
<ul style="list-style-type: none"> <li>Right double with white laminate interior, chrome hanging rail, 3 fitted drawers with light wood trim and chrome handles, white laminate shelf over with light wood trim</li> </ul>	Old fixture marks to right hand side to interior, spring catch intermittent and slightly sticking to right hand cupboard doors	<i>As per check in</i>
<ul style="list-style-type: none"> <li>White metal fuse box with flap</li> </ul>		<i>As per check in</i>



Eswa heating thermostat to wall	Discolouration	replaced with Heatmiser thermostat tested for power only
		
Fire Angel smoke alarm to ceiling	Audio tested only	audio tested only
Vent to ceiling		<i>As per check in</i>
Plastic light switch and polished chrome light switches		<i>As per check in</i>
Polished chrome fuse points and power point		<i>As per check in</i>
Polished chrome dimmer switch		<i>As per check in</i>


ROOM PHOTOS





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SHOWER ROOM		
DESCRIPTION	CHECK IN CONDITION	CHECK OUT CONDITION AS CHECK IN UNLESS STATED
<b>DOOR</b>		
Painted white with chrome lever handles and chrome twist lock, double chrome hook to interior	Low level edge chip to exterior, line shaded mark to base edge, handle slightly loose to exterior	Few minor light <b>wear and tear</b> edge chips, door edge shaved and touched up – possible due to leak during tenancy
		

**WALLS**

Dark cream limestone style tiles

professionally cleaned, few light scuff marks within shower cubicle  
Minor discolouration and slight paint marks around top edges of tiles, 4 small chip defects to edge by access panel

Cream limestone tiles professionally cleaned, additional chip defect to access panel left hand side, area of discolouration to tiles by flush which may improve with further clean, hairline crack defect to access panel by flush

Limestone effect laminate panelling now fitted to walls in shower cubicle, professionally cleaned – informed by tenant there was a leak during tenancy resulting in these being fitted approx 2 years ago, professionally cleaned





Access panel over WC

*As per check in*

Shades of beige/brown tumbled marble style mosaic tiles

*As per check in*

### WOODWORK

Doorframe painted white

*As per check in*

### FLOORING

Shades of beige/brown marble tiles with door strip, chrome and rubber doorstep

Professionally cleaned Natural cracking along veins in parts, 1 tile cracked to left hand side of WC

Replaced since commencement with pale grey porcelain tiles, informed by tenant there was a leak during tenancy resulting in flooring being replaced approx 2 years ago, professionally cleaned





**CEILING**

Painted white	Small chip defect by 1 light fitting	Discolouration around edge of ceiling over shower cubicle which appears to be from where panelling has been fitted
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**LIGHTING**

7 inset halogen spotlights		In working order
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**WINDOWS**




N/A

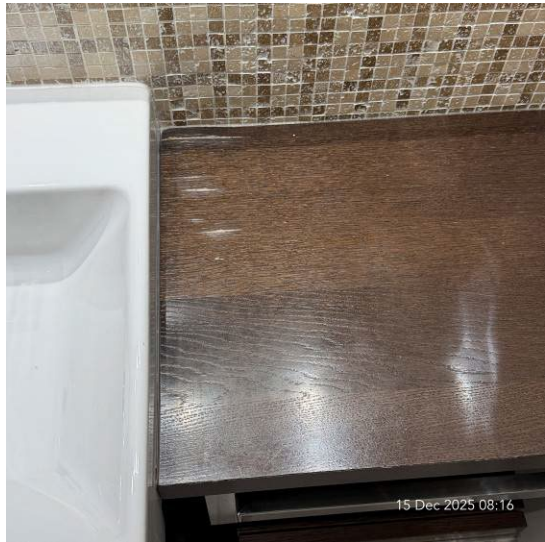
**CURTAINS/BLINDS**

N/A

**CONTENTS**

Large fitted mirror over wash basin		<i>As per check in</i>
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Polished chrome shaver point		
White wash basin with chrome mixer taps and chrome pop-up waste	Professionally cleaned Pop-up plug not working, 5mm chip defect to interior of basin to right hand side, heavy abrasions to tap spout	professionally cleaned, further approx 2mm chip defect right hand side of tap and 1 further chip to right edge - <b>tenant</b>
 		
		
Dark wood worksurface with 2 chrome towel rails under	Very heavily worn to left hand side, further worn and blistered areas to right hand side	professionally cleaned, heavily worn as per check in, further chip defect to right front edge



Low level dark wood shelf unit with 2 drawers with chrome handles and chrome legs

Scattered worn marks

*As per check in*

White WC with white seat and lid, encased cistern with chrome flush

Seat off brackets, 4 buffers off to seat

professionally cleaned, defects as per check in, right hand seat bracket comes off and requires securing, **landlord maintenance**





Chrome toilet roll holder

Walk-in shower cubicle with fitted tempered glass shower screen

shower cubicle replaced since commencement with white shower tray with fixed tempered glass shower screen





• Step up tiled as per floor	Slight scale residue to top edge	<i>As per check in</i>
• Shower tray in mosaic tiles as per walls with inset chrome drain		<i>As per check in</i>
• Fitted chrome shower mixer controls	Slight abrasions to backplate	<i>As per check in</i>
• Fitted chrome hand shower with chrome coloured plastic shower head on chrome shower holder to wall		<i>As per check in</i>
• Chrome square overhead shower		<i>As per check in</i>
• 2-tier chrome corner soap rack		<i>As per check in</i>
White metal vent to wall	Heavy discolouration to casing with drip stains	<i>As per check in</i>
Double chrome towel rail to wall		<i>As per check in</i>
		<b>Additional items:</b>

		Chrome douche for WC fitted to wall
		Plunger
		Toilet brush and holder
		Chrome toothbrush holder attached to mosaic tiles left side of basin



ROOM PHOTOS







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BEDROOM 1 - MASTER		
DESCRIPTION	CHECK IN CONDITION	CHECK OUT CONDITION AS CHECK IN UNLESS STATED
<b>DOOR</b>		
Painted white with chrome lever handles and chain door closer	Minor patchy shading to centre on exterior	<i>As per check in</i>
<b>WALLS</b>		
Painted white	Slight cracking around fuse point to right side of en suite, few small scuff marks under window, minor shrinkage cracking over wardrobes	2 screw fixings with picture shading to high level opposite the entrance, picture hook removal mark to same wall and 2 screw holes – <b>tenant</b> , area of mid to low level scuffing to centre on same wall, 6 rawl plug fixings and shading to corner left side of window – <b>tenant</b> , <b>wear and tear</b> shading with slight cracking around light switch for ensuite, light <b>wear and tear</b> scuff marking under window, low level possible water stain to angle right hand side of ensuite – <b>landlord's information</b>
		



**WOODWORK**

Painted white

Low level chip defect and light rub marks on architrave to left hand side onto en suite, few scuff marks and small chip defect on skirting under window, few grubby marks on architrave to right hand side onto en suite

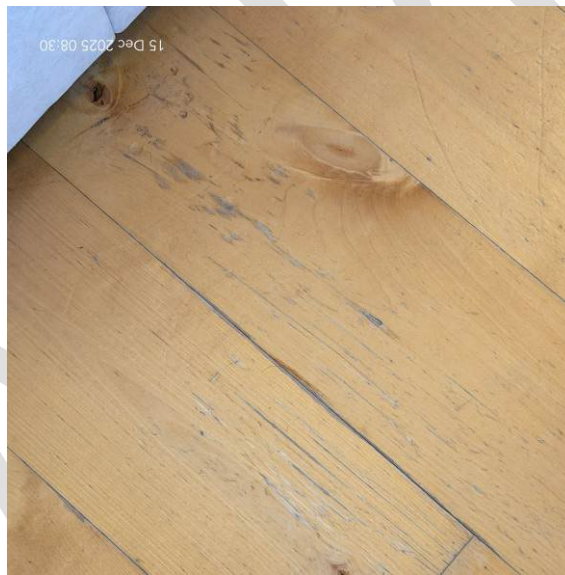
shrinkage cracking to skirting, further odd scuff marks **wear and tear**

**FLOORING**

Continuation of wood strip flooring from entrance hall with chrome and rubber doorstep

Professionally cleaned. Scattered indentation marks to walkway and around bed area, few small dark scratch marks to left side of wardrobe, not inspected under furniture, few line indentation marks to right side of bed, 4" dark line scratch mark at foot of bed

Professionally cleaned, not inspected under furniture, area of further worn marks directly right hand side of bed - **tenant**, further general **wear and tear** usage, remaining defects as per check in

**CEILING**

Painted white

Long crack defect across ceiling

As per check in **landlord's attention**



LIGHTING

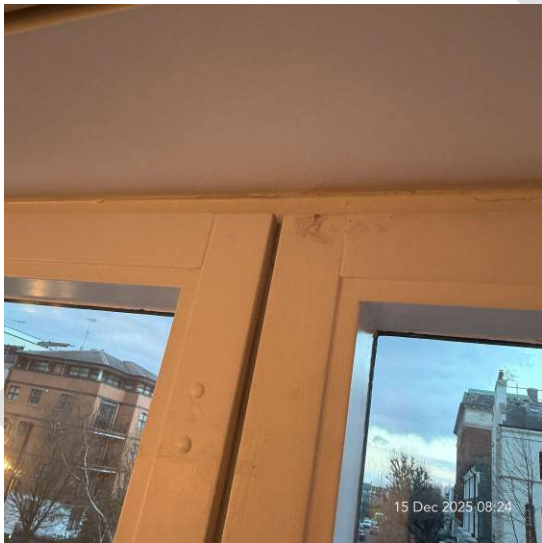
2 chrome triple arm wall lights with candle bulbs and crystal effect droplets	In working order	1 bulb not working to right hand fitting - <b>tenant</b>
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WINDOWS

2 white painted framed double glazed casement windows with chrome handles each with lock, sill painted white, 2 keys	slight paint marks on handles, scuff marks to central area of sill, Cleaned to interior and exterior	Cleaned to interior and exterior, 2 keys not seen – <b>tenant</b> , further scuff marking to sill area and flaking areas to paintwork to base of frame in parts, scuffing around top of reveal, small filled area to top of right hand window, minor shading to frame
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**CURTAINS/BLINDS**

Pair of full length lined cream curtains on double chrome curtain pole with ball finials	Slight creasing, in clean order, minor paint marks to curtain pole	numerous hooks have broken off to left hand curtain and few to right hand curtain, very dusty to hem, not cleaned - tenant
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Shades of grey blackout roller blind with plastic pulley	Slight puckering down centre of blind	Tested, very dusty to lining side and requires vacuuming - <b>tenant</b>
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**CONTENTS**

Eswa heating thermostat to wall	Paint marks	replaced during tenancy with Heatmiser thermostat
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2 double fitted wardrobes with white laminate doors with chrome handles

Professionally cleaned

*As per check in*

- Left double with light wood laminate interior, darker wood laminate upper shelf with automatic striplight under with plastic shade, chrome hanging rail, 2 narrow fitted laminate shelves and 3 laminate drawers with chrome handles

Small black mark and small scratch on right hand door, light in working order, left door handle slightly loose, partly filled chip defect to base of left hand door

lights in working order, cleaned

- Right double with light wood laminate interior, automatic striplight with plastic shade, 2 chrome hanging rails

Few small black scuffs on left hand door, light in working order, few small black scuff marks to front base interior

key seen to safe, light in working order, cleaned, chipping defects to interior edge of left hand door



- Grey metal combination safe with lock and key secured to base interior

Key seen



2 white laminate 2-drawer bedside chests with light wood legs

chipping defects to edges on right hand chest - **tenant**



2 chrome table lamps with cylindrical white shades

Both in working order

in working order, dusty to interior requires cleaning - **tenant**, shade slightly loose to left hand lamp - **wear and tear**





Pale grey upholstered kingsize divan with 2 drawers on castors	few minor scuff marks to right hand side	<i>As per check in</i>
Matching upholstered kingsize headboard		<i>As per check in</i>
Off-white and black trim kingsize mattress	small black scuff mark to top	inspected both sides, small black scuff mark to top as per check in with few further minor marks - <b>wear and tear</b>



White mattress protector		age discolouration
Compact Clatronic bagless vacuum cleaner with attachments		not seen, informed by tenant this was not working and they disposed of - <b>tenant</b>
ironing board with cover		found in bedroom 2



Polished chrome light switch, dimmer switches and power points		As per check in
Polished chrome fuse points		As per check in
Polished chrome aerial point and telephone point		As per check in
		<b>Additional items</b>
		3 additional wooden and black metal shelf fitted to wall

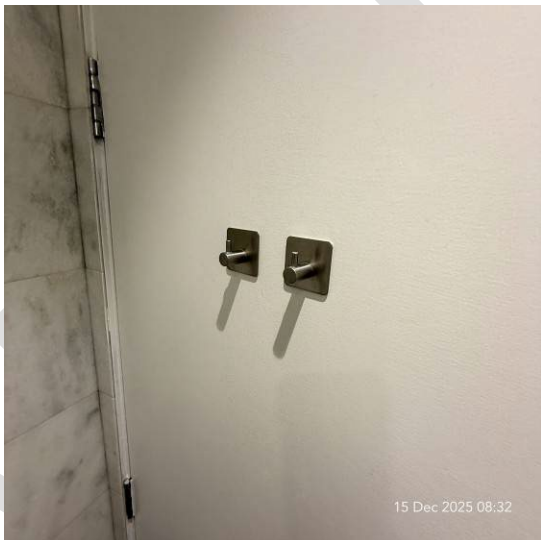
ROOM PHOTOS





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ENSUITE BATHROOM		
DESCRIPTION	CHECK IN CONDITION	CHECK OUT CONDITION AS CHECK IN UNLESS STATED
<b>DOOR</b>		
Painted white with chrome lever handles and chrome twist lock	Small chip defect to left edge on exterior, minor blistering along base edge to exterior	2 additional chrome hooks to interior of door - <b>tenant</b>
		
<b>WALLS</b>		
Fully tiled in grey marble tiles with black edging/skirting tiles	Professionally cleaned. 4 tiles slightly mismatched and slightly loose over WC, slight discolouration to grouting around bath area, discolouration to edging/skirting tiles in corner to right side of bath panel	professionally cleaned but not fully to high levels and require further cleaning – <b>tenant</b>  Access panel over WC is slightly loose as per check in and few small chip defects – <b>landlord's attention</b>
<b>WOODWORK</b>		
Doorframe painted white		<i>As per check in</i>
<b>FLOORING</b>		
Shades of grey patterned vinyl style tiles with chrome door strip, chrome and rubber doorstep	Professionally cleaned	Professionally cleaned. Door stop broken off bracket - <b>tenant</b>





CEILING

Painted white		<i>As per check in</i>
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LIGHTING

7 inset LED spotlights	All in working order	1 bulb not working - <b>tenant</b>
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WINDOWS

N/A		
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CURTAINS/BLINDS

N/A		
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CONTENTS

Double chrome hook to wall	Slightly loose	<i>As per check in</i>
White gloss laminate cabinet with opaque glass door with polished chrome frame	Small scuff mark to interior back panel	<i>As per check in</i>

• White laminate shelf		As per check in
• 5 glass shelves		As per check in
• Plastic shaver point		As per check in
Double chrome adjustable towel rail to wall		As per check in
Large rectangular fitted mirror over wash basin		Mirror fogging
White wash basin with chrome mixer tap and chrome pop-up waste	Abrasions to taps and waste, professionally cleaned	professionally cleaned



White gloss laminate vanity unit with deep single drawer with opaque glass drawer front and polished chrome frame		professionally cleaned
White WC with white seat and lid, encased cistern with chrome flush	Minor discolouration around base edges of pedestal, professionally cleaned	professionally cleaned, seat bracket comes off <b>landlords maintenance</b>



Chrome toilet roll holder		As per check in
Chrome ladder heated towel rail	Cap missing to top right hand bracket	As per check in
Vent to wall	Slight discolouration around edge	As per check in
White bath with chrome mixer taps with shower attachment, chrome shower hose and head on chrome shower holder to wall, pop-up waste	Heavy tarnishing/abrasions to tap, slight wear to coating on shower head, professionally cleaned	Professionally cleaned. pop up plug sticking <b>landlord maintenance</b> , slight yellowing discolouration to interior of bath which may improve with further cleaning - <b>tenant</b> , mastic slightly splitting around edge of bath and requires renewing – <b>landlord maintenance</b>





Chrome framed tempered glass shower screen with rubber seal

professionally cleaned, rubber seal split and coming away – requires replacing - **tenant**



Bath panel tiled as per walls

*As per check in*

2-tier chrome corner soap rack

*As per check in*

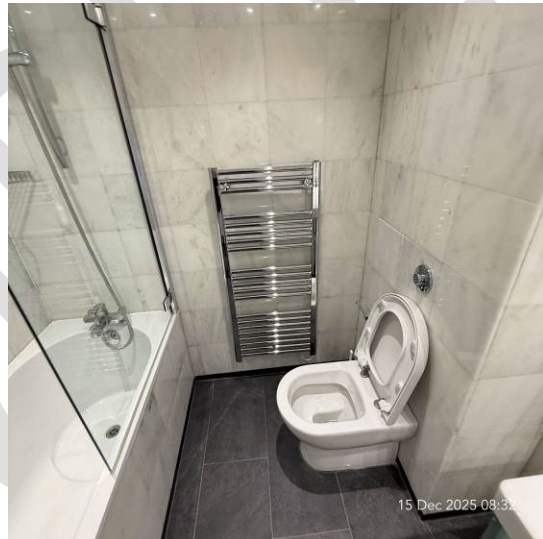
**Additional item:**

Chrome toothbrush holder attached to wall





ROOM PHOTOS






SAMPLE

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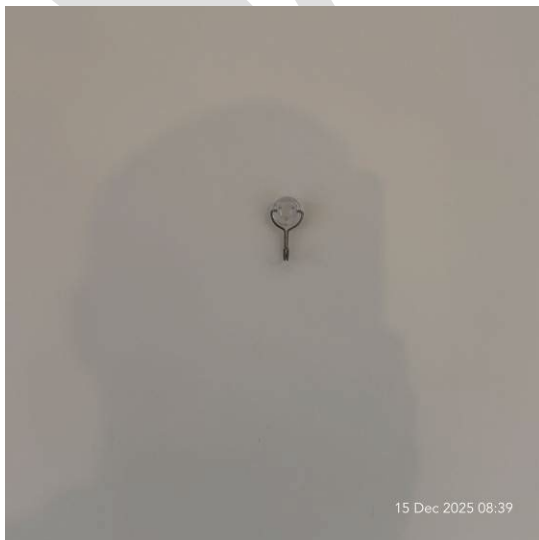
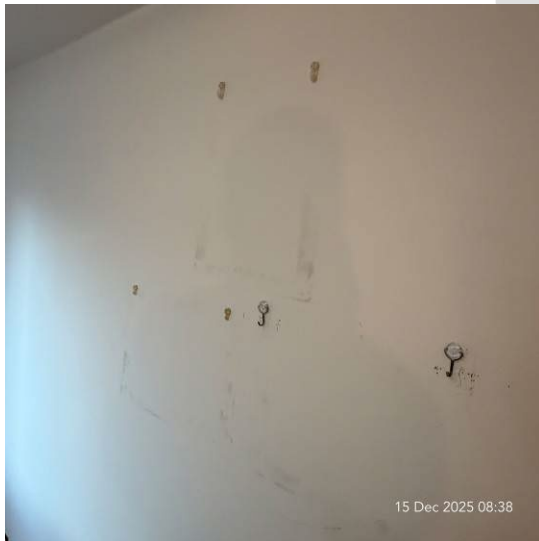
RECEPTION ROOM		
DESCRIPTION	CHECK IN CONDITION	CHECK OUT CONDITION AS CHECK IN UNLESS STATED
<b>DOOR</b>		
Painted white with 2 glazed panels, chrome lever handles and chain door closer	Door closer disconnected and painted over, handles loose	Handles loose, door slightly binds with floor when fully opened – <b>landlord's maintenance</b>
		

## WALLS

Painted white

Area of low level scuff marking to centre of right hand wall with small red spot mark to same area, remainder of walls in good order

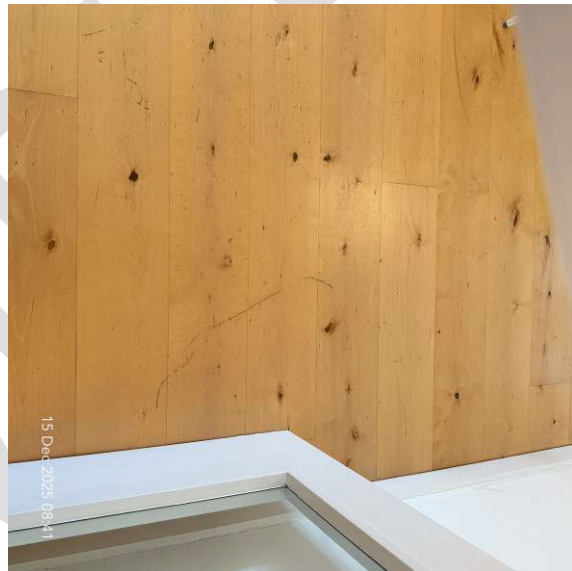
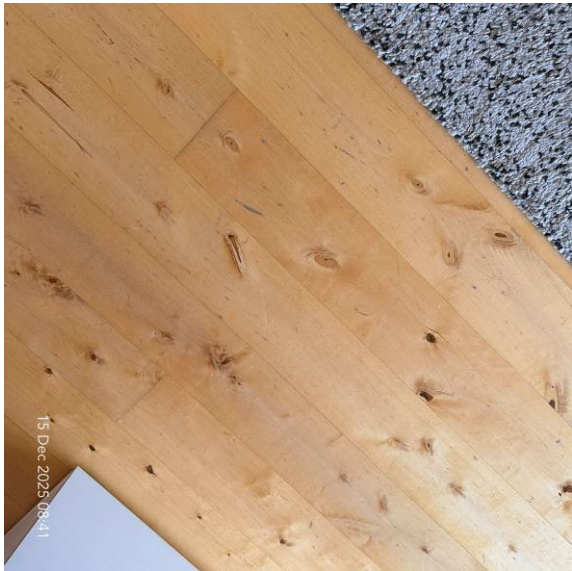
Right hand wall – 4 picture hooks and 2 slightly larger hook fixings, 5 picture hook removal marks and picture shading, further hook fixing left hand side of right hand window, scuff marking under same window, mid to low level angle scuffing right hand side of windows, 4 rawl plug fixings with line shaded areas left hand side of the windows and 1 further screw fixing over the sofa, - **tenant wear and tear** shading around light switch area, **wear and tear** cracking over skirting to right hand wall







WOODWORK		
Painted white	small scuff mark on architrave	Professionally cleaned, wear and tear slight ageing discolouration, general shrinkage cracking
FLOORING		
Continuation of wood strip flooring from entrance hall with chrome and rubber doorstop	Professionally cleaned. Scattered scratch and indentation marks around entrance area, not inspected under furniture, scattered indentation marks to walkway areas, slight patchy faded areas and light scratches to centre of room in front of TV, patchy faded appearance along line of windows, long dark line worn mark in front of right hand door onto balcony, long curved line indent by dining table, no rubber to doorstop	Professionally cleaned, not inspected under furniture, further ongoing wear and usage, further ongoing age sun fading in front of window



**CEILING**



Painted white		Cracking area by TV unit – <b>landlord's attention</b>
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**LIGHTING**

Large flush circular fitting with grey shade with opaque perspex base panel	In working order	<i>As per check in</i>
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**WINDOWS**

To right hand side: white framed double glazed casement window with chrome handle with lock, white painted sill	No key seen, minor shaded mark on frame to left hand side, cleaned to interior and exterior, small paint drip on glass, minor patchy marks on sill	cleaned to interior only, exterior requires cleaning - <b>tenant</b> informed by the tenant that whole window came away during the tenancy and was repaired, scuff marks to reveal and chip defect to sill possibly caused by window coming away
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Pair of white framed double glazed doors onto balcony with chrome handles, lock and key	Cleaned to interior and exterior, patchy shading to frame	keys seen in lock, cleaned to interior only, exterior requires cleaning - <b>tenant</b>
		
2 white framed double glazed casement and 4 fixed side windows with chrome handle, lock and further lock to each casement window	Cleaned to interior and exterior, patchy shading to frames	cleaned to interior only, exterior requires cleaning - <b>tenant</b>
		
<b>CURTAINS/BLINDS</b>		
3 grey roller blinds with metal pulleys on plastic safety clips	Safety clips not secured	Tested, dusty require cleaning

<div></div>		
Pair of slightly longer than full length white voile curtains on chrome curtain pole with 2 pulleys	2 faint black line marks at low level on left hand curtain, clean order	Tested, not cleaned, require cleaning, number of hooks off - <b>tenant</b>
<div></div>		
Dark grey voile roller blind with chrome base rail with handle and plastic pulling rod		Tested
<b>CONTENTS</b>		
Rectangular white laminate dining table		minor wear and tear worn mark to edge





6 white laminate and light wood trim dining chairs with white metal frames with plastic capping to base of frames

*As per check in*

Large burgundy gloss laminate panel to wall with black wooden 2-section panel attached with 2 tempered glass opaque shelves fitted


Top shelf badly cracked and chipped to centre

1" scrape defect with sticky tape mark right hand side, area of scratch marks to right hand side, 2 areas of rubs/abrasions, fe smal chips low level scuffs behind tv - **tenant**







2 folders containing assorted instruction manuals		<i>As per check in</i>
Samsung 50" LCD TV on black table top stand with remote control and instruction manual		<i>As per check in</i>
Long rectangular white laminate TV cabinet with 3 cupboards with grey laminate doors each with shelf to interior, cable cover		Small indent to top - <b>tenant</b>
		
Rectangular white laminate 2-tier coffee table		3 crack defects to edge - <b>tenant</b>



Shades of grey and black fleck patterned rectangular rug, approx. 7ft x 6ft		Vacuumed
Light wood tripod standard lamp with cream shade	in working order	In working order
Brushed chrome adjustable standard lamp with grey shade	in working order	in working order, shade fitted upside down



Grey fleece style 2-seater sofa with 2 fixed seat cushions and 2 Velcro backrest cushions on polished chrome legs		not cleaned, heavy patchy faded staining to seat cushions and to left arm, requires cleaning, stains may remain - <b>tenant</b>
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Matching armchair on chrome legs	slightly patchy faded appearance to seats - <b>tenant</b>
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Eswa heating thermostat to wall	Slight discolouration	As per check in
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Polished chrome dimmer switches and brushed chrome power points		1 white knob
		
Plastic BT Openreach telephone point		<i>As per check in</i>
Polished chrome aerial point and telephone point		<i>As per check in</i>
		<b>Additional items</b>
		2 white laminate shelves to wall on white metal brackets
		




ROOM PHOTOS






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BALCONY		
DESCRIPTION	CHECK IN CONDITION	CHECK OUT CONDITION AS CHECK IN UNLESS STATED
Shades of beige tiled flooring	Weathered	<i>As per check in</i>
Glass safety panels with white painted handrails	Glazed panels not fully cleaned, slight weathering to handrail	<i>As per check in</i>
		

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KITCHEN		
DESCRIPTION	CHECK IN CONDITION	CHECK OUT CONDITION AS CHECK IN UNLESS STATED
<b>DOOR</b>		
Painted white with glazed panel, chrome lever handles and chain door closer	Door closer disconnected, nail fixing to interior	<i>As per check in</i>
<b>WALLS</b>		
Painted white	1 removable plastic hook, 2 filled and unpainted nail holes to right side of window, few minor drip marks under window	<b>wear and tear</b> patchy shading under window area
		
Shades of black and grey speckled granite splashback tiles		require further cleaning, residues behind sink and hob area - <b>tenant</b>
<b>WOODWORK</b>		
Painted white		<i>As per check in</i>

## FLOORING

Polished black marble tiles with chrome door strip

Minor crumbling to grouting at entrance, slightly smeary, scattered light scratches in front of hob area, slight white discolouration to grouting in parts, slightly dusty

very smeary and require cleaning  
- tenant



## CEILING

Painted white

Slight crack defect by window

*As per check in*

## LIGHTING

Cable fitting running across room with 3 small halogen spotlights and 2 further cylindrical halogen spotlights with opaque glass shades

In working order and glass broken to same fitting

1 bulb not working - tenant



## WINDOWS

White painted framed double glazed casement window with chrome handle with lock, white painted sill

No key seen, slight scuff marks to sill area Cleaned to interior and exterior, light scuff marks to reveal

Cleaned to interior only, exterior requires cleaning - **tenant**, few minor chip defects to sill area to base of frame

## CURTAINS/BLINDS

Pale grey roller blind with metal rail to base

Very patchy appearance, discolouration along base rail. Very minor spot fray to base

Tested, defect as per check in,

## CONTENTS

Range of grey oak style wall, base and drawer units with chrome handles

chip to side of cupboard to left of sink, chip defect to top of drawer unit to right side of hob, hinge loose to cupboard under hob and to cupboard over hob, slight wear to plinth over hob, filled screw hole behind handle on each drawer under hob, 1 hinge off to far left hand cupboard, screw fixing to interior of same unit, long line scratch mark to door housing water cylinder, chip to base off refrigerator housing

Professionally cleaned, general further usage to interior, loose hinges as per check in, **landlord maintenance**

- 4 striplights under wall units

All in working order

*As per check in*

- Brushed stainless steel effect kickspaces

Require further cleaning - **tenant**





<ul style="list-style-type: none"><li>Matching end wall shelf unit</li></ul>		<i>As per check in</i>
Shades of black and grey granite worksurfaces with chrome trim	1cm chip defect to edge over drawer unit to left of hob	Require further cleaning - <b>tenant</b>
Matching breakfast bar		<i>As per check in</i>
Black speckled Blanco 1 ½ bowl sink unit with stainless steel drainer bowl, Insinkerator waste disposal, chrome mixer taps and plastic strainer plug	Waste disposal tested for power only – not grinding, making buzzing noise only, abrasions to mixer taps, very slight scale residue around edges of half bowl	general wear and tear usage, leak at join to mixer taps – <b>landlord's attention</b> , waste disposal tested for power only and noted as not grinding at commencement now has no power







Stainless steel coloured Zanussi washing machine with outer brushed stainless steel décor door with chrome handle

Tested for power only, professionally cleaned, drip marks to base of casing

top hinge to décor door loose and requires repair – **landlord maintenance**, tested for power only, professionally cleaned, mildew staining to seal which may improve with further cleaning, **tenant**





Brushed stainless steel style Siemens dishwasher with 2 baskets and cutlery basket

Tested for power only, minor indents to interior of door, professionally cleaned

tested for power only, professionally cleaned



Brushed stainless steel Zanussi refrigerator/freezer with 2 salad trays, 3 glass shelves, metal bottle rack, 3 door compartments, 3 freezer compartments, 2 plastic storage boxes, egg tray

Tested for power only, 2 small crack defects to centre freezer drawer, bottom freezer drawer badly cracked and chipped to left hand side, piece broken off to both handles to salad trays, crack defect to bottle compartment to door, slight line indent to fridge door

tested for power only, professionally cleaned, large dent to exterior of freezer door - **tenant**, 1 further spare door compartment found on top of kitchen units, hairline crack to back panel

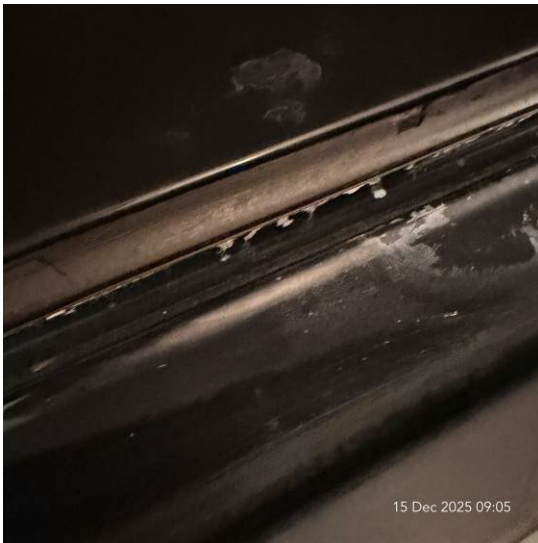


Fitted stainless steel Zanussi oven with black metal handle, grill tray and rack, 1 further rack

Tested for power only, light in working order, light scratches to interior of door, burnt on residues to interior side panels

tested for power only, grill tray and rack not seen - **tenant**, cleaned but cleanser residue marks around base of casing, cleanser residue marks to base interior, requires further cleaning, light not coming on - **tenant**





Fitted stainless steel trim Ikea microwave with black glass door front with brushed stainless steel handle and glass turntable

Tested for power only

Professionally cleaned, tested for power only, addition oven tin to remove



<p>Stainless steel effect Zanussi condensing tumble dryer with brushed stainless steel style décor door with chrome handle</p>	<p>Tested for power only, professionally cleaned, slight discolouration to filter, décor door slightly smeary</p>	<p>tested for power only, door release slightly sticking – <b>landlord maintenance</b>, vent to base of tumble dryer requires cleaning dryer - <b>tenant</b></p>
		
<p>Smeg 4-ring black ceramic hob</p>	<p>Tested for power only, scratches to front rings, 2 chip defects to left edge</p>	<p>Professionally cleaned, chip defects to left edge as per check in, further chip and crack defect to right edge - <b>tenant</b>, heavy marking to rings and scratch marks - <b>tenant</b>, tested for power only</p>
		
<p>Neff stainless steel extractor hood with 2 filters and 2 lights</p>	<p>Tested for power only, lights in working order</p>	<p>tested for power only, light in working order, tacky around control panel and requires further clean - <b>tenant</b></p>





2 white plastic breakfast bar stools with chrome frames		<i>As per check in</i>
Spare grey ironing board cover		<i>As per check in</i>
Russell Hobbs stainless steel toaster		<i>As per check in</i>
Morphy Richards cordless kettle		<i>As per check in</i>
2-section grey plastic cutlery tray		<i>As per check in</i>
Eswa heating thermostat to wall		commencement with Heatmiser thermostat



Ariston water cylinder		<i>As per check in</i>
Horstmann control unit for water cylinder		<i>As per check in</i>
Stopcock		<i>As per check in</i>
Polished chrome fuse points and power points		<i>As per check in</i>

Polished chrome aerial point		As per check in
		<b>Additional items</b>
		2 black metal shelf fittings attached to wall



ROOM PHOTOS




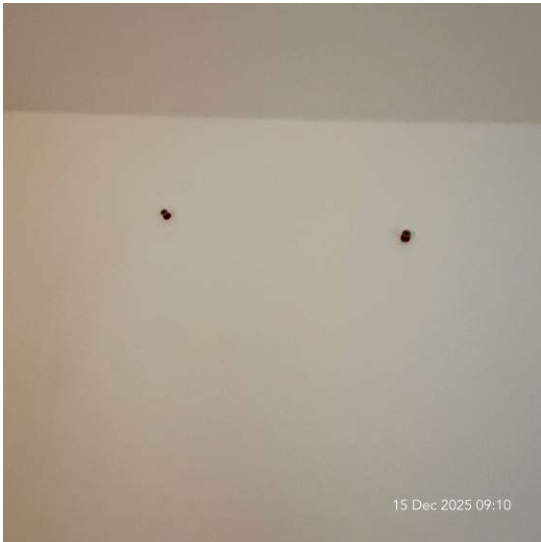




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BEDROOM 2		
DESCRIPTION	CHECK IN CONDITION	CHECK OUT CONDITION AS CHECK IN UNLESS STATED
<b>DOOR</b>		
Painted white with chrome lever handles and chain door closer	Handles slightly loose Minor chip defect to edge	2 additional chrome hooks to interior - <b>tenant</b> , further minor <b>wear and tear</b> chips to door
		
<b>WALLS</b>		
Painted white	mid level scuff marks to right hand side of light switch, low level scuffing around power points opposite bed, area of scuff marking at mid level to right hand side of bed, line scuff mark to left side of headboard	2 additional screw fixings to left hand wall, additional picture hook with scuff marking left hand side of window - <b>tenant</b> , <b>wear and tear</b> shading over bed area, mid and low level scuff marking to left hand wall, further <b>wear and tear</b> usage



**WOODWORK**

Painted white

Odd scuff marks in parts - wear and tear

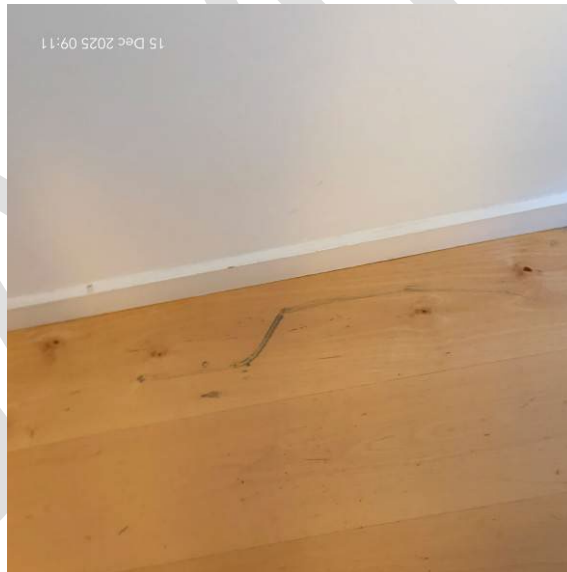


**FLOORING**

Continuation of wood strip flooring from entrance hall with chrome door strip, chrome and rubber doorstop

Scattered indentation marks to walkways, scattered scratch marks to right hand side of bed area and in front of wardrobes, dark scratch marked areas forward of entrance with further dark scratch mark at foot of bed

Professionally cleaned, defects generally as per check in with further usage

**CEILING**

Painted white


Cracking defect over bed area

*As per check in*

**LIGHTING**

N/A

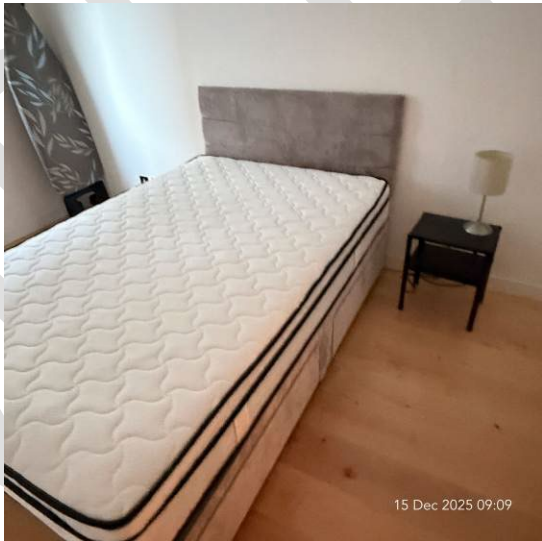
*As per check in*

WINDOWS		
White framed double glazed casement window with chrome handle with lock, sill painted white	Cleaned to interior and exterior, few light scuff marks to sill, shaded marks to top of window reveal	Cleaned to interior only, exterior requires cleaning - <b>tenant</b> , wear and tear cracking to base of frame
CURTAINS/BLINDS		
Grey roller blind with plastic pulley		grubby marks to base, age discolouration and shading to lining, requires cleaning - <b>tenant</b>
		
CONTENTS		
Double and single fitted wardrobes with white laminate doors with chrome handles		Professionally cleaned
<ul style="list-style-type: none"> <li>Right double with light wood laminate interior, automatic striplight, shelf and chrome hanging rail</li> </ul>	Light not working	Light not working as per check in
<ul style="list-style-type: none"> <li>Left single with light wood laminate interior, automatic striplight, chrome hanging rail, 2 light wood laminate shelves, 3 light wood laminate drawers with chrome handles and shelf over</li> </ul>	Light not working	Light not working as per check in
2-tier black metal bedside table		<i>As per check in</i>
Brushed chrome table lamp with pale grey shade		<i>As per check in</i>
Grey upholstered small double divan (4ft) on castors with 2 drawers		<i>As per check in</i>
Matching upholstered headboard		light <b>wear and tear</b> shading

White and black trim small double (4ft) mattress	very minor scattered small spot marks to centre on upper side	few minor marks to top as per check in, inspected both sides
 		
White mattress protector		not seen - <b>tenant</b>
Polished chrome dimmer switch and polished chrome power points		Knob cover off, plastic broken to interior
		
Eswa heating thermostat to wall		replaced with Heatmiser thermostat





ROOM PHOTOS





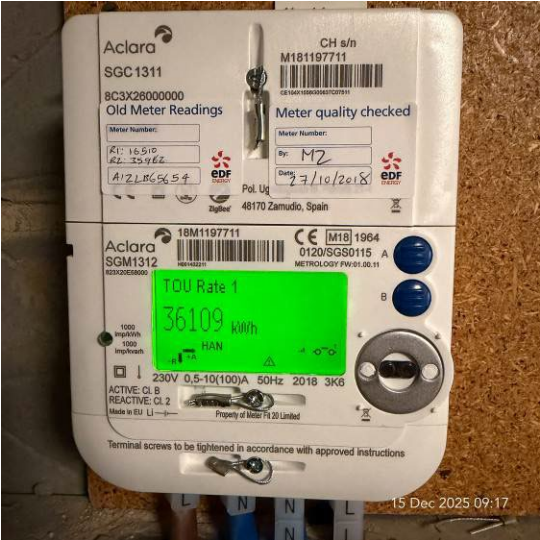
KEYS

DESCRIPTION AT CHECK IN	DESCRIPTION AT CHECK OUT
3 sets of 2 keys to tenant	3 sets of 2 keys and 1 garage fob returned to Sample agent office
	



METER READINGS

ELECTRIC METER:		GAS METER:	
READING	Rate 1: 36109 kwh Rate 2: 20278 kwh	READING	N/A
SERIAL NUMBER	18M1197711	SERIAL NUMBER	
LOCATION	Hall riser	LOCATION	



WATER METER:	
READING	N/A
SERIAL NUMBER	
LOCATION	

CTRL + SCROLL TO ENLARGE SCREEN IMAGE OR PINCH ON MOBILE. FULL GALLERY ONLINE [CLICK HERE](#)

**SMOKE ALARM AND CARBON MONOXIDE**

SMOKE ALARM		CARBON MONOXIDE	
LOCATION	Entrance hall	LOCATION	N/A
TESTED	Audio tested	TESTED	

SAMPLE

SCHEDULE OF CONDITION		
	CHECK IN CONDITION	CHECK OUT CONDITION
<b>GENERAL CONDITION/CLEANING</b>	The property is in good order and has been professionally cleaned	Professionally cleaned and informed by tenant this was carried out by Sample Company. Further cleaning required where noted
<b>DECORATIVE CONDITION</b>	In good order	Additional defects as noted
<b>FLOORING</b>	Professionally cleaned, defects as noted	Professionally cleaned except kitchen, defects as noted
<b>WINDOWS</b>	Cleaned to interiors and exteriors where accessible	Cleaned to interior only, exteriors rectangular, defects as noted
<b>CURTAINS/BLINDS</b>	As noted	Defects as noted
<b>UPHOLSTERY</b>	Good order, clean	Sofa and armchair require cleaning, defects as noted
<b>LINEN</b>	cleaned	Mattress protector aged and 1 not seen
<b>KITCHEN APPLIANCES</b>	Professionally cleaned, tested for power only	Professionally cleaned with defects as noted
<b>LIGHTING</b>	In working order	Bulbs not working where noted
<b>GARDEN/BALCONY</b>	As noted	As per check in