

Check-Out Report - Ref:JS001C004546/1

4 bed check out

Tuesday 21st August 2018



Prepared For:

Private

Prepared By:

DS Inventories
29 Rylstone Close
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Reference: JS001C004546/1
Property Address: 4 bed check out
Date of Inventory: Tuesday 21st August 2018
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Terms & Conditions

This inventory report is a fair and accurate report which describes the property's contents, conditions and cleanliness for rental purposes only. This document is no guarantee of, or report on, the adequacy of, or safety of any such equipment or contents, merely a record that such items exist in the property as at the data of the inventory report and check-in and the superficial condition of same.

The inventory only extends to parts of the property that are readily accessible. All other parts of the premises, for example attics/lofts, garages, basements and cupboards full of items which are not relevant to the inventory, are specifically excluded. The compiler cannot undertake to search in inaccessible places, through overcrowded drawers or cupboards, nor will the compiler undertake to move heavy furniture or bulky items.

This inventory has been prepared on the accepted principle that, in the absence of marginal comments, items are visibly free of defects, soiling, damage or missing parts.

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-in, 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. Burglar alarms and smoke detectors are NOT tested. Meter readings may only be taken if these are located and readily accessible and, in any event, these should be checked by the relevant utility company.

Property left in lofts, cellars and locked rooms, which have not been inventoried, are the sole responsibility of the Instructing Principle. It is the responsibility of the landlord and the tenant, or the respective agent, to agree between themselves the accuracy of this report.

Any dispute over content or description must be registered with DS Inventories within 7 working days.

Fire Regulations Act 1988 - Furniture including pillows, scatter cushions etc are checked for confirmation with the 1988 Fire Regulation Act, specifically noted is anything that does not comply with fire regulations in what does not have required kite label. The landlord and Agent should satisfy themselves that the product was manufactured and purchased after 1990 in order with due diligence tests that will apply by the Trading Standards Office.

Visual Check-Up - It is the responsibility of the tenant to keep the property in a clean and tidy condition and within the terms and conditions of the tenancy contract.

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Tenants Notes

- * 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 incurred.
- * Please ensure that all furniture and other items are returned to their original places as listed in the inventory, including any items that have been stored and packed away. This will avoid any charges, either for misplaced property, or for time spent finding the repositioned items.
- * We strongly advise that the property should be professionally cleaned and left tidy at the end of the tenancy. Tenants can be disagreeably suprised to find the check-out report commenting unfavourably on the standard of the cleaning with a requirement for further cleaning at considerable extra cost.
- * 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 ceaning (where necessary). Any dispute over content or description must be registered with DS Inventories within 7 working days.
- * We strongly recommend that you keep all copies of existing inventories and check-in reports.

Abbreviations Used:

LHS	Left Hand Side
RHS	Right Hand Side
NT	Not Tested
VPO	Very Poor Condition
WO	Working Order
OO	Out of Aged Condition
MKCA	Marks Consistent of Age
UMK	Usage Marks
SPMK	Spot Marks
WMK	Water Marked
S&MK	Scratched and Marked
BOG	Burnt on Grease
RS	Residual Stains
WIU	Well in Use
ODUP	Old Defects Under Paint
BOF	Blinds on Floor
SS	Stainless Steel
APC	As Per Check-In
VGC	Very Good Condition Order
GC	Good Condition Order
ACGGC	Generally Good Condition
N/A	Not Applicable

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Overview

METER	LOCATION / SERIAL NO.	CHECK-IN READING	CHECK-OUT READING
ELECTRIC READING1	Kitchen c/board		14302
ELECTRIC READING2			
ELECTRIC READING3			
GAS	Kitchen c/board		62011
WATER	Inset in pavement		01923

Highlighted Points

AREA	DESCRIPTION	COMMENT
Frontage and Hall - Original Report	Ceiling	Perishing RHS by utility and cobweb strands across

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Executive Summary

Room	Description	Comment
Executive Summary	<ol style="list-style-type: none"> 1. Property. 2. Condition Overall. 3. Floorings. 4. Decoration. 5. Windows. 6. Kitchen Units. 7. Appliances. 8. Sanitaryware. 9. Original Report. 10. Signed Document. 	<p>This is a Check Out report for a 4 bedroom unfurnished property.</p> <p>It is generally in average condition -with perishing to ceiling in hall. It has not been cleaned and is dusty/dirty across and needs a full professional clean to return it to the condition at check in.</p> <p>Dusty across with stain marks in Bed 3 and light bits across Bed 4 and stairs to Bed 4.</p> <p>Ceiling perishing in Entrance hall, otherwise light scuffs across</p> <p>Panes/frames/sills - dusty.</p> <p>All require cleaning out</p> <p>All require cleaning.</p> <p>All require cleaning.</p> <p>This refers to the DS Inventories inventory dated 24th August 2016.</p> <p>Note T/T not present for check out</p>

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Front view



Rear View

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Apportionment - Tenant to pay

Room	Description	Comment
Original Report	11. Cleaning	A full professional clean across is required - all floorings, skirtings, windows -plus other items as specified by room
	12. Front garden	Clear weeds
	13. Entrance hall	Clean down cobwebs from ceiling.
	14. Kitchen	Clean - all units, dishwasher, cooker hood casing and filters, double oven, fridge / freezer, sink, worktop
	15. Downstairs toilet/utility	Clean toilet bowl. Repair damage to reverse of doorframe and replace 1 bulb
	16. Stairs.	Remove stairgates and make good as required.
	17. Bed 1	Clean cobweb strands off walls.
	18. Bathroom	Clean, Ladder radiator, mirror, basin, units , bath screen, bath shower hosing and rose.
	19. Bed 3	Clean robes and blind slats.
	20. Bed 3 E/S	Clean Toilet bowl, shower cubicle, hosing, rose plus extractor vent grills.
	21. Bed 4	Remove hook and make good as required
	22. Back garden.	Neaten borders, prune shrubs/hedging. Clear out shed.

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Front Garden

Room	Description	Comment
Original Report	23. Original report.	As per original report unless detailed otherwise below
	24. Path /edges	Weeds to edges across

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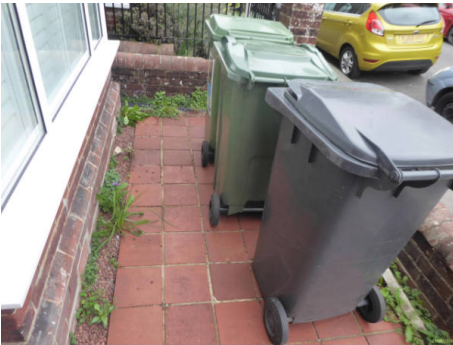
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Weeds to edges



Weeds to edges



Weeds to edges

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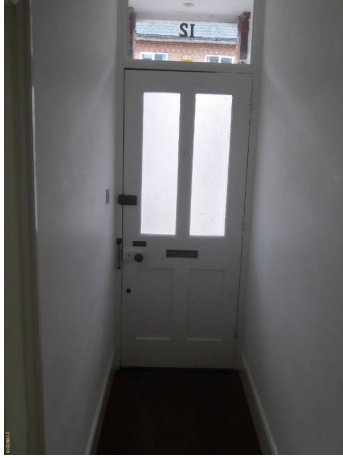
Frontage and Hall

Room	Description	Comment
Original Report	25. Original report.	As per original report unless detailed otherwise below.
	26. Skirtings.	Dusty
	27. Flooring.	Dusty/dirty.
	28. Ceiling	Perishing RHS by utility and cobweb strands across
	29. Walls	Light Rubs and scuffs LHS and RHS across.

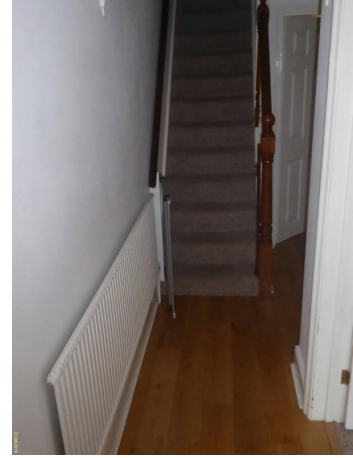
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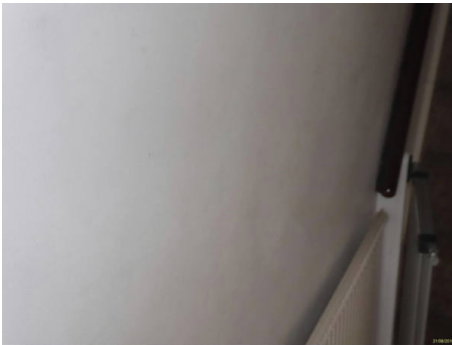
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Hall



Hall



Scuffs LHS



Scuffs RHS



Scuffs RHS



Radiator dusty

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Cobweb strands on ceiling



Ceiling paintwork perishing

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Kitchen

Room	Description	Comment
Original Report	30. Original report	As per original report unless detailed otherwise below
	31. Walls.	Grease marks /stains either side of hob.
	32. Skirtings.	Dusty and with food bits
	33. Flooring.	All require cleaning, stains, food bits and dusty
	34. Units/cupboards	Door edge dirty/ stained , food bits on base and in waste trap
	35. Dishwasher	Casing dirty and filters greasy
	36. Cooker hood.	Grease marks on trivet , burner collars, stains on hob plate.
	37. Hob.	All dirty need cleaning.
	38. Double oven	Top oven base grease marked.Main oven door glass, walls, racks and grill tray - all very grease marked.
	39. Fridge	Shelves and door trays light staining and smears - needs cleaning.
	40. Freezer	Drawers need a wipe out some food bits present.
	41. Sink	Bowl stained and limescale on drainer and base of taps.

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Kitchen



Units not clean



Units not clean



Units not clean



Units not clean



Units not clean

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Units not clean



Units not clean



Units not clean



Units not clean



Units not clean



Units not clean

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Units not clean



Flooring dirty



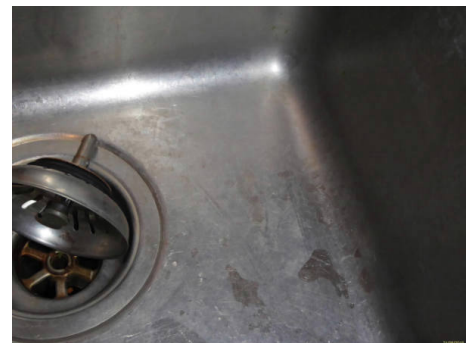
Flooring dirty



Flooring dirty



Sink stained



Sink bowls stained

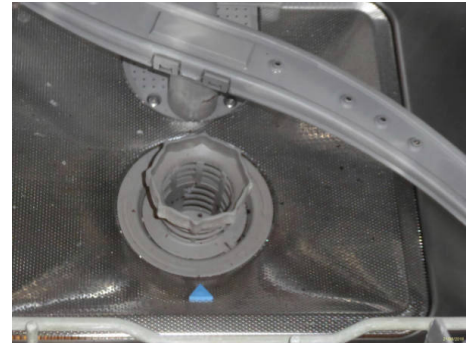
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Dishwasher door edge stained/dirty



Food bits base of dishwasher

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Kitchen Additional pics only

Room	Description	Comment
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Hood casing dirty



Hood filters greasy



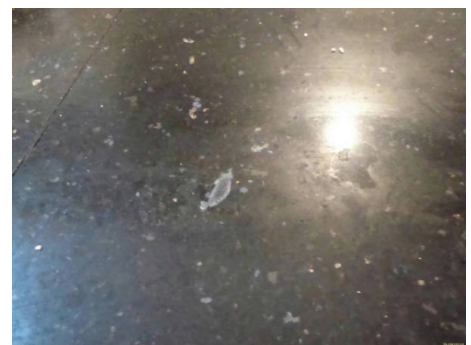
Hob not clean



Hob not clean



Cooker controls dirty/greasy



Worktop not clean

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Limescale w/top base of taps



Limescale drainer grooves



Base of top oven not clean



Main oven door glass very greasy



Grill tray greasy



Main Oven base greasy

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Main oven wall/racks greasy



Fridge



Fridge shelves not clean



Freezer



Freezer drawers not clean



Grease marks above worktop

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Grease marks above worktop

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Kitchen Additional pics 2

Room	Description	Comment
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Dining Area

Room	Description	Comment
Original Report	42. Original report	As per original report unless detailed otherwise below
	43. Windows /Patio doors.	Panes/frames, sills - dusty
	44. Skirtings	Dusty
	45. Flooring.	Dusty/dirty.

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Dining Area



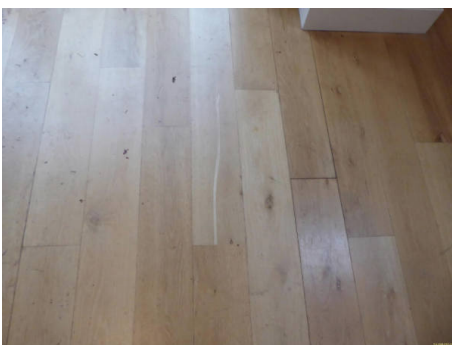
Dining Area



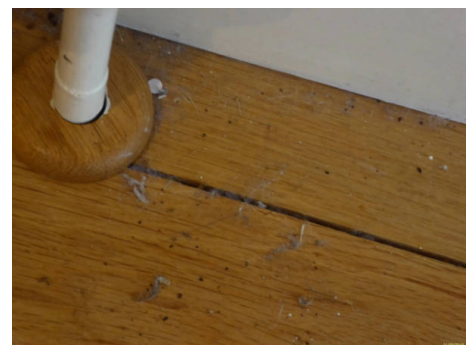
Dining Area



Dining Area



Flooring dirty



Flooring dirty

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W/frame dusty



Sills marked



Skirtings dusty

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Toilet/Utility

Room	Description	Comment
Original Report	46. Original report	As per original report unless detailed otherwise below
	47. Skirtings	Dusty
	48. Flooring.	Dusty/dirty
	49. Lighting	1 Bulb N/W.
	50. Toilet bowl	Stains top edge and inside rim.
	51. Doorframe	Damage to reverse by sliding bolt where bolt closure has been removed.

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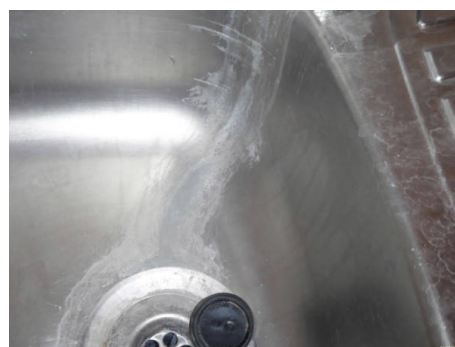
Toilet/Utility



Cistern dusty



Sill marked



Sink l/scale marked



Floor stained



Stains top edge of toilet bowl

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Skirting dusty



Bulb N/W



Reverse door lock catch plate missing

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Lounge

Room	Description	Comment
Original Report	52. Original report	As per original report unless detailed otherwise below
	53. Windows	Panes/frames, sills - dusty
	54. Skirtings	Dusty

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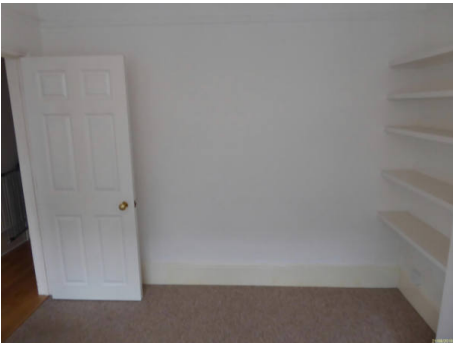
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Lounge



Lounge



Lounge



W/frame dusty



W/frame dusty



Skirting dusty

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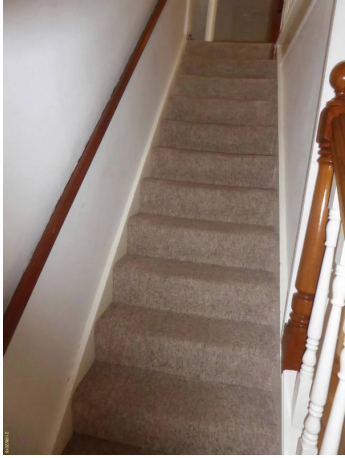
Stairs & Landing

Room	Description	Comment
Original Report	55. Original report	As per original report unless detailed otherwise below
	56. Skirtings	Dusty
	57. Base of banister spindles.	Dusty/dirty
	58. Stairgates	Added top/bottom of stairs.

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Stairs & Landing



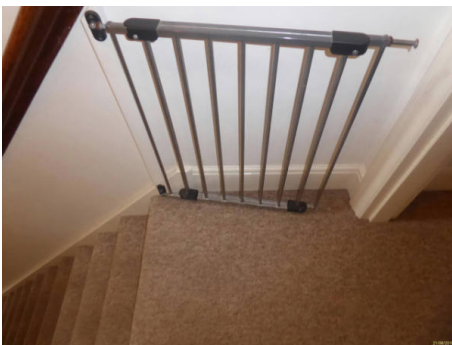
Dust on surfaces



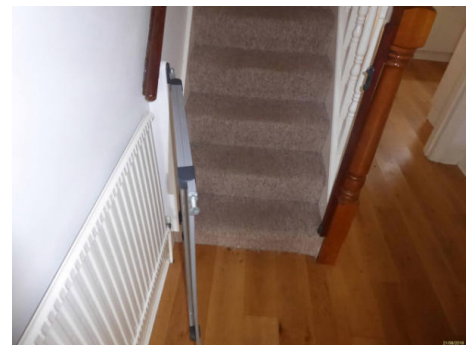
Dust base of spindles



Dust top edge of skirtings



Stairgates added



Stairgates added

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Skirting dusty on landing

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Bedroom 1

Room	Description	Comment
Original Report	59. Original report	As per original report unless detailed otherwise below
	60. Windows	Panes/frames, sills - dusty
	61. Skirtings.	Dusty.
	62. Walls	Light scuffs - and cobweb strands H/L

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Bedroom 1



Bedroom 1



W/frames dusty



W/frame dusty



Scuffs on wall



Scuffs on walls

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Cobweb strands

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Bathroom

Room	Description	Comment
Original Report	63. Original report	As per original report unless detailed otherwise below
	64. Windows	Panes/frames, sills - dusty
	65. Skirtings	Dusty
	66. Flooring.	Dusty/dirty
	67. Basin/Bath/Basin worktop	Light dust across
	68. Bath screen	Limescale marked
	69. Shower	Limescale marked.
	70. Mirror	Stained /marked
	71. Ladder radiator	Light stains/ marks on rails.

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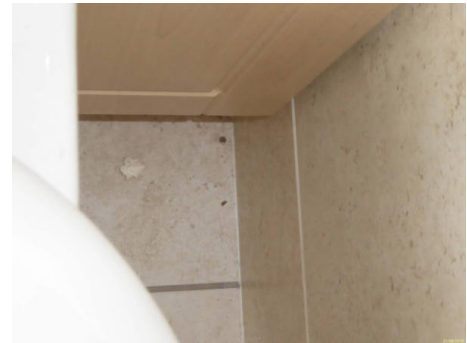
Bathroom



Bathroom



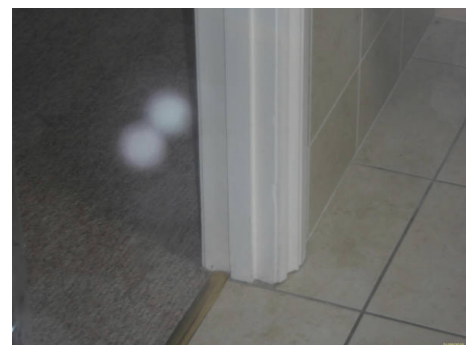
Bathroom



Flooring dusty



Basin waste not clean



Marks on mirror

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W/frame dusty



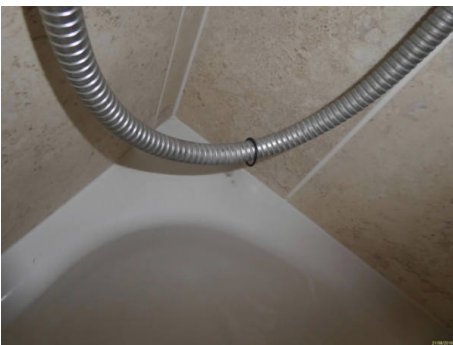
Bath



Dust top edges of bath



L/scale on bath screen



L/scale shower hosing



Stains/marks on ladder radiator

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Bedroom 2

Room	Description	Comment
Original Report	72. Original report	As per original report unless detailed otherwise below
	73. Windows	Panes/frames, sills - dusty
	74. Skirtings	Dusty
	75. Flooring.	Light bits
	76. Walls	Light scuffs across

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Bedroom 2



W/frame dusty



Bits on carpet



Light scuffs



Light scuffs

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Bedroom 3

Room	Description	Comment
Original Report	77. Original report	As per original report unless detailed otherwise below
	78. Windows.	Panes/frames, sills, Blind slats dusty - dusty
	79. Skirtings.	Dusty.
	80. Flooring.	Pink stain and 2 black marks mid LHS.
	81. Walls	Few light scuffs across.
	82. Wardrobe	Base dusty.

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Bedroom 3



Bedroom 3



Carpet



Pink spot mark



Black spot marks



Skirting dusty

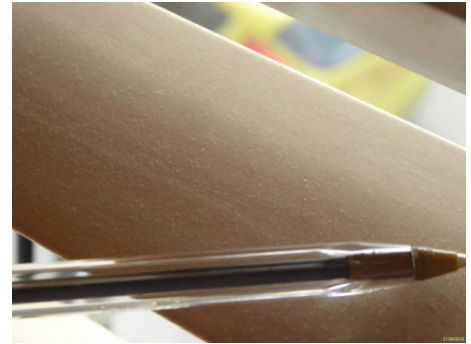
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W/frame/sill dusty



Blind slats dusty



Robe base dusty



Robe Base dusty

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Bedroom 3 E/S

Room	Description	Comment
Original Report	83. Original report	As per original report unless detailed otherwise below
	84. Window	Panes/frames, sills - dusty
	85. Skirtings	Dusty
	86. Flooring.	Dusty/dirty
	87. Lighting.	Bulb N/W.
	88. Toilet bowl	Stained.
	89. Shower.	Cubicle ,glass, hosing/rose limescale marked.
	90. Basin	Light dirt/dust.
	91. Extractor vent	Vent grills dusty.

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Bedroom 3 E/S



Flooring not clean



Shower cubicle limescale marked



Shower wastes dirty



L/scale shower hosing



Shower controls limescale marked

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L/scale shower rose



Basin dusty



Top edge toilet bowl dirty



Bowl stained



Vent casing dusty



Sill dusty

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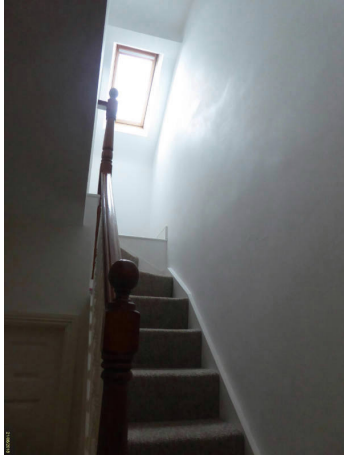
Stairs & Landing to top floor

Room	Description	Comment
Original Report	92. Original report	As per original report unless detailed otherwise below.
	93. Window.	Panes/frame - dusty.
	94. Skirtings.	Dusty
	95. Flooring.	Light bits across treads.

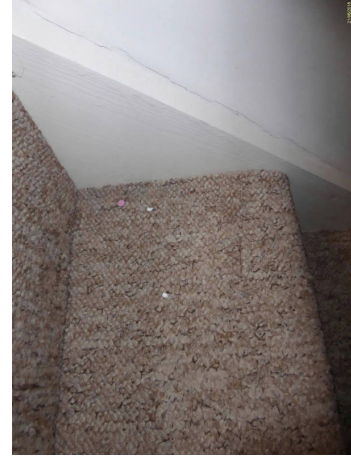
Tenant Initials _____

Landlord Initials _____

Reference: JS001C004546/1
Property Address: 4 bed check out
Date of Inventory: Tuesday 21st August 2018
Prepared for: Private



Stairs to top floor



Bits on carpet



Skirting dusty

Tenant Initials _____

Landlord Initials _____

Reference: JS001C004546/1
Property Address: 4 bed check out
Date of Inventory: Tuesday 21st August 2018
Prepared for: Private

Bedroom 4

Room	Description	Comment
Original Report	96. Original report	As per original report unless detailed otherwise below
	97. Windows	Panes/frame - dusty
	98. Skirtings.	Dusty.
	99. Flooring.	Light bits across.
	100. Walls.	Hook added.

Tenant Initials _____

Landlord Initials _____

Reference: JS001C004546/1
Property Address: 4 bed check out
Date of Inventory: Tuesday 21st August 2018
Prepared for: Private



Bedroom 4



Bedroom 4



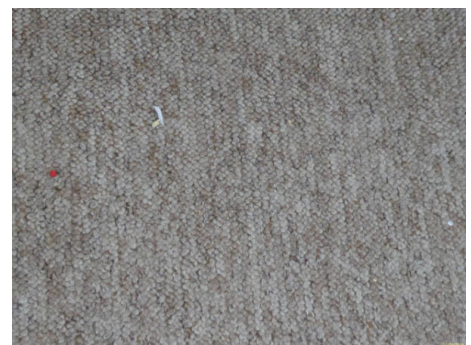
Bedroom 4



Hook added



Floor not clean



Floor not clean

Tenant Initials _____

Landlord Initials _____

Reference: JS001C004546/1
Property Address: 4 bed check out
Date of Inventory: Tuesday 21st August 2018
Prepared for: Private

Back Garden

Room	Description	Comment
Original Report	101. Original report	As per original report unless detailed otherwise below.
	102. Borders	Weedy and needs tidying/pruning across.
	103. Shed	Misc T/T items still to be collected.

Tenant Initials _____

Landlord Initials _____

Reference: JS001C004546/1
Property Address: 4 bed check out
Date of Inventory: Tuesday 21st August 2018
Prepared for: Private



Borders weedy



Borders weedy



Borders weedy



Shrubs need pruning



Lawn weedy



Childrens playhouse left

Tenant Initials _____

Landlord Initials _____

Reference: JS001C004546/1
Property Address: 4 bed check out
Date of Inventory: Tuesday 21st August 2018
Prepared for: Private



T/T Items left in shed



T/T Items in shed

Tenant Initials _____

Landlord Initials _____

Reference: JS001C004546/1
Property Address: 4 bed check out
Date of Inventory: Tuesday 21st August 2018
Prepared for: Private

Keys, Meters, Alarms

Room	Description	Comment
Keys, Meters, Alarms	104. Keys.	Not seen retained by L/L.
	105. Meters.	Water meter no 07M439761 inset in pavement. Gas meter no W0087666 and electric meter no S03C07103 both in kitchen LHS c/boards.
	106. Alarms.	Smoke alarms in Ent hall, mid and top landing. CO alarm in utility - All sounders working.
	107. Signed Document	T/T not present at check out.

Tenant Initials _____

Landlord Initials _____

Reference: JS001C004546/1
Property Address: 4 bed check out
Date of Inventory: Tuesday 21st August 2018
Prepared for: Private



Water



Electric



Gas

Tenant Initials _____

Landlord Initials _____

Reference: JS001C004546/1
Property Address: 4 bed check out
Date of Inventory: Tuesday 21st August 2018
Prepared for: Private



Declaration - Tenants Copy

I the undersigned have examined the foregoing check-out report and agree with any marginal notes and confirm that they constitute an accurate record as at the beginning of this tenancy.

DATE:

For or behalf of Landlord:

Signed:

Name:

DATE:

For or behalf of Tenant:

Signed:

Name:

Reference: JS001C004546/1
Property Address: 4 bed check out
Date of Inventory: Tuesday 21st August 2018
Prepared for: Private

Declaration - Landlord/Agent Copy

I the undersigned have examined the foregoing check-out report and agree with any marginal notes and confirm that they constitute an accurate record as at the beginning of this tenancy.

DATE:

For or behalf of Landlord:

Signed:

Name:

DATE:

For or behalf of Tenant:

Signed:

Name: