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**CHECK OUT REPORT**

Of

Furniture, Fittings and Contents

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| **PROPERTY** | **ALPHABETICAL ROAD BN2 8QN** |
| **TYPE** | **2 BEDROOM UNFURNISHED FLAT** |
| **DATE** | **INVENTORY 31ST JULY 2017/ CHECK OUT 5TH MAY 2018** |
| **FOR** | **PRIVATE LANDLORD** |

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| 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.

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| 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.

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| 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.

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| HEALTH & SAFETY REGULATIONS |

**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.

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| HEALTH & SAFETY REGULATIONS |

**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.

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| PROPERTY SUMMARY AT CHECK OUT |

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| **Cleanliness** | Check in - Professionally cleaned throughout with some further cleaning required as stated in the report  **Check out - Professionally cleaned throughout with no missed areas** |
| **General Overview** | Check in - In good overall condition  **Check out - In good overall similar condition** |
| **Décor** | Check in - In good overall condition, newly painted  **Check out – few usage marks to walls in line with use / slight discolouration seen to reception ceiling** |
| **Windows** | Check in - In good overall condition, cleaned inside 1 small crack seen to window in bedroom 1  **Check out - In good overall similar condition / two blinds have been replaced during the tenancy** |
| **Carpets/Flooring** | Check in - In good overall condition in keeping with age style and appearance of the property  **Check out - In good overall similar condition** |
| **Kitchen/appliances** | Check in - Professionally cleaned throughout with some further cleaning required as stated in the report  **Check out - Professionally cleaned throughout with no missed areas** |
| **Bathrooms/fittings** | Check in - Professionally cleaned throughout with some further cleaning required as stated in the report  **Check out - Professionally cleaned throughout with no missed areas** |
| **Beds/mattresses** | NA |
| **Garden/contents** | Check in - In fair seasonal condition  **Check out - In good overall similar condition** |
| **Fire Labels** | NA |
| **Smoke alarms** | ­Check in - 1 smoke alarm present and in working order  **Check out – 1 smoke alarm tested and in working order 1 Carbon alarm seen and tested and in working order** |
| **Keys** | Check in - 2 x sets of keys given to tenants 6 yale keys and 2 chubb keys  **Check out – keys received from tenant and return to agent 2 x full sets / back door keys left in kitchen** |

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| UTILITIES AT CHECK OUT |

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| **Services** | **Location** | **Serial No** | **Readings** |
| **Gas** | Outside front of property on side wall | Top Meter – 2049787S | 6917 |
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| **Electricity** | Communal hallway cupboard | L82A54425 | 08703 |
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**DECLARATION:**

**Whilst all care and diligence has been taken to provide a fair and accurate check out report of the condition of the property and contents, we will not be held responsible for any items missed or damage not seen more than 7 working days after receipt of the check out.**



| **FRONT DOOR AND HALLWAY** | | |
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| **Front Door** | | |
| 1 white wooden painted front door  1 brass YALE lock  1 low level chrome CHUBB lock  Reverse of door, 1 white wooden painted door  1 silver YALE lock casing  1 chrome CHUBB lock  White wooden painted door frame with static pane of glass at high level, glass complete | Few minor usage mark, shaded to edges, painted over marks to right hand side leading edge  Tarnished and scratched, working order  Paint mark to edges, working order, no cover seen  Painted over defects, free from marks  Minor paint marks, working order, handle slightly loose  No cover seen, minor paint marks  Painted over defects, few minor marks and small minor paint chips to exterior, glass has paint mark to edges, 1 painted over small nail to interior at high level and 1 pinhole seen to interior high level | **Few further usage marks / Fair wear and tear** |
| **Ceiling** | | |
| Painted white | Free from marks | **Hairline crack now seen and 2 plaster pops seen to the ceiling right hand side / Fair wear and tear**  **Discoloration patch now seen to the centre of the ceiling / Landlords information** |
| **Lighting** | | |
| 6 inlaid spotlights with chrome casing | 1 not in working order, all in good condition, slightly paint marked to casing and 2 not flush to the ceiling |  |
| **Walls** | | |
| Painted white | Appears recently painted, 2 or 3 very minor marks behind radiator, otherwise in good condition throughout and free from marks | **Few usage marks and one small paint chip seen to high level on chimney breast wall to the left hand side/ Fair wear and tear** |
| **Skirting** | | |
| Painted white | Wire attached to skirting and trunking seen to tops of skirting to left hand side of the room, all skirting appears recently painted and free from marks | **Few usage marks and minor paint chips / Fair wear and tear** |
| **Flooring** | | |
| Light wood varnished floorboards | Some surface scratches and heel indentations throughout, few scattered paint marks, 5 significant deep scratches seen near centre of room |  |
| **Heating** | | |
| White manufactured radiator | Both valves complete, free from marks, not tested | **Few usage marks / Fair wear and tear** |
| **Wall Fixtures** | | |
| 3 wall mounted white shelves | All free from marks, appear recently painted | **Few usage marks, 1 wire slightly loose to bottom shelf / Fair wear and tear** |
| 2 protruding wires underneath window to left hand side corner | Unknown use |  |
| **Glazing** | | |
| Single glazed sash window with white painted window frames  Complete with 2 silver handles at low level  1 central silver bolt lock  2 security locks  2 sash rope cords | Painted over mark to edges of glass, glass appears generally clean inside, several usage marks to outside  All fittings slightly tarnished  Intact, paint marks to sash ropes  ***Note:*** *scaffolding seen to exterior of property at time of check-in* | **Paint slightly cracking to frames at lower level / Fair wear and tear**  **Scaffolding not seen / Landlords information** |
| **Window Coverings** | | |
| 1 cream Roman style blind  Plastic acorn and rope | In working order, good used condition | **Blind replaced during tenancy with 1 grey roller blind in working order, free from marks with 1 white pull cord / Landlords information** |
| **Contents** | | |
| 1 freestanding tumble dryer, Hotpoint  Model number TCM570 | Few minor marks to exterior, not tested |  |
| 1 black framed mirror | Free from marks and clean, not hung on wall |  |
| 1 wall mounted OPENREACH telephone with 2 protruding wires | Not tested |  |
| **Switches and Sockets** | | |
| Chrome and white | Minor paint marks to edges, not tested |  |
| 1 dimmer switch | In working order, paint marked to edges |  |

| **BEDROOM ONE (FRONT OF PROPERTY)** | | |
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| **Door** | | |
| 1 white wooden painted door with 2 static panes of frosted glass  Silver lever handle with a built-in CHUBB lock  Reverse of door, 1 white wooden painted door with 2 static panes of frosted glass  Silver lever handle  Built-in CHUBB lock | Painted over defects, free from marks, minor paint marks to glass, glass complete  Paint marked, working order  Door painted over defects, free from marks, glass few minor paint marks, door stiff on floor and rubs on floor when opening  Paint mark to handles, but in working order | **Few usage marks and paint chip seen above head height / Fair wear and tear** |
| **Ceiling & Coving** | | |
| Painted white | Free from marks |  |
| **Lighting** | | |
| 4 inlaid spotlights with chrome casing | 1 not in working order, minor paint marks to edges |  |
| **Walls** | | |
| Painted light cream | Appears recently painted and free from marks | **Few usage marks and scuff marks seen at high level right hand side on entry / Fair wear and tear**  **Slight discolouration now seen under window to the left hand side / Landlords information** |
| **Skirting** | | |
| Painted white | 1 panel of skirting missing left hand side of room, skirting appears recently painted and free from marks | **Few usage marks / Landlords information** |
| **Flooring** | | |
| Continuation of light wooden varnished floorboards | Several heel indentations and surface scratches, 1 cluster of deep scratches near right hand side radiator |  |
| **Heating** | | |
| 2 wall mounted white radiators with 4 valves | Free from marks, not tested |  |
| **Glazing** | | |
| 3 single glazed sash windows with white wooden painted window frames  Centre window complete with 2 silver handles at low level  1 central bolt  2 security locks  2 sash rope cords | Frames appear recently painted and free from marks, 1 small crack to window left hand side corner  Fittings slightly tarnished  Both sash rope cords intact  ***Note:*** *Scaffolding seen to exterior of property at time of check-in* | **Scaffolding not seen / Landlords information** |
| **Window Coverings** | | |
| 3 white wooden slatted blinds all complete with 1 plastic acorn  Pull cords | In good condition, working order, minor marks to blinds, appear generally clean |  |

| **OPEN PLAN KITCHEN** | | |
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| **Ceiling** | | |
| Painted white | 1 large hairline crack, large area of discolouration seen to ceiling on entry | **1 plaster pop and hairline crack now seen / Fair wear and tear** |
| **Lighting** | | |
| 6 inlaid spotlights with chrome casing | 1 not flush to ceiling, all in working order, minor paint marks to edges | **1 bulb out of order / Spare bulbs left by tenants / Fair wear and tear** |
| **Walls** | | |
| Painted white | Appears recently painted, some discolouration to low level, leading to rear hallway above plug socket, otherwise in good condition | **Few usage marks and slightly shaded and patchy to paintwork around extractor fan / Fair wear and tear** |
| **Wall Fixtures** | | |
| 1 wall mounted smoke alarm | Tested and in working order | **Working order / Landlords information** |
| **Skirting** | | |
| Painted white | Painted over defects, appears recently painted and free from marks | **Few usage marks / Fair wear and tear** |
| **Flooring** | | |
| Light wooden varnished floorboards | Some heel indentations and surface marks in keeping with normal usage |  |
| **Glazing** | | |
| 1 double glazed window with a white surround  2 white lever handle  Cream painted window sill | A few minor marks to glass to both sides, 2 small minor paint chips to 1 handle |  |
| **Backdoor** | | |
| 1 single glazed back door with white painted surround  Chrome lever handle  Built-in YALE lock  2 UNIVERSAL locks, 1 at high level, 1 at low level  1 CHUBB key seen inside of lock  1 UNIVERSAL key  White wooden painted door frame | Few paint mark seen to glass, woodwork appears recently painted and free from marks, usage marks to glass to exterior  In working order  Painted over defects, free from marks | **Few usage marks / Fair wear and tear**  **Keys seen for door / Landlords information** |
| **Kitchen Units** | | |
| White gloss kitchen unit doors with silver handles inside finished in white laminate  1 unit door low level left of oven | Some shading and discolouration inside of units, few minor scuff marks to front of shelves and small minor chips in keeping with normal usage, 2 large cracks seen to the rear of the kitchen unit right of the extractor fan  Not flush to unit and appears loose, 2 significant chips seen to front of the dishwasher door to the left hand side leading edge and large chip left of extractor fan, small stains seen underneath sink cupboard, 1 handle appears slightly loose, unit door left of washing machine does not appears flush and unit door right of oven does not appears flush to units |  |
| **Kickboards** | | |
| White laminated kickboards | Significant chip underneath oven to the right hand side, slightly discoloured and kickboards lifting and slightly bubbling to paintwork around washing machine | **Appear replaced during tenancy, free from marks and clean / Landlords information** |
| **Worktop** | | |
| Black marble worktops | 1 join visible left of hob, few white marks to rear of worktop and gap evident between worktop and slash back, clean |  |
| **Sink** | | |
| 1 white integrated sink and drainer  Built-in waste  1 chrome mixer tap | Minor scratches to base of sink in keeping with normal usage, 1 significant dent seen to base of fridge, clean |  |
| **Washing Machine** | | |
| 1 freestanding BEKO washing machine  Model number WM5101W  Glass door to washing machine | Powder drawer and seal free from marks  Requires further cleaning  Base of unit by floor housing washing machine laminate heavily cracked / split |  |
| **Extractor Fan** | | |
| 1 unit mounted extractor fan  1 glass hood to surround | Power in working order, light not in working order  Slightly sticky to filters, otherwise clean, slight rust marks to extractor fan around buttons | **Now in working order and now clean / No action required** |
| **Splashback** | | |
| 1 wall mounted green tinted splashback | Few surface scratches, clean |  |
| **Hob** | | |
| 1 4-ring gas hob, SMEG with 4 silver controls  2 pot stands  4 gas rings | Marks consistent with age just around the rings, but appears clean to a good level, minor scratches seen to base |  |
| **Oven** | | |
| 1 built-in oven, CDA with 1 tinted glass door  Silver handle  2 silver and black controls  Inside housing:  2 wire shelves  1 grill pan and trivet | Free from marks and professionally cleaned, some white minor marks seen to front handle appear permanent |  |
| **Dishwasher** | | |
| 1 integrated dishwasher, INDESIT  Inside housing:  2 pull-out drawers  1 cutlery holder | Free from marks and clean, not tested |  |
| **Boiler** | | |
| 1 wall mounted boiler, ARISTON | 1 sticker seen to face, not tested, free from marks |  |
| **Fridge Freezer** | | |
| 1 freestanding fridge freezer, BOSCH  Inside of fridge compartment housing:  2 full glass shelves  1 half glass shelf  1 salad drawer  1 long door shelf  6 half door shelves, 2 with dairy covers  Lower level freezer compartment inside housing:  2 pull-out drawers | Few minor marks to base of fridge and dent to front, cleaned to a good level  1 large crack to the base of door shelf  2 small dents and few rust marks seen to front of freezer drawer |  |
| **Contents** | | |
| 1 carbon monoxide alarm | Tested and in working order | **In working order / Landlords information** |
| 1 wooden knife block with 3 knives | Good used condition |  |
| 1 white metal cutlery holder  Housing assortment of cutlery  2 black handled pair of scissors  2 wine glasses  4 assorted glass tumblers  4 matching blue mugs  1 white mug  1 black and white mug  Assortment of blue plates and bowls | All in used condition  Difficult to inspect due to being on top shelf |  |
| Assortment of kitchen utensils | All in used condition |  |
| 1 ironing board with a blue cover |  |  |
| 1 plastic bin with lid |  |  |

| **HALLWAY** | | |
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| **Door** | | |
| 1 white wooden painted door with 2 static panes of glass  Silver handle  Reverse of door, 1 white wooden painted door with 2 static panes of glass  Built-in handle, painted white  White wooden painted door frame | Door appears recently painted, free from marks, minor painted over marks to glass  Handle free from marks  Appears recently painted and free from marks, glass in good condition, complete, paint mark to edges  Painted over defects, free from marks | **Few usage marks / Fair wear and tear** |
| **Ceiling** | | |
| Painted white | Free from marks |  |
| **Lighting** | | |
| Inlaid spotlight with white casing | Working order, free from marks |  |
| **Walls** | | |
| Painted white | Free from marks, newly painted | **Few usage marks, 4 shaded marks seen to the right hand side, Slight discolouration and paint chip to the left hand side of entry at high level / Landlords information**  **(Tenants has informed us the work is taken placed in the hallway during the tenancy)** |
| **Skirting** | | |
| Painted white | Appears newly painted and free from marks | **Few usage marks / Fair wear and tear** |
| **Flooring** | | |
| Continuation of light wooden varnished floorboards | Surface scratches, 1 cluster of deep scratches on entry, few white paint marks |  |

| **BATHROOM** | | |
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| **Door** | | |
| 1 white wooden painted door with 2 static panes of frosted glass  1 silver bolt lock  White wooden painted door frame | Door appears recently painted and free from marks, minor painted over marks to handle and to glass  Working order, tarnished and paint marked, slightly stiff  Painted over defects, free from marks |  |
| **Ceiling** | | |
| Painted white | Painted over defects and 1 large painted over circular defect seen to centre of room, but free from marks |  |
| **Walls** | | |
| Tiled in grey tiles with grey grout | Free from marks and clean |  |
| **Flooring** | | |
| Light grey tiles with a dark grout | 1 crack seen left hand side of bath panel on entry, otherwise in good condition and clean |  |
| **Lighting** | | |
| 4 inlaid spotlights | 2 not flush to ceiling, working order | **1 bulb out of order / spare bulbs left by tenant / Fair wear and tear** |
| **Built-in Cupboard** | | |
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| **Wall Fixtures** | | |
| 1 wall mounted glass shower door with a rubber trim | Free from marks and clean |  |
| Silver laddered radiator | Free from marks and clean |  |
| 1 wall mounted shower bracket, showerhead and hose | Free from marks and clean |  |
| 1 ceiling mounted light pull cord with a plastic acorn | Plastered over marks to fitting, in working order |  |
| 1 wall mounted unframed mirror with built-in lights | In working order, free from marks and clean |  |
| **Glazing** | | |
| Double glazed window with frosted glass  White lever handle  1 key seen inside of lock | Free from marks and clean | **Handle slightly loose / Fair wear and tear** |
| **Toilet** | | |
| 1 white toilet  White seat and lid  Silver flush | Slightly discoloured to bend of toilet, requires further cleaning  Working order | **Now clean / No action required** |
| **Sink** | | |
| 1 white ceramic sink  Silver waste  Silver tap with silver bar underneath the sink | 1 small minor paint mark seen to base of sink, clean  Bar slightly loose |  |
| **Bath** | | |
| 1 white ceramic bath  Silver waste  Silver taps  1 plug insert  1 white wooden painted bath panel | Free from marks and clean  Heavily split to top of bath panel and cracked to the left hand side corner | **Bath panel replaced during tenancy, now free from marks and clean / Landlords information** |
| **Contents** | | |
| 1 white toilet brush and holder | Used condition |  |

| **BEDROOM TWO (REAR OF PROPERTY)** | | |
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| **Door** | | |
| 1 white wooden painted door with silver lever handle with 2 static panes of glass  Reverse of door, white wooden painted door, 2 static panes of glass  Silver lever handle  White wooden painted door frame | Door appears recently painted, handles are slightly stiff and not flush to door, paint marks at edges  Door recently painted, minor painted over marks to glass to edges  Handle stiff, in working order  Panels of door frame not painted to interior right hand side | **Few usage marks / Fair wear and tear** |
| **Ceiling** | | |
| Painted white | Free from marks |  |
| **Lighting** | | |
| 4 inlaid spotlights with white casing | All in working order, paint mark to edges |  |
| **Walls** | | |
| Painted white | Appears recently painted and free from marks | **Few usage marks and scuff marks / Fair wear and tear** |
| **Skirting** | | |
| Painted white  1 wall mounted unframed mirror | Paint heavily cracking and skirting damaged left on and part of skirting missing left on entry, rest of the skirting appears recently painted and free from marks  1 small chip seen to top edge and paint marked to edges, clean | **Few usage marks / Fair wear and tear** |
| **Flooring** | | |
| Continuation of light wooden varnished floorboards | Surface scratches and heel indentations seen throughout, in keeping with normal usage, 4 significant deep scratches to centre of room |  |
| **Heating** | | |
| White manufactured radiators | Both valves complete, few usage marks, not tested, small paint chip right hand side edge |  |
| **Glazing** | | |
| Double glazed windows with white surrounds  2 white lever handles | Glass and frame in good condition, slightly discoloured to corners of frames at low level |  |
| **Window Coverings** | | |
| 1 pink roller blind with a white beaded cord | Spot marks and discoloured and usage marks to blind and slightly stiff, in working order | **Blind replaced during tenancy with 1 white roller blind in working order, old fitment holes seen underneath blind / Landlords information** |
| **Wall Fixtures** | | |
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| **Switches and Sockets** | | |
| Part chrome and part white | Few paint marks to edges |  |

| **BACK GARDEN** | | |
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| **Boundaries** | | |
| Part cream painted wall  Part exposed brick wall | Good outdoor condition  Good outdoor condition |  |
| **Rear of Garden** | | |
| Fencing to surround of garden  Right hand side fencing | Heavily aged condition, several holes and gaps seen to left hand side fencing to rear of garden, in aged condition appears unstable  Complete and appears in newer condition to rest of fencing | **Fencing not seen to left hand side of the garden / Landlords information** |
| **Ground** | | |
| Part grassed area and raised beds  Part ground area  Small area of decking, tiles  Part concrete area | Several weeds overgrown  Several weeds  Weathered condition  Some debris seen to top of ground |  |
| **Contents** | | |
| 1 pair of stepladders | Used condition |  |
| 1 grey bucket | Used condition |  |

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