



COASTAL INVENTORIES

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CHECK OUT REPORT

Of
Furniture, Fittings and Contents

PROPERTY	STROUDLEY ROAD, BRIGHTON, BN1 4ZD
TYPE	TWO BEDROOM FURNISHED FLAT
DATE	INVENTORY 25 th MAY 2023 / CHECK OUT 30th MAY 2025
PEPARED FOR	AGENT

GENERAL GUIDANCE NOTES

This inventory is intended as an independent and informative guide to both landlord and tenant about the contents and the condition of the contents of the property. It also records the property's internal condition.

Unless otherwise stated, it is considered that a listed item is in good condition for its age, free from any obvious defects, soiling or malfunction. All light bulbs will be checked. The clerk will not normally test other appliances, gas or electrical unless requested, then only if deemed possible. Unless specifically agreed, books, records, videos, compact discs and plants have not been counted or individually itemised.

The inventory description enables items to be visually identified only; no attempt has been made to identify any item by its original manufacturer or the period in which it was produced. The inventory clerk preparing the check-in report is not an expert on fabrics, woods, materials, antiques, etc, nor is the Inventory Clerk a qualified surveyor. The Inventory should not be used as an accurate description of each and every piece of furniture and equipment, or as a structural survey report. Any plants are considered as perishable items and will not be listed.

All measurements given are approximate.

This Inventory only extends to readily accessible places; overcrowded drawers or cupboards and cellars, attics and locked rooms/cupboards will not be inspected or included in this inventory, nor will heavy or awkward items of furniture be moved. Coastal Inventories cannot be held responsible for any discrepancies or damage found in these areas or behind or under heavy items.

The Inventory Clerk acts as an independent and reasonable body and will avoid unnecessary criticism or derogatory comments when compiling or checking the Inventory.

No liability will be accepted or admitted for alleged damage arising from removal of materials, liquids or others, stored in containers – original or otherwise – from their location.

Where the inventory states "FFR label seen", this should not be interpreted to mean that the item complies with the Furniture & Furnishings (Fire) (Safety) (Amendments) 1993. It is a record that, at the time the inventory was compiled, the item had a label as described or similar to that detailed in the "Guide to the Furniture & Furnishings (Fire)(Safety) Regulations" as published by the Department of Trade & Industry, January 1997 (or subsequent editions). It is not a statement that the item can be considered to comply with the Regulations.

All regulations published by the Department of Trade and Industry / Trading Standard Services and / or similar bodies are the ultimate responsibility of the Instructing Principal.

Safety Disclaimer: All electrical items are considered complete with plugs, bulbs, flexes etc. unless otherwise specified. This inventory relates only to furniture, furnishings and all of the Landlord's equipment and contents in the property. It is no guarantee of, or report on, the adequacy of, or safety of any such equipment or contents, merely a documented record that such items exist in the property, at the date of the inventory and the superficial condition of the same.

Contractual terms listed in the Tenancy Agreement overrule the opinion of the Inventory Clerk.

Acceptance of the services is deemed to be an acceptance of the Fees and terms and conditions.

Full terms and conditions available on request.

GENERAL GUIDANCE NOTES for TENANTS at CHECK OUT

At the termination of the tenancy, a representative from **Coastal Inventories** will normally attend to prepare a Check Out report.

The inventory will be fully checked at the end of the tenancy. All personal possessions should be removed prior to the check-out and the property must be ready for the check-out including the return of all keys. In the event that the property has not been prepared for the check-out, the appointment will be cancelled and a charge for re-scheduling the check-out will be made.

All furniture and other items must be returned to their original places as listed in the inventory, any items that have been stored and packed away must be unpacked and returned to their listed places. Any items not seen in their original places may be listed in the check-out report as “Not seen, Tenants Responsibility”, and potentially incur charges for loss.

Meter readings may only be taken if the meters can be located and are readily accessible; in any event, these should be checked by the relevant utility company.

Electrical appliances, machinery, boilers, gas appliances, radiators, water supply and other similar items are **not** tested.

Lighting is solely tested to indicate whether light bulbs are working at time of check-out), however, this is not an indicator that such items are functioning correctly or comply with the relevant safety regulations. Electrical items may be tested for safety by a qualified electrician only.

Towels, bed linen and other similar items will only be inspected if laundered.

GENERAL GUIDANCE NOTES for TENANTS at CHECK OUT

We recommend that the property should be **professionally cleaned** (this is a thorough, in-depth end of tenancy clean) and left tidy at the end of the tenancy. Tenants can be disagreeably surprised to find the check-out report commenting unfavourably on the standard of cleaning with a requirement for further cleaning at considerable extra cost. Most commonly missed areas include:

- Lime scale build up on taps, shower heads, waste outlets etc.,
- Mould marks on walls, ceilings and around baths, washbasins etc.,
- Ceramic tiles in kitchens and bathrooms
- Kitchen appliances inside and out, including shelving and all rubber seals
- Burned on grease to ovens, grill pans, wire racks and hob burners
- Kitchen units, cupboards and drawers – inside and out
- Soap dispensers and filters of washing machines and dishwashers
- All paint work, skirting boards, picture rails, door frames, strings, newels posts
- Extractor fans and air vents
- Ceiling/wall light fittings, shades and bulbs
- Curtains and blinds
- Carpets and flooring
- Upholstery
- Linen
- Windows, window frames and sills
- Bedding and linen should be dry cleaned/laundered, ironed and placed neatly in the appropriate room
- Beds should not be made up as all mattresses will be examined

During the check-out, the inventory will be checked and any variances and discrepancies to the original will be noted. Following allowances made for “fair wear and tear” the tenant will be liable to pay for repairs, replacement, making good or cleaning (where necessary).

It is acknowledged that the contractual terms listed in the tenancy agreement may overrule the opinion of the assessor.

Furniture and Furnishings Safety

The Furniture and Furnishings (Fire) (Safety) Regulations 1998 (amended 1989 & 1993) require items supplied in the course of tenanted properties to comply with the minimum fire resistant test set out within the regulations. The regulations apply to all upholstered furniture, beds, headboards and mattresses, sofa-beds, futons and other convertibles, nursery furniture, fabricated garden furniture, scatter cushions, pillows and additional fabric coverings etc. All furniture manufactured before 1950 is exempt as are curtains, carpets, and bed linen, etc. In practice, items that comply will have a suitable permanent label attached. Furniture manufactured between 1950 and 1983 should be carefully checked. All non-compliant furniture must be removed before the due date of occupancy.

Guidance

To ensure that you have a comprehensive understanding of ALL 'legal requirements' and 'duty of care', please contact your Local Area Office of the Health and Safety / Environmental Health Department / Department of Trade and Industry or similar bodies who will advise you accordingly.

Penalties & Enforcement

The maximum penalty imposed in a Magistrates Court (or Scottish equivalent) for noncompliance of the above regulations is a fine of £5,000. If a case is then referred to a Crown Court (e.g. where contravention has led to a serious injury or death) an unlimited fine or custodial sentence may be imposed. If found to be non-compliant of the above regulations any insurance regarding the tenanted property maybe null and void.

Smoke Alarms

Where possible, Coastal Inventories will test smoke alarms and carbon monoxide alarms for power only at the check in appointment. This does not certify that the alarm is in full working order and Coastal Inventories accept no responsibility should they not work. Should the alarms not work at the point of checking into the property please contact your landlord or agent immediately.

Electrical Safety

Under the Electrical Equipment (Safety) Regulations 1994 and The Plugs & Sockets etc (Safety) Regulations 1994 all electrical installations in tenanted properties must be safe. The regulations apply to portable domestic electrical equipment such as: electric heaters, lamps, televisions, radios, vacuum cleaners, irons, toasters, microwaves, refrigerators, kitchen appliances. Built-in electrical goods are not covered by the regulations. A qualified electrician should carry out an inspection of the tenanted property prior to the due date of occupancy.

Gas Safety

Under The Gas Safety (Installation and Use) Regulations 1994, amended by Statutory Instrument 1996, and The Regulations Re-enact 1998 all gas appliances must be checked for safety at intervals of not more than 12 months. The certificate issued must note the date of inspection, defects identified and all remedial work action taken. The main amendment provisions are as follow : (i) Flues must be specifically included in any gas check as well as the appliance itself (ii) The gas safety check is only validated if carried out by a Gas Safe Register Engineer (iii) A safety certificate must be issued and records of inspection must be retained for 2 years (iv) This certificate must be available to a current tenant no more than 28 days from the date of inspection (v) New tenants must be in possession of this certificate before the due date of occupancy. Since January 1996, gas fires, which are installed in bedrooms, must have an Oxygen Depletion Sensor. Ideally these sensors should be fitted in all rooms.

Gas Appliance – No Gas at the property

DECLARATION:


Inventory - This is to certify that I / we the undersigned have carefully checked the Inventory and subject to the marginal notes, find this to be a fair and accurate schedule of condition and cleanliness of the property.

I / We confirm that any discrepancies will be notified to the agent / landlord within 5 working days otherwise I / we accept this inventory in full and as stated

PROPERTY SUMMARY

	INVENTORY	CHECK OUT
Cleanliness	Professionally cleaned to a good level throughout – receipt seen for clean	Property does not appear to have been cleaned and requires cleaning to a professional standard throughout
Décor	In good decorative order – few usage marks to walls in line with normal usage	In fair decorative order with further usage marks to walls
Windows	Double glazed windows – windows clean to interiors – some handles stiff	Dusty and minor grubby marks to interiors – requires cleaning
Carpets/Flooring	Carpets - free from marks and stains, steam cleaned Laminate floorboards – free from deep scratches, clean	Carpets – minor debris – requires cleaning Laminate flooring – minor debris and several spot stains – requires cleaning
Kitchen/appliances	Professionally cleaned to a high level throughout	Requires cleaning to a professional standard
Bathrooms/fittings	Professionally cleaned to a high level throughout	Requires cleaning to a professional standard
Beds/mattresses	2 x mattress – both free from stains	2 x mattresses – faint grey discoloration to centre – require cleaning
Garden/contents	Balcony - In good clear and tidy order Sofa –free from stains/ steam cleaned	Balcony – several furniture items and bath mats now seen Sofa – several brown stains – requires cleaning
Smoke alarms	2 smoke alarm present - tested - in working order	Both in working order
Carbon Monoxide Alarms	N/A – No gas at property	N/A
Additional Notes	N/A	Note: Where no comment is made in the check out column the item remains in similar order to the original inventory

UTILITIES & KEYS

Services	Location	Serial No	Readings	Photo
Gas	No gas at the property	NA		
Electricity	Hallway cupboard	38983388	032853.8	
Water	No water meter found			

Keys

Keys handed over by agent

1 x set of keys per tenant

Communal door
1 x fob

Flat door
1 x Yale

Keys seen in property

None seen



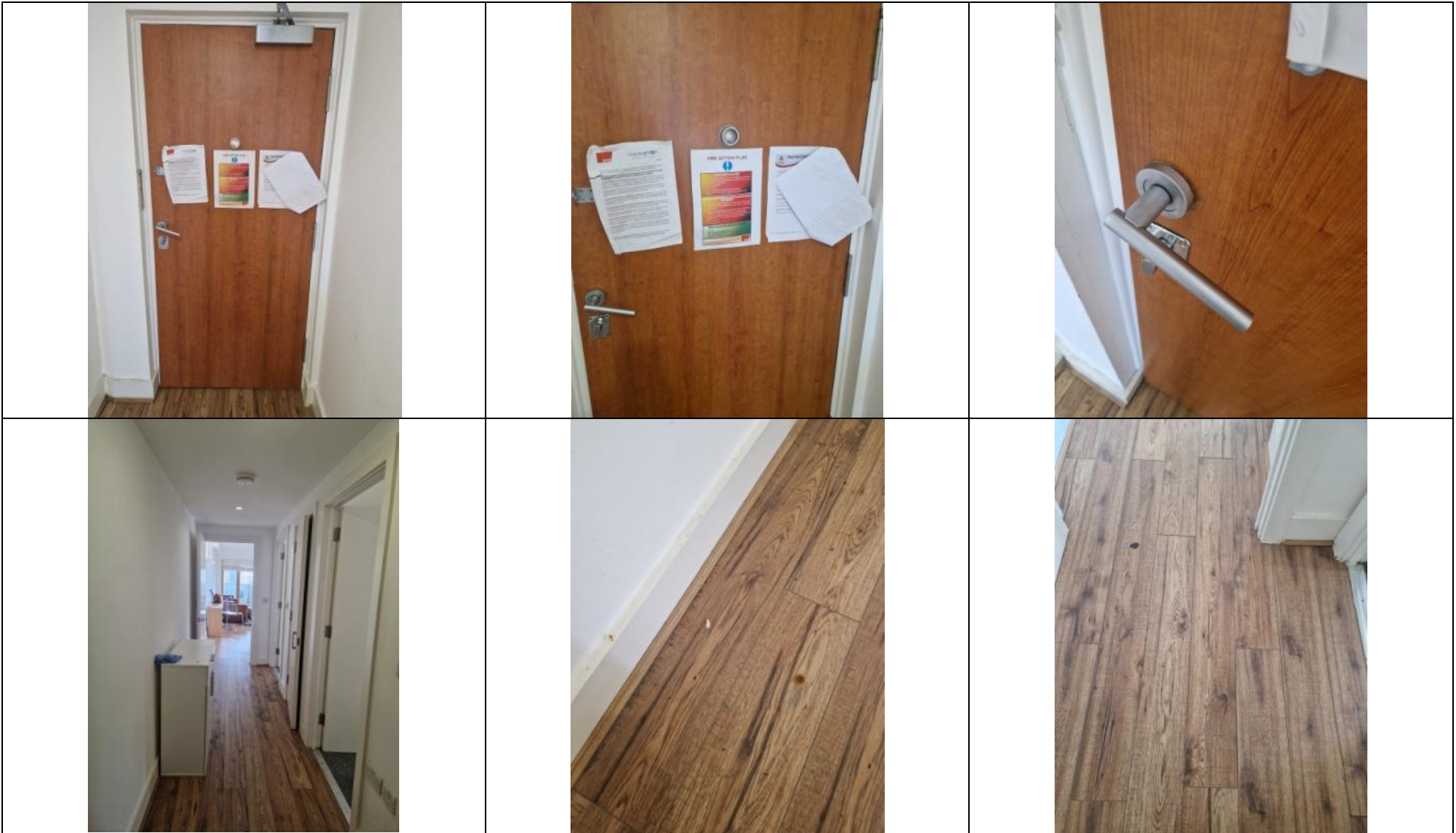
CHECK OUT REPORT

FRONT DOOR AND HALLWAY		
Item & Description	Condition at check in	Condition at check out
Walls		
Painted white	Few usage marks, dark scuff low level left hand side	Further usage marks / fair wear and tear
Skirting		
Painted white	Few usage marks, clean	Dusty / requires cleaning / tenants responsibility
2 chrome and black doorstops	Good order	
Flooring		
Laminate floorboards with beading complete to edges	Good order throughout and clean, free from deep scratches and damage, clean	Minor debris and 1 brown stain / requires cleaning / tenants responsibility
Switches and Sockets		
White	Good order	
Built-In Cupboard		
White painted door and frame with silver handle Inside of cupboard: Ceiling and walls painted white 1 wooden shelf 1 wall mounted fuse box Wall mounted white metal box labelled heat	Few usage marks Few usage marks Good order Good order, not tested Good order, not tested	Minor paint chips / fair wear and tear

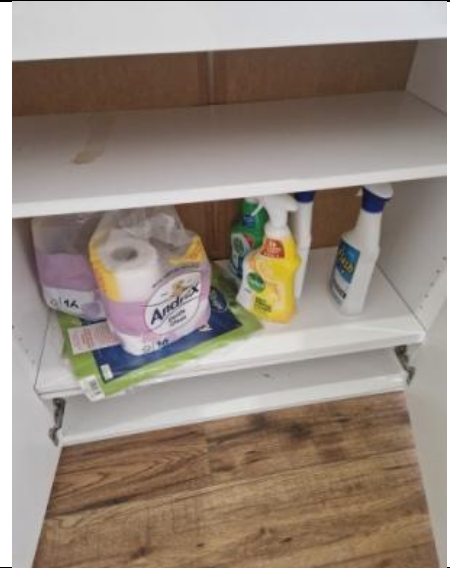
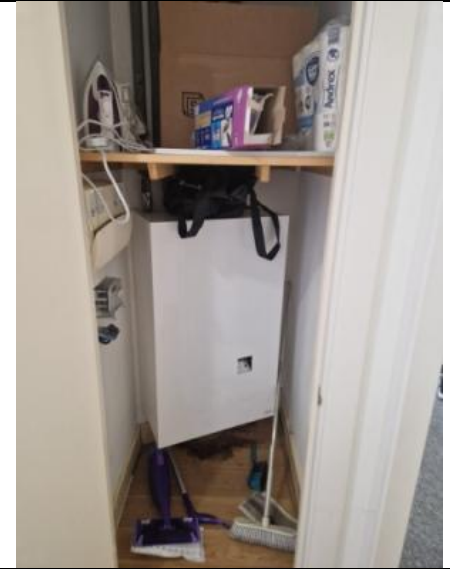
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FRONT DOOR AND HALLWAY		
Item & Description	Condition at check in	Condition at check out
meter 1 electric meter Contents: 1 Purple and grey vacuum make 1 white electric heater 1 iron 1 broom	Good working order Fittings appear complete, not tested Not tested Not tested Used order	Various small additional items now seen / tenants responsibility to remove
Contents		
White laminated white unit with 1 pull out drawer, 2 white doors, 2 silver handles Inside: 3 white shelves	Good used order, minor chips to edges and small pink stain to top of unit	Dusty and minor debris / requires cleaning / tenants responsibility Minor items seen to inside / tenants responsibility to remove

CHECK OUT REPORT



CHECK OUT REPORT



CHECK OUT REPORT

BATHROOM		
Item & Description	Condition at check in	Condition at check out
Door		
White painted door and frame with silver handle	Good working order, minor usage marks	Several chips and handle not attached / fair wear and tear Brown grubby marks / requires cleaning / tenants responsibility Towel seen to reverse / tenants responsibility to remove
Silver hook to reverse of door	Good order	
Silver twist lock	Working order	
Ceiling		
Painted white	Good order	1 paint chip to centre / fair wear and tear
Lighting		
3 spotlights	Working order	
Walls		
Part painted white	Minor usage marks	
Part tiled in cream and brown tiles	Good order and clean, free from damage	Minor grey grubby marks / requires cleaning / tenants responsibility
Flooring and Skirting		
Cream tiled floors and skirting	Good order and clean, free from damage	Grey stains and minor debris / requires cleaning / tenants responsibility

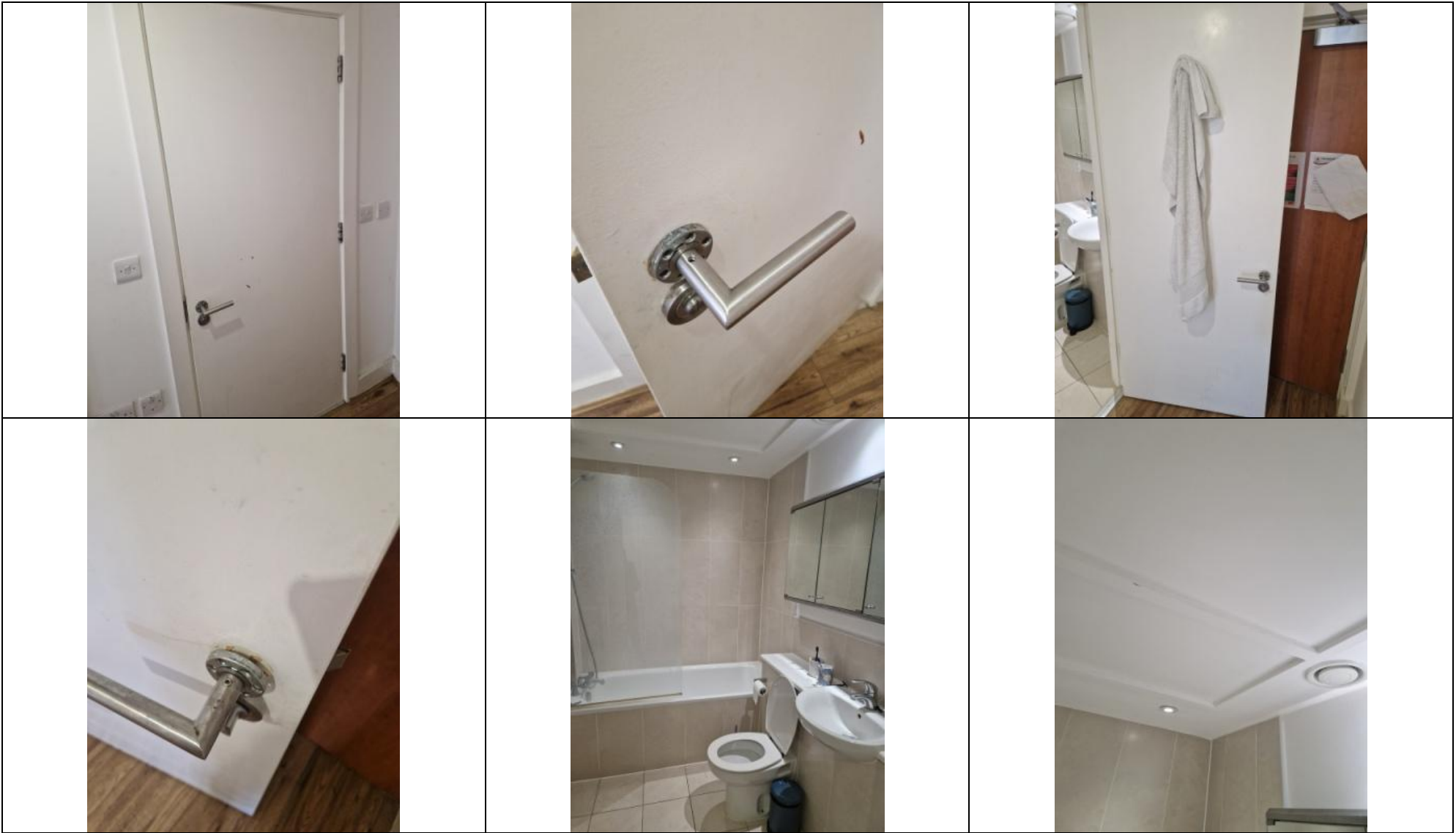
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BATHROOM		
Item & Description	Condition at check in	Condition at check out
Wall Fixtures		
Silver ladder radiator	Good order and clean	
Glass shower door	Good order and clean	Heavy water marks and minor lime scale to seal / requires cleaning / tenants responsibility
Silver shower bracket, showerhead and hose	Good order and clean	Minor lime scale to shower bracket / requires cleaning / tenants responsibility Items seen to shower and soap tray / tenants responsibility to remove
Medicine cabinet 3 mirrored doors, 3 silver handles Inside: Metal shelving	Good order and clean	Minor grubby white marks / requires cleaning / tenants responsibility Items seen to inside / tenants responsibility to remove
White worktop	Good order and clean, seal free from mildew	2 mugs and various small items now seen / tenants responsibility to remove
Silver toilet roll holder	Good order	Slightly loose / fair wear and tear
Contents: Small pedal bin	Working order	Minor white stains / requires cleaning / tenants responsibility
Sink		
White sink	Good order and clean, free from damage	Grubby white and grey marks / requires

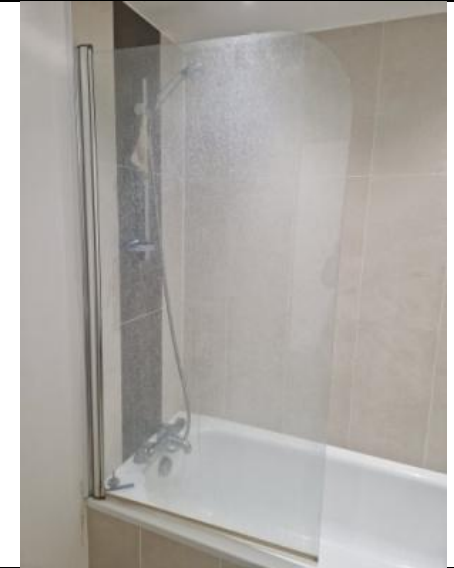
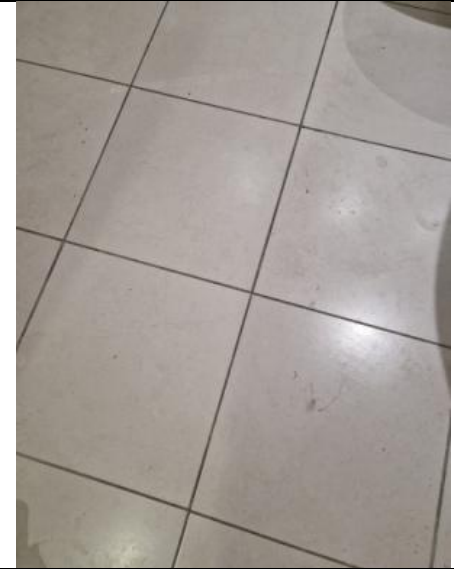
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BATHROOM		
Item & Description	Condition at check in	Condition at check out
Silver waste Silver tap		cleaning / tenants responsibility
Toilet		
White toilet White seat and lid Silver flush	Good working order, clean, 1 small minor chip to right hand side of the seat	Brown stains to bowl and minor yellow stains to underside of seat / requires cleaning / tenants responsibility
Bath		
White bath Silver waste Tiled bath panel Silver taps	Good order and clean, minor mildew spots to right hand side of taps, free from damage	Line scale mark by waste, minor mildew to seal and grey grubby marks to edges / requires cleaning / tenants responsibility

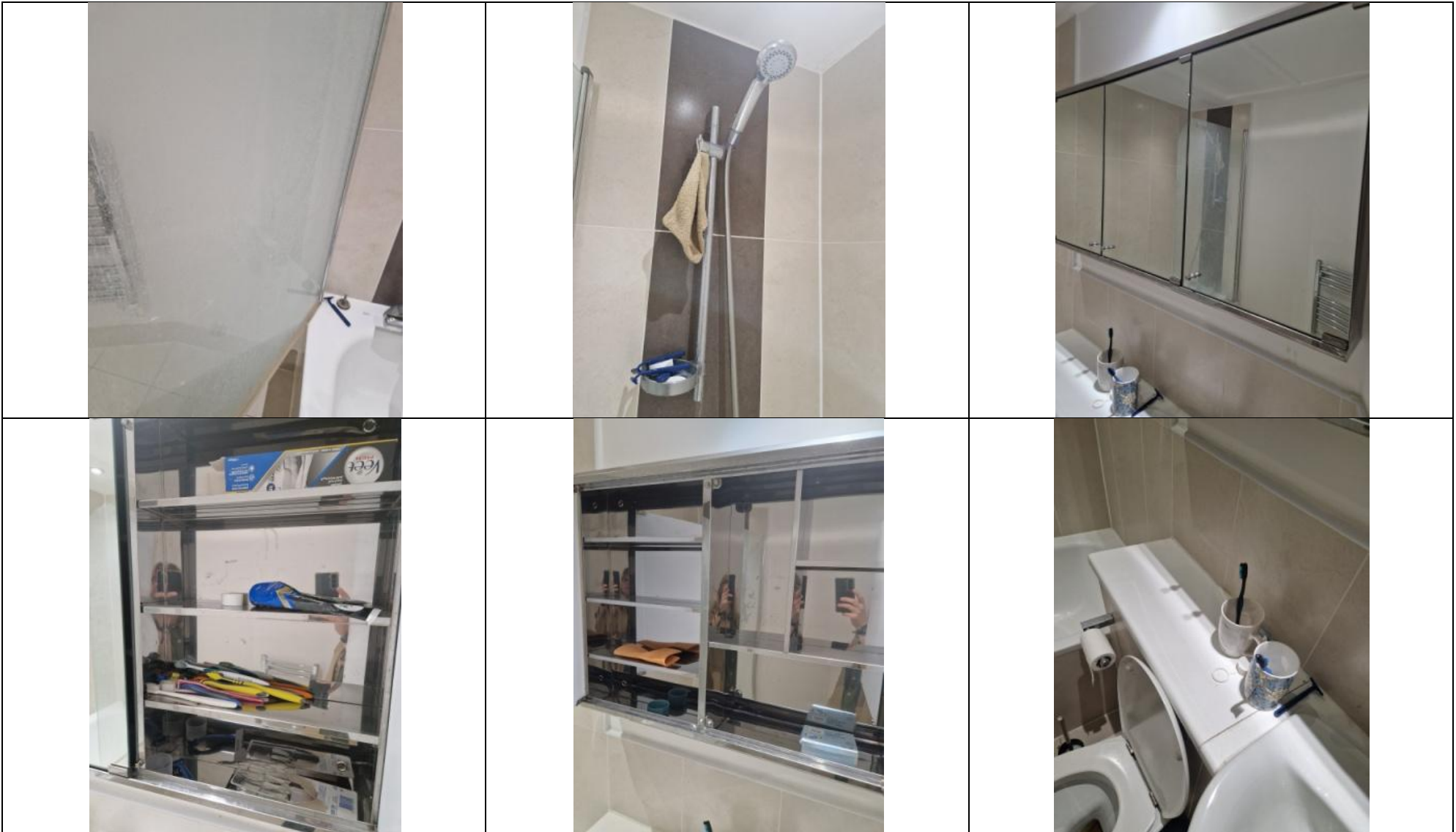
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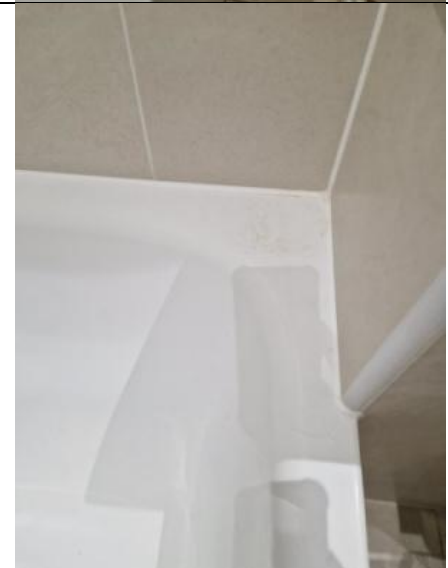
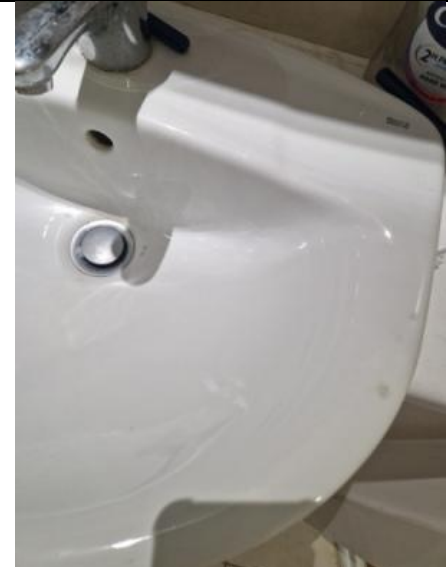
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CHECK OUT REPORT

BEDROOM ONE		
Item & Description	Condition at check in	Condition at check out
Door		
White painted door and frame Silver handle, 1 silver hook to reverse of door	Few usage marks, good working order	
Ceiling		
Painted white	Good order	
Lighting		
3 uplighters with white shades	All in working order	
Walls		
Painted white	Few usage marks	Minor cobwebs to corners / requires cleaning / tenants responsibility
Skirting		
Painted white	Few usage marks, clean	Dusty / requires cleaning / tenants responsibility
1 silver and black doorstop	Good order	
Flooring		
Grey fitted carpet	free from damage and stains, steam cleaned	Minor debris / requires cleaning / tenants responsibility Frayed to edge by door to en-suite / fair wear and tear

CHECK OUT REPORT

BEDROOM ONE		
Item & Description	Condition at check in	Condition at check out
Wall Fixtures		
4 wooden shelves	Good order	Dusty / requires cleaning / tenants responsibility
Glazing		
Double glazed window Wooden frame Silver handle	Good order, glass clean inside, handle stiff	Dusty to frame and window sill / requires cleaning / tenants responsibility
Window Coverings		
White shutters	Good working order and clean, free from damage	Dusty / requires cleaning / tenants responsibility
White roller blind	Good working order, minor usage marks	Not in working order and further grey stains / fair wear and tear
Built-In Cupboards		
2 wooden doors, 2 silver handles White door frame Inside of cupboard: Ceiling and walls painted white 1 white shelf Silver hanging rail	Significant scratch and chips mid level to right hand side door Few usage marks Good order Good order	Further usage marks / fair wear and tear Dusty and minor debris / requires cleaning / tenants responsibility

CHECK OUT REPORT

BEDROOM ONE		
Item & Description	Condition at check in	Condition at check out
Contents: 2 clothes horses 1 canvass, 1 silver framed picture 1 freestanding white framed mirror	Not tested Good used order Good order, clean, free from damage	Not seen / tenants responsibility to replace Dusty / requires cleaning / tenants responsibility
Switches and Sockets		
White	Good order	
Contents		
1 wooden double bed base, built-in headboard and wooden slats	Good used order, free from damage	
1 white and grey mattress	Fire label present, free from stains	Faint grey discoloration to centre / requires cleaning / tenants responsibility
1 white mattress protector	New order	Faint brown stains / requires cleaning / tenants responsibility
1 x 4-drawer wooden chest of drawers	Good working order, free from damage	Minor debris and faint grey stains to drawers / requires cleaning / tenants responsibility
2 matching wooden 2-drawer chest of drawers	Both in good working order, free from damage	Minor usage marks to top / fair wear and tear Stains to inside of drawers / requires cleaning / tenants responsibility

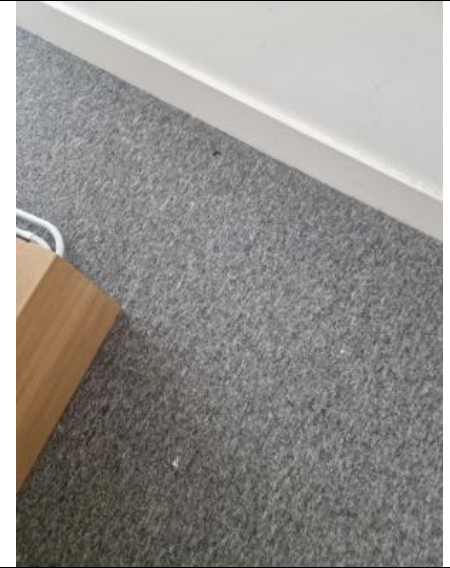
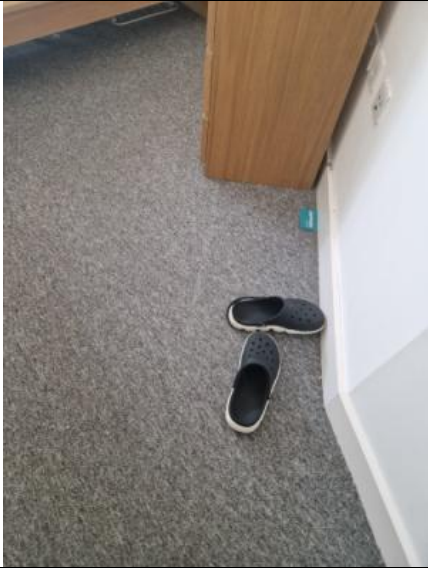
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BEDROOM ONE

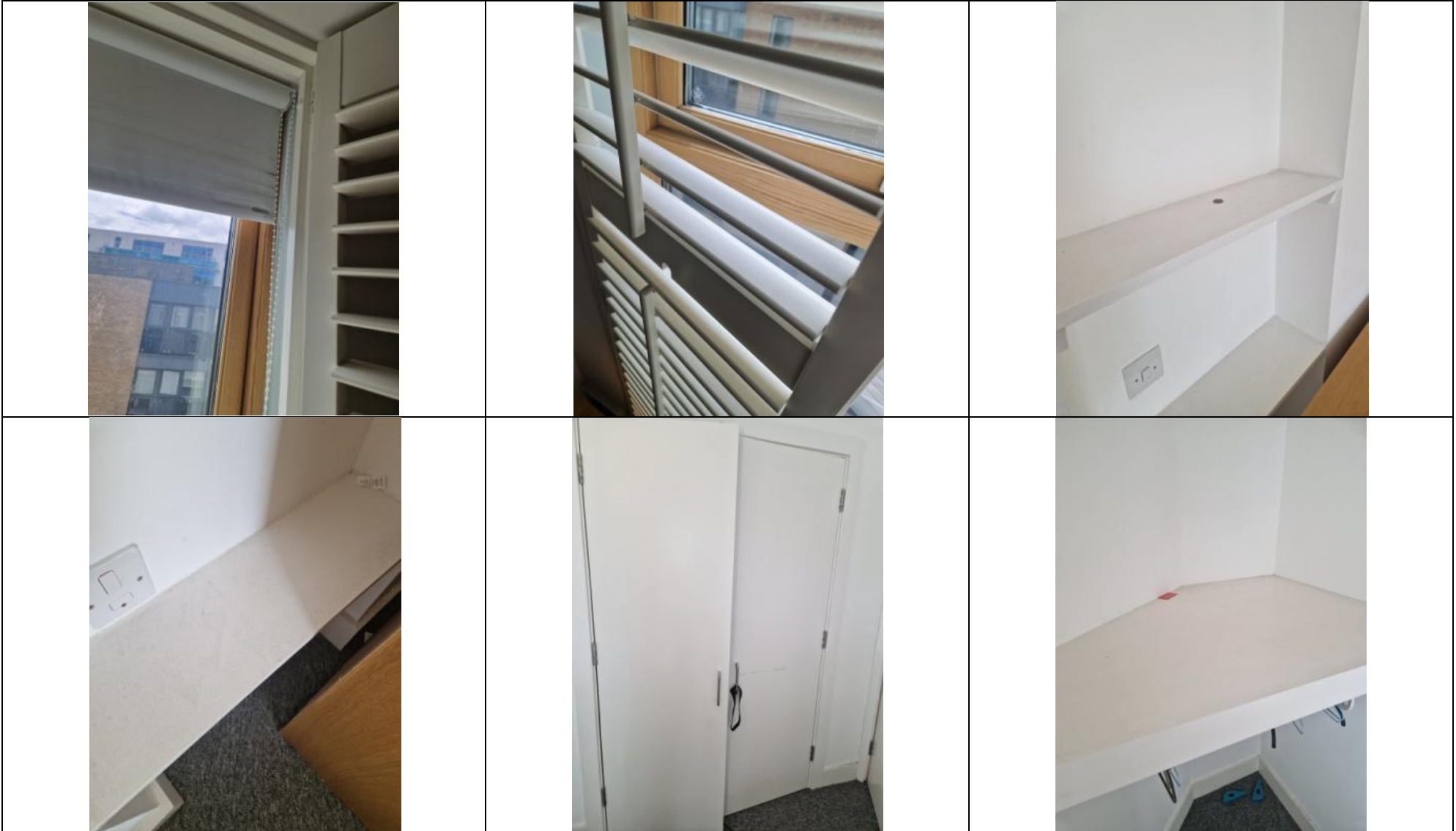
Item & Description	Condition at check in	Condition at check out
Additional items		
Bedding, shoes, towel and various small items		Now seen / tenants responsibility to remove



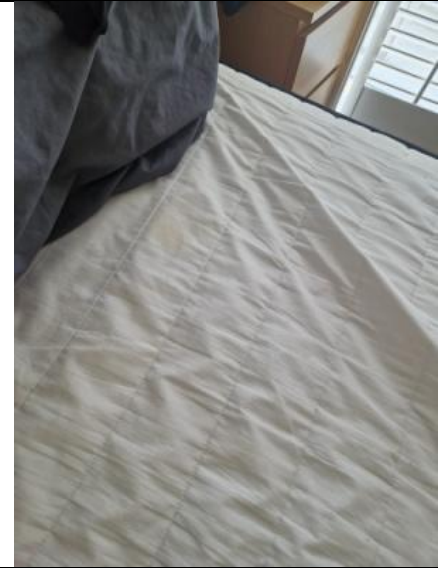
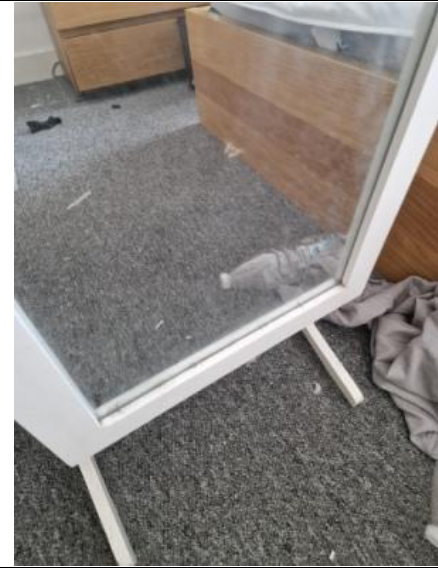
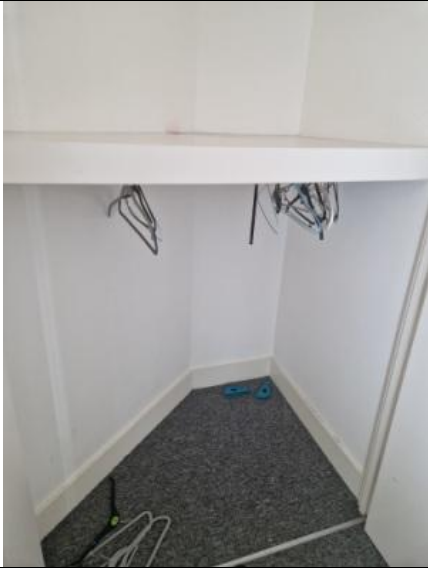
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CHECK OUT REPORT

EN-SUITE BATHROOM		
Item & Description	Condition at check in	Condition at check out
Door		
White painted door and frame with silver handle Silver twist lock and silver hook to reverse of door	Good working order, minor usage marks, minor paint chips to frame	Paint chips to reverse / fair wear and tear
Ceiling		
Painted white	Good order	
Lighting		
2 spotlights	Both in working order	
Walls		
Part painted white	Good order, few usage marks	
Part tiled in cream and brown tiles	Good order and clean, free from damage	Minor grey and white grubby marks / requires cleaning / tenants responsibility
Flooring		
Cream tiled floors	Good order and clean, free from damage	Faint grey stains and minor debris / requires cleaning / tenants responsibility
Wall Fixtures		
Silver ladder radiator	Good order	
Silver toilet roll holder	Good order	Loose / fair wear and tear
Medicine cabinet: 3 mirrored doors, 3 silver	Good order, clean	Minor white and grey grubby marks and minor

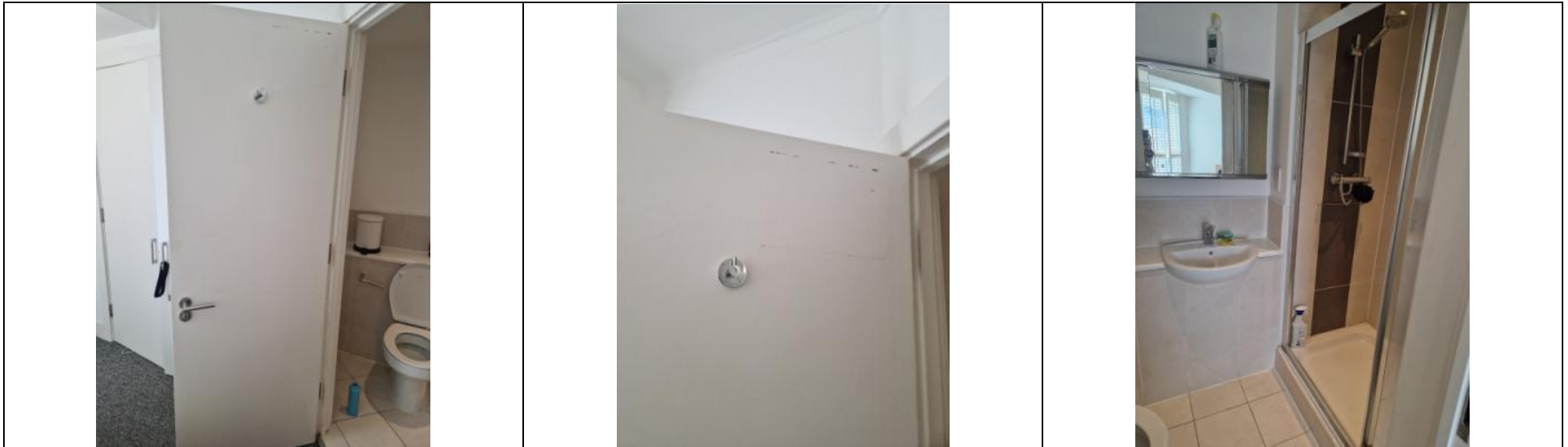
CHECK OUT REPORT

EN-SUITE BATHROOM		
Item & Description	Condition at check in	Condition at check out
handles - Inside: Metal shelving		debris / requires cleaning / tenants responsibility
1 glass shower door	Good working order, clean	Heavy water marks / requires cleaning / tenants responsibility
Silver shower bracket, showerhead and hose	Good order and clean	Minor lime scale / requires cleaning / tenants responsibility
White worktop	Seal free from mildew, faint minor stain left hand side of the sink , clean	Minor debris /requires cleaning / tenants responsibility Shaded / fair wear and tear
Sink		
White sink Silver waste Silver tap	Good order and clean, free from damage	Grey grubby marks / requires cleaning / tenants responsibility
Toilet		
White toilet White seat and lid Silver flush	Good working order, clean, seat slightly loose, free from damage	Brown stains to bowl, heavier below the water line / requires cleaning / tenants responsibility
Shower tray		
White shower tray with silver waste	Good order and clean, Seal free from mildew	Grey grubby marks and minor debris / requires

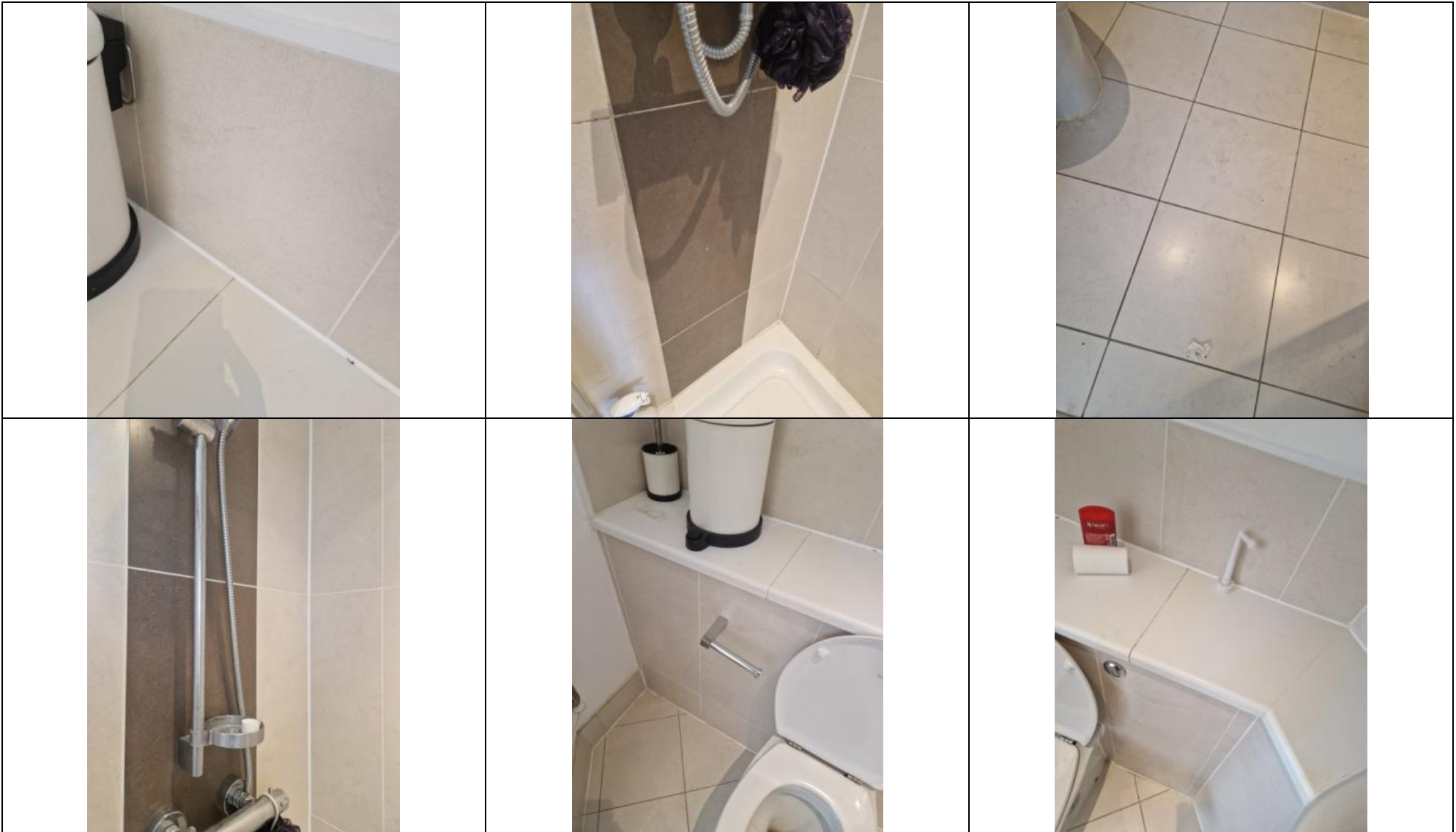
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EN-SUITE BATHROOM

Item & Description	Condition at check in	Condition at check out
		cleaning / tenants responsibility Tarnished to waste / fair wear and tear
Contents		
White pedal bin and lid	Good used working order	Dusty / requires cleaning / tenants responsibility
Additional items		Various small items now seen / tenants responsibility to remove



CHECK OUT REPORT



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BEDROOM TWO		
Item & Description	Condition at check in	Condition at check out
Door		
White painted door and frame with silver handle	Few usage marks, good working order, 1 chip to frame at high level, hook to reverse of door	
Ceiling		
Painted white	Good order	
Lighting		
2 uplighters with white shades	Both in working order	
Walls		
Painted white	Few usage marks	
Skirting		
Painted white	Few usage marks, clean	Dusty / requires cleaning / tenants responsibility
1 silver and black doorstop	Good order	
Flooring		
Grey fitted carpet	Free from damage and stains, steam cleaned	Minor debris / requires cleaning / tenants responsibility
Glazing		
Double glazed window Wooden frame	Good order and clean, handle stiff	Dusty to frame sill / requires cleaning / tenants responsibility

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BEDROOM TWO		
Item & Description	Condition at check in	Condition at check out
Silver handle		
Window Coverings		
1 white roller blind	Good working order, minor usage marks	
2 white shutters	Good working order, clean, free from damage	Dusty / requires cleaning / tenants responsibility
Built-In Wardrobe		
2 white doors and frame , 2 silver handles	Good working order, minor usage marks	
Inside of cupboard:	Few usage marks	
Ceiling and walls painted white	Good order	Minor usage marks / fair wear and tear
White shelf, 1 silver hanging rail	Good order	Dusty / requires cleaning / tenants responsibility
		Shoes now seen / tenants responsibility to remove
Switches and Sockets		
White including a telephone point	Good order	
Contents		
1 wooden double bed base with built-in headboard and wooden slats	Good used order, free from damage	
1 white and grey mattress	Fire label present, free from stains,	Faint grey discoloration to centre / requires

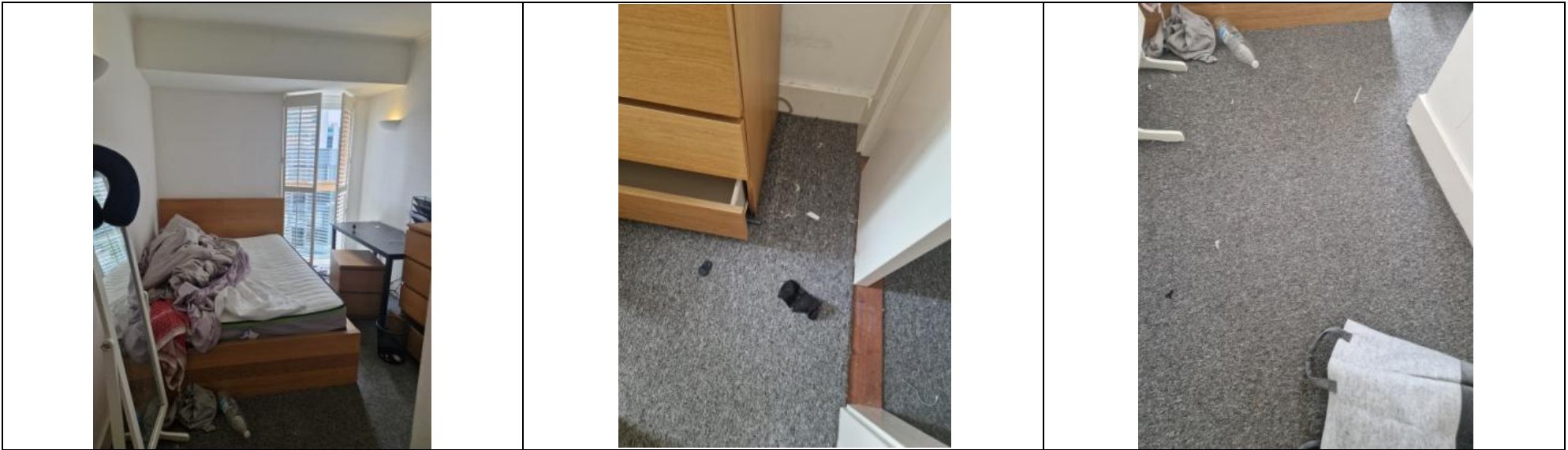
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BEDROOM TWO		
Item & Description	Condition at check in	Condition at check out
		cleaning / tenants responsibility
1 white mattress protector	New order	Faint brown stains / requires cleaning / tenants responsibility
1 light wooden 2-drawer bedside unit	Good working order, free from damage	Minor debris to top and drawers / requires cleaning / tenants responsibility
1 light wooden 4-drawer chest of drawers	Good working order, black stain to top	Minor debris to top and drawers / requires cleaning / tenants responsibility Further usage marks / fair wear and tear
1 black desk with black legs	Good used order	Dusty and debris / requires cleaning / tenants responsibility
1 black metal bin	Good used order	Debris / requires cleaning / tenants responsibility
1 black laminated desk with pull out drawer with 1 purpose hole to rear and black legs	Good used order, free from damage	Several large scratches to top / tenants responsibility Minor debris and dusty to top / requires cleaning / tenants responsibility Items seen to drawer / tenants responsibility to remove
Additional items		

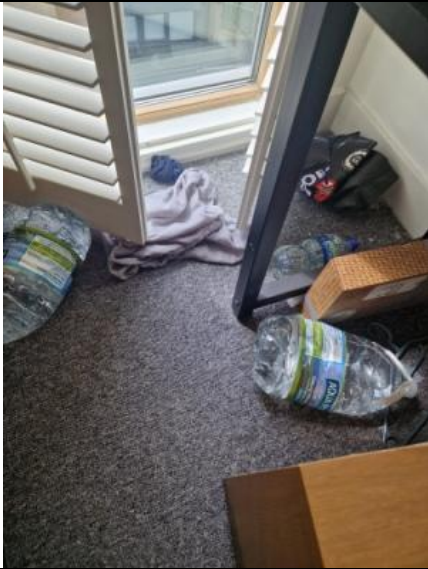
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BEDROOM TWO

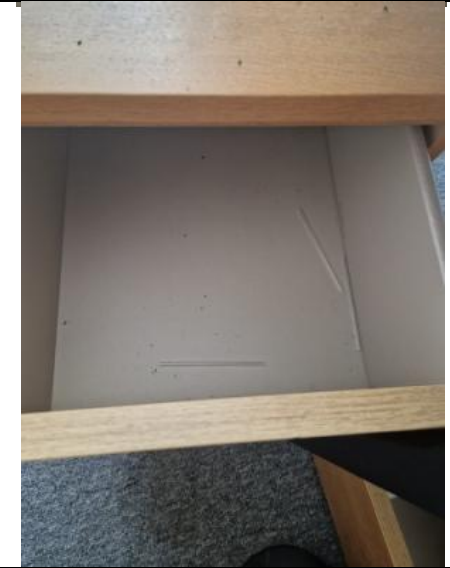
Item & Description	Condition at check in	Condition at check out
Bedding, clothing, shoes, various small items and rubbish		Now seen / tenants responsibility to remove



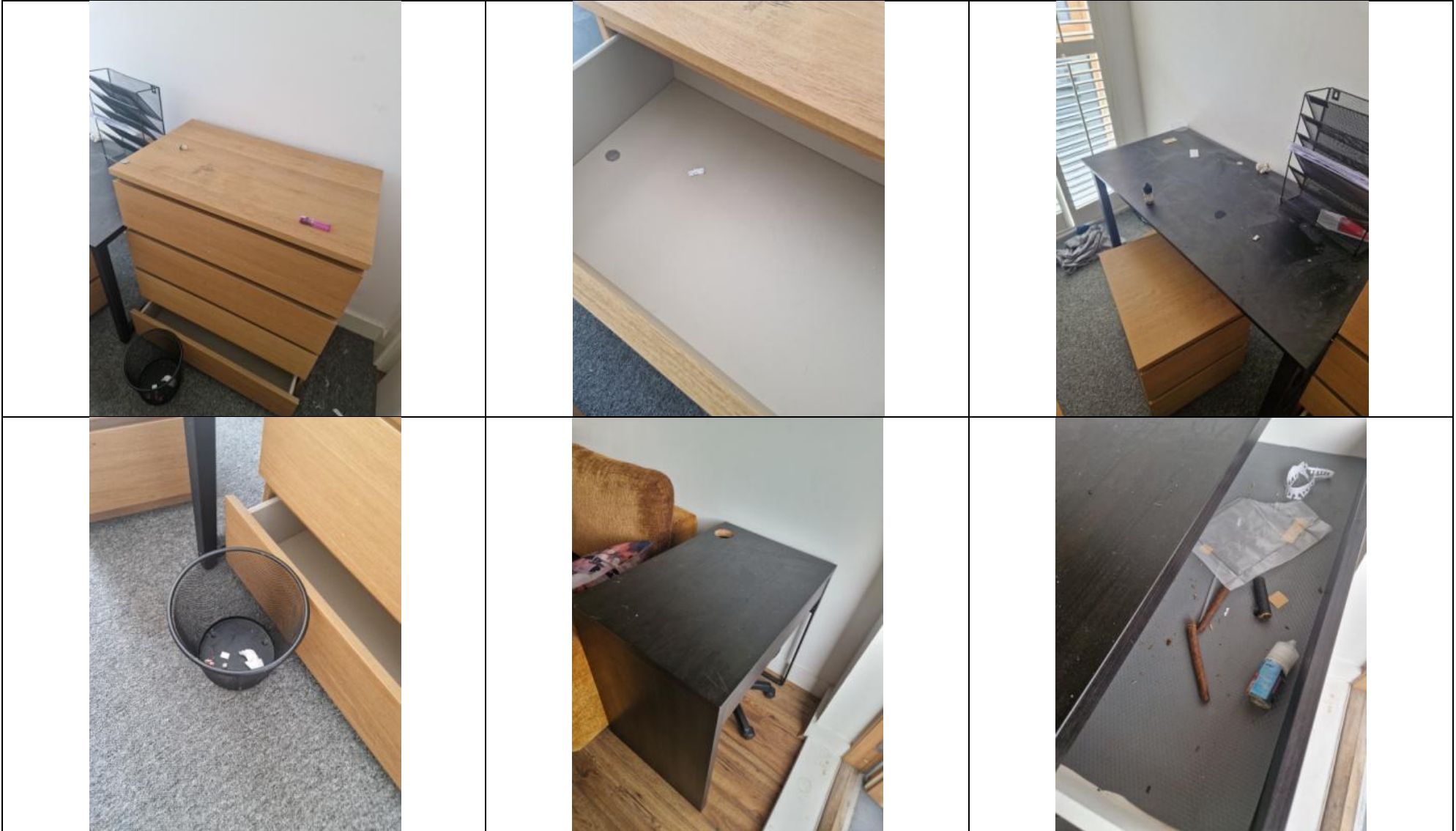
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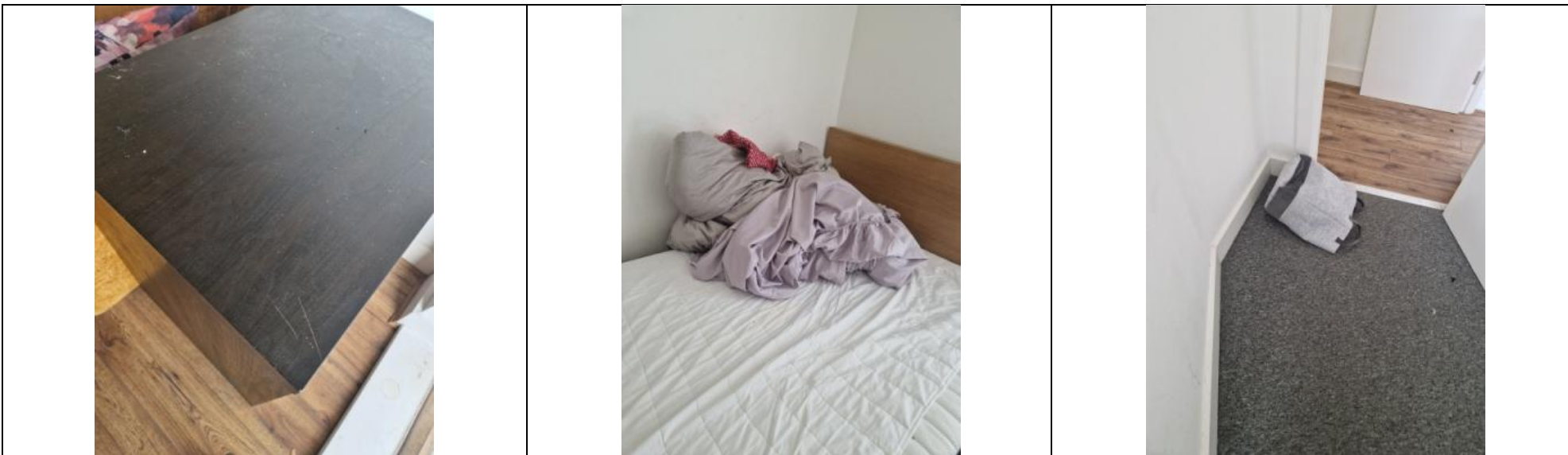
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CHECK OUT REPORT

OPEN PLAN RECEPTION, KITCHEN AND BALCONY

Item & Description	Condition at check in	Condition at check out
Door		
White painted door and frame with silver handle	Good working order, few usage marks	
Ceiling		
Painted white	Good order	
1 Ceiling mounted smoke alarm	Light present, working order	
Lighting		
3 wall mounted lights with white shades	All in working order	
Walls		
Painted white	Few usage marks in-line with normal usage, few grubby marks above worktops, 3 paint chips mid level left of window	Further usage marks and section of paint peeling left on entry / fair wear and tear Brown liquid stains / requires cleaning / tenants responsibility
Skirting		
Painted white	Few usage marks, clean	Dusty / requires cleaning / tenants responsibility
Flooring		
Light wooden laminated floorboards with beading complete to edges	Good order throughout, free from scratches and damage, clean	Debris and 2 white stain by window / requires cleaning / tenants responsibility

CHECK OUT REPORT

OPEN PLAN RECEPTION, KITCHEN AND BALCONY

Item & Description	Condition at check in	Condition at check out
Glazing		
Double glazed window Wooden frame Silver handle	Good order, glass clean inside, handle slightly stiff	Dusty to frames and sill / requires cleaning / tenants responsibility
Window Coverings		
White slatted blind with 2 acorns and 1 pelmet	Good working order, clean	Dusty and minor grey grubby marks / requires cleaning / tenants responsibility 1 acorn not seen / tenants responsibility
Balcony Door		
Double glazed balcony doors with wooden frame Silver handle, Silver bolt lock White doorstep	Good order, glass clean inside, usage marks to outside	Minor grey grubby marks to inside of glass, dusty to frames and doorstep, brown stains to doorstep / requires cleaning / tenants responsibility
Door Coverings		
White slatted blind with 3 acorns and wall mounted hook and 1 pelmet	Good working order, clean	Dusty / requires cleaning / tenants responsibility 1 acorn not seen / tenants responsibility
Kitchen Units		
White kitchen unit doors with silver handles	All unit doors in good working order, 2 pin sized	Minor brown and grey grubby marks and minor

CHECK OUT REPORT

OPEN PLAN RECEPTION, KITCHEN AND BALCONY

Item & Description	Condition at check in	Condition at check out
Inside finished in grey laminate	chips to top edges of the top drawer, clean throughout	debris to inside / requires cleaning / tenants responsibility
2 unit mounted spotlights	In working order, clean throughout	Minor chips to bottom edges of drawer and 1 unit door / fair wear and tear
Worktops		
Black laminated worktops	Few minor surface marks, 2 surface chips behind hob, 2 surface long chips 1 x left hand side of the hob and 1 x right hand side of the hob, seal free from mildew, clean	Minor debris and white stains / requires cleaning / tenants responsibility Large chip to end / tenants responsibility
Sink		
Silver sink Silver waste Silver tap 2 plug inserts seen	Good order and clean, minor scratches to base in line with normal usage, free from damage	Grey grubby marks and lime scale marks and several dirty items seen / requires cleaning / tenants responsibility
Washing Machine		
1 integrated washing machine, make ELECTROLUX	Powder drawer and seal good order and clean	Wet rug seen to inside / tenants responsibility
Hob		
1 x 4-ring electric hob, make SCHOTT CERAN	Few minor surface marks, clean, free from	Large crack / tenants responsibility

CHECK OUT REPORT

OPEN PLAN RECEPTION, KITCHEN AND BALCONY

Item & Description	Condition at check in	Condition at check out
4 black controls	damage	Debris and sticky marks / requires cleaning / tenants responsibility
Splashback		
1 tinted glass splashback	Good order and clean, free from damage	
Extractor Fan		
1 silver extractor fan	Power and lights in working order, clean, free from damage	
Oven		
1 built-in oven, make ELECTROLUX Tinted glass door, silver handle 2 controls, 3 buttons Digital display Inside; 2 wire shelves, 1 grill pan and trivet	Good order, professionally cleaned, free from damage	Minor brown grubby marks to inside of door, minor debris to base and minor brown grubby marks to grill pan / requires cleaning / tenants responsibility
Fridge Freezer		
1 integrated fridge freezer Inside of fridge housing: 4 glass shelves 2 salad drawers 4 long door shelves	Good order and clean, light in working order	Brown stains, minor debris and several food items / requires cleaning / tenants responsibility

CHECK OUT REPORT

OPEN PLAN RECEPTION, KITCHEN AND BALCONY

Item & Description	Condition at check in	Condition at check out
1 dairy cover Freezer: 3 pull out drawers	Defrosted and clean	Food items now seen / tenants responsibility to remove 1 small crack to front of top drawer / tenants responsibility
Dishwasher		
1 integrated dishwasher, make ELECTROLUX Inside: 2 pull out drawers	Good order and clean, free from damage	
Kitchen Contents		
3 x assorted saucepans 2 lids 1 frying pan and 1 wok	Used order, clean Wok new and clean	
4 x plastic chopping boards	Used order, clean	
1 x Toaster make PRESTIGE	Used order, clean	Not seen / tenants responsibility to replace
2 x kettles, both RUSSELL HOBBS	Used order, clean	
Assortment of cutlery and utensils 1 x brand new pack of 16 piece cutlery	Used order, clean New and clean	
1 x black knife block with 3 brown knives	Used order, clean	
1 x silver plate drainer and cutlery holder	Used order, clean	
6 x assorted mugs	Used order, clean	

CHECK OUT REPORT

OPEN PLAN RECEPTION, KITCHEN AND BALCONY		
Item & Description	Condition at check in	Condition at check out
10 x assorted bowls	Used order, clean	
5 x assorted dinner plates	Used order, clean	Chip to edge of 1 plate / fair wear and tear
20 x assorted side plates	Used order, clean	
6 x glass tumblers	Used order, clean	
6 x wine glasses	New and clean	
1 x cafeteria	Used order, clean	
1 x glass jug	Used order, clean	
12 piece white dinner set 4 x bowls, 4 large plates, 4 x small plates	New and clean	
Reception Contents		
1 clear glass circular dining table with chrome base	New order, free from damage	Grubby white marks to top / requires cleaning / tenants responsibility Minor surface scratches / fair wear and tear
4 matching clear plastic chairs with silver legs	Good order, free from damage	Minor brown grubby marks and dusty / requires cleaning / tenants responsibility Minor scratches / fair wear and tear 1 chair seen to balcony and heavily tarnished to legs / tenants responsibility
1 freestanding white decorative shelf ladder	Good order, free from stains	Dusty and minor debris / requires cleaning /

CHECK OUT REPORT

OPEN PLAN RECEPTION, KITCHEN AND BALCONY		
Item & Description	Condition at check in	Condition at check out
with 5 shelves		tenants responsibility Several chips to edges / tenants responsibility
1 material covered shelving unit with 1 wooden shelf and 3 material drawers with material handles and a cover	Good used order, free from stains	Dusty and faint brown stains / requires cleaning / tenants responsibility
1 brown L-shaped brown sofa with 3 base cushions, 3 back cushions	Steam cleaned, free from stains and damage	Several brown stains to seat cushion / requires cleaning / tenants responsibility Shaded / fair wear and tear
1 blue and white tasselled rug	Free from stains	Wet and seen to washing machine / tenants responsibility
1 brown laminated TV unit with 1 open compartment, 1 drawer with black handles	Good order, free from stains and damage	Minor debris to top / requires cleaning Minor scratches to top / fair wear and tear Several items seen to drawer / tenants responsibility to remove
1 white laminated coffee table with wooden legs	Good order, free from stains and damage	Sticky marks, minor debris and faint stains to top / requires cleaning / tenants responsibility Minor chips to corner / fair wear and tear
2 cream leather chairs with wooden legs	Good used order, minor marks to base seat pads	1 chair seen to balcony and broken to back and heavy grey stains / tenants responsibility Other chair sagging to back and further usage

CHECK OUT REPORT

OPEN PLAN RECEPTION, KITCHEN AND BALCONY		
Item & Description	Condition at check in	Condition at check out
		marks / fair wear and tear 1 tear to top edge / tenants responsibility
1 laminated desk with 4 drawers with 4 silver handles	Good order, free from damage	Dusty to top / requires cleaning / tenants responsibility Several large chips to laminate / tenants responsibility Numerous item to drawer / tenants responsibility to remove Minor scratches to top / fair wear and tear
1 black office chair	Good order, free from stains	Dusty and faint white stains to seat / requires cleaning / tenants responsibility
1 purple and white cushion	Good used order	
Additional items		
Blanket, various small items and rubbish		Now seen / tenants responsibility to remove
Switches and Sockets		
White including 1 telephone point, 1 TV point.	Good order	
Balcony		
Boundaries: Wooden and metal railings	Good outdoor condition	3 bath mats and mop and bucket now seen /
2 frosted panes of glass	Good outdoor condition	tenants responsibility to remove

CHECK OUT REPORT

OPEN PLAN RECEPTION, KITCHEN AND BALCONY

Item & Description	Condition at check in	Condition at check out
Ground: wooden deck	Good outdoor condition, clear and tidy	



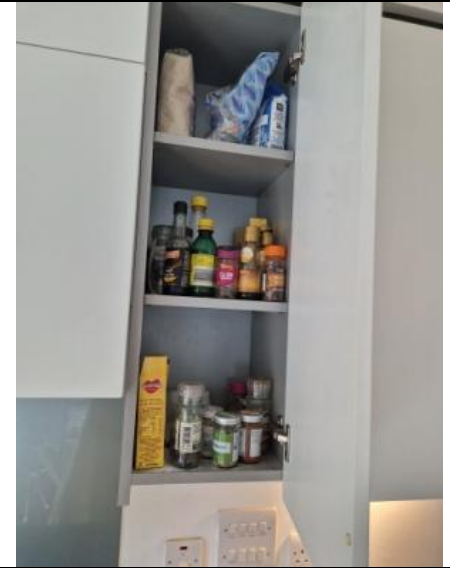
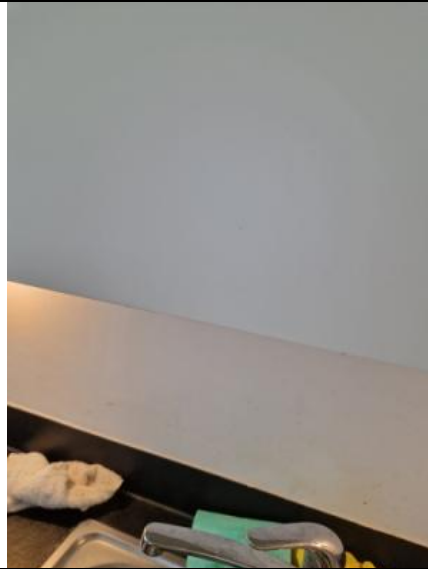
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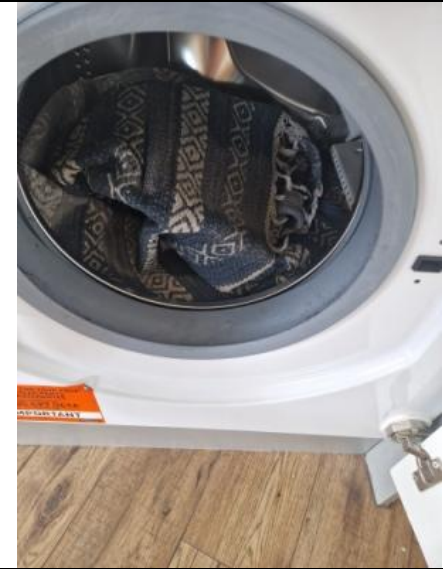
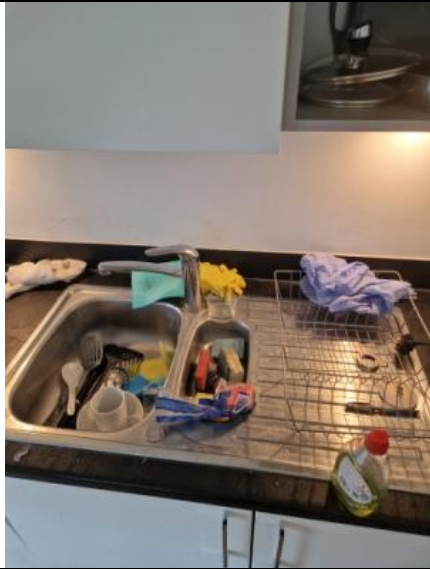
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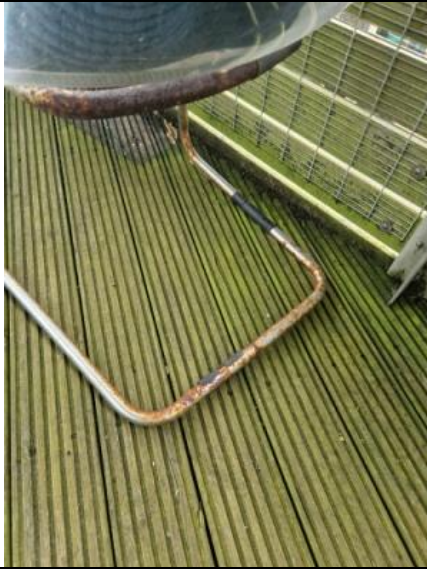
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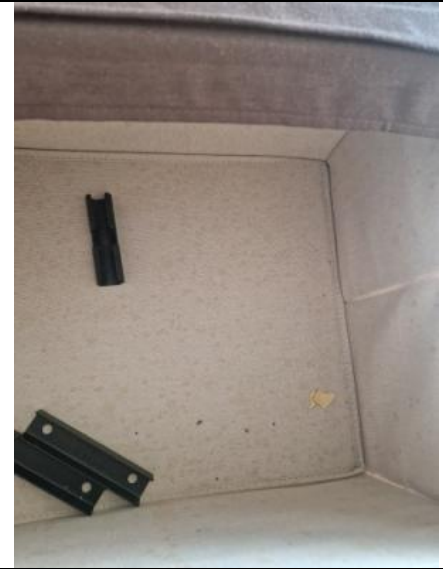
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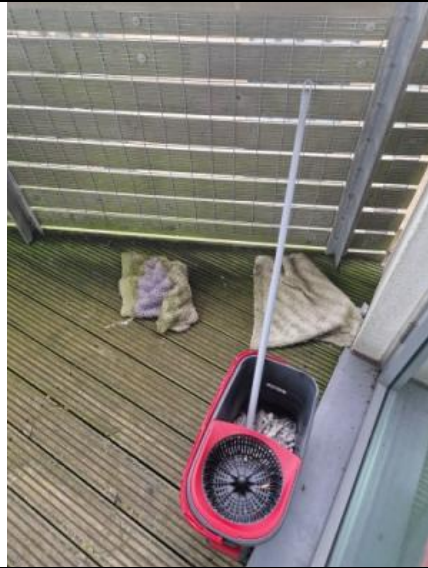
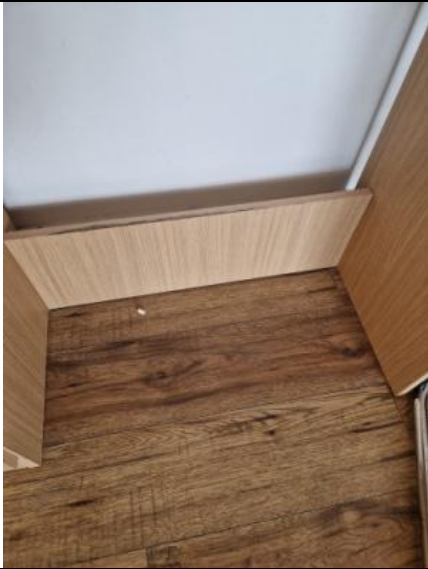
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DECLARATION:

In the event of this document not being returned to the letting agent/Landlord, the document will be deemed as a correct inventory of the schedule and condition of the furniture, fixtures and fittings for the property.

The foregoing Inventory has been checked by the undersigned. We understand that any amendments and additions made more than 7 working days after receipt of the Inventory will not be admissible.

Signed by Tenants:

1Signature
.....Print Name
.....Date

2Signature
.....Print Name
.....Date

3Signature
.....Print Name
.....Date

4Signature
.....Print Name
.....Date

