

Check Out



PROPERTY ADDRESS

123 Sample Street
Sample City
Sampleshire, AB1 2CD



INSPECTION DATE

19 July 2026

ON BEHALF OF



0203 051 1345



info@precisepropertyinventory.co.uk



www.precisepropertyinventory.co.uk

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Disclaimers

This Inventory Report is a detailed narrative record from a visual inspection. It is compiled in good faith to provide an accurate descriptive record of the applicable property's contents, condition and cleanliness of such contents on the day of the Inventory Report compilation as stated on the cover of this document. It is the duty and ultimate responsibility of the Landlord, Tenant and if applicable, Agent to agree between them the accuracy of this inventory Report.

Precise Property Inventory and its staff are not trained or qualified Property Surveyors. Under no circumstances should this Inventory Report be used as a structural survey of a property. Further to this it should be noted that we are not specifically trained or qualified as legal experts on any type or kind of cloth, wood or other material, nor do we have any specific knowledge of antiques. This Inventory Report should not be deemed to be a definitive statement of each and every item of equipment or furniture, nor indeed of the authenticity of the aforementioned items.

This Inventory Report does not provide the Landlord, Tenant or the Landlord's/Tenant's Agent with any kind of guarantee regarding the safety of any equipment, furniture or other contents relating to the property. Any description serves merely as a recording accordance with the purpose of this Inventory Report. Items listed within the Inventory Report are deemed to be in good condition without any apparent defect unless otherwise stated. In the case of a significant defect of an item(s) such as clear or obvious damage or soiling, then such item(s) will be described appropriately.

It should be noted that it may not be possible to move certain items of furniture to facilitate inspection behind or beneath such items. In addition, it is not usual practise to inspect and detail attics or cellars. Furthermore, we don't inspect rooms which are locked unless a key has been provided. Nor do we inspect items that are packed for storage or in boxes. It should be noted that it is not our practise to individually list books, CDs, DVD's, cleaning items or other miscellaneous items such as the contents of garden sheds, greenhouses or garages.

Precise Property Inventory and its staff do not check gas or electrical appliances and give no guarantee with regard to the safety or reliability of such items. It should also be noted that we test smoke, heat and carbon monoxide alarms for power only. An audible sound will be noted / not noted, and the managing agent informed. It is the responsibility of the tenant to make sure that, where fitted, they are working correctly at all times.

The ultimate responsibility for the compliance with the Fire & Safety Regulations for Furnishings, Gas and Electrical services is that of the Instructing Principal. Any note within the Inventory & Check-In report compiled by Precise Property Inventory stating 'FFR label seen' should not be interpreted to mean that the item complies with the 'Furniture and Furnishings' (Fire Safety) Regulations 1988 (Amendments) 1989, 1993 and 2010). The reference 'FFR label seen' is merely a record that the item was seen to have a label attached, at the time that the Inventory Report was compiled. Under no circumstances should the note 'FFR label seen' be deemed as a specific statement of fact that the applicable item complies with the aforementioned Regulations.

CHECK OUT INFORMATION FOR TENANTS

Please use the following notes as a general guide when preparing to move out of a property at the end of your Tenancy.

Please remember Precise Property Inventory is an independent company. We are not employed by either the Landlord, Agent or Tenant. We bear no bias to any particular party involved in your Tenancy. Our Inventory Report is compiled as an impartial record of the contents, fixtures and fittings of the property and their condition. The Check Out Report will be a fair comparison of the property on the date of Check Out to that on the date of the original Inventory Report compilation. You should bear in mind that if the Inventory Clerk is required to add excessive detail at the time of Check-In, then we reserve the right to apply similar detail at the time of Check-Out.

On the Check Out day, the Inventory Clerk will compare the property against the Inventory Report used at the start of Your Tenancy. The Check Out report will detail any differences with the condition and cleanliness of the property and its fixtures and fittings. An allowance will be made for Fair Wear and Tear and any deterioration or damage to the property and its fixtures and fittings will be noted along with recommendations of liability where appropriate.

Please note you will not be allowed to re-enter the property after the Check Out has taken place.

If you have not vacated the property fully at the time of the Check Out appointment, it may not be possible to complete the Check Out inspection. Therefore, a return appointment will be necessary - for which an additional charge will be made.

PREPARING THE PROPERTY FOR CHECK OUT

1. All of your personal belongings must be removed from the property prior to the Check Out appointment. Items left within the property may be subject to a removal charge. You should be ready to hand over the keys and vacate the property.
2. All items, including furniture and kitchen items, must be returned to their original Inventory location. Inventory Clerks are not able to spend time searching for items not in their correct location. You may be held financially responsible for an Inventory re-check or cost of replacement items as a consequence.
3. Similarly, all items must be unpacked and not left in boxes. Inventory Clerks are not able to spend time unpacking items.

You may be held financially responsible for an Inventory re-check or cost of replacement items as a consequence.

4. The property must be thoroughly cleaned throughout before the Check Out. You will not be allowed to return to the property to finish off the cleaning after the Check Out has taken place. If the property is not fully cleaned, you may be liable for the cost of professional cleaning. Please bear in mind professional cleaning is of a significantly higher standard than general domestic cleaning.
You will need to pay particular attention to woodwork, flooring, windows, household furniture (if applicable), kitchen units and appliances, sanitary ware - especially limescale staining.
5. If pets have been kept at the property, please refer to your Tenancy Agreement to check the specific requirements for professional floor cleaning and de-infestation.
6. If you have broken or damaged any items, try to replace them with matching or items of a similar quality.
7. If the property has a garage, greenhouse or shed, these areas must be emptied of your possessions.
8. All rubbish must be removed from inside and outside of the property, including the dustbins. If rubbish is left, then a removal charge may occur.
9. It is accepted that during any Tenancy there will be a degree of Wear and Tear to the decoration, fixtures and fittings within a property. If this is deemed to be excessive, you may be charged to make good at the end of your Tenancy. Excessive wear may include heavy scuffs, scratches, chips and indentations, pen or crayon marks, tears to wall coverings, screws or nails drilled into walls. If you have attempted to repair any damage or have touched up paintwork you may be charged to make good if the repair or colour match is poor.
10. Carpets and flooring must be thoroughly cleaned. If you have stained the flooring you may be charged for further cleaning or for compensation/replacement if the stains cannot be removed or if you have damaged the flooring for example, with an iron burn or cigarette burn.
11. Furniture must be thoroughly cleaned. Soft furnishings, sofas, beds mattresses and similar items will be checked against the Inventory Report for stains or damage. Once again, you may be charged for further cleaning or for compensation/replacement if the stains cannot be removed, or if you have damaged the item of furniture, for example, with a heavy stain or cigarette type burn or if scratches or ring marks have been left on polished furniture.
12. Curtains and linen must be laundered or dry cleaned before Check Out, or once again, charges may apply.
13. Kitchen Appliances, equipment and utensils will be checked against the Inventory Report for cleaning issues or damage. If the items need further cleaning or have been damaged beyond the allowance made for Fair Wear and Tear, compensation costs may be charged.
14. Appliances manuals must be left in the property at the Check Out or you may be charged a replacement cost.
15. Sanitary ware will be checked against the Inventory report for cleaning issues or damage. If the items need further cleaning or have been damaged beyond the allowance made for Fair Wear and Tear, compensation charges may be made.
16. If your Tenancy agreement states you must maintain the garden, then the garden must be kept in a tidy condition - including mowing lawn areas, weeding borders, sweeping paths and patios. The condition of the garden will be compared to the Inventory Report and seasonal variations will be taken into account at Check Out. If the garden is found to be untidy, professional gardening charges may apply

1. PROPERTY SUMMARY

Ref	Name	Description	Additional Comments
1.1	Property Details	1 Bedroom ground floor flat	
1.2	Length of Tenancy	11 Years	
1.3	Original Inventory	ABC Inventories 18/07/2015	
1.4	Notes	N/A	

2. GENERAL SUMMARY OF CONDITION

Ref	Name	Condition	Additional Comments
2.1	Overall Condition	In used condition	
2.2	Ceiling / Walls	In used condition Water staining to Living Room, heavy to Hallway Paint flaking to Bathroom ceiling	
2.3	Carpets / Flooring	In used condition Wear noted to carpets Discolouration to grouting of tiles	
2.4	Bathroom	In good used condition Shower screen detached Cracking to basin	
2.5	Kitchen / Appliances	In good used condition Wear noted to units Power tested to appliances Light crack to Fridge salad crisper Control part not seen to oven	
2.6	Lights	1x Not working to Living Room	
2.7	Contents	In good used condition	

3. CLEANING SUMMARY

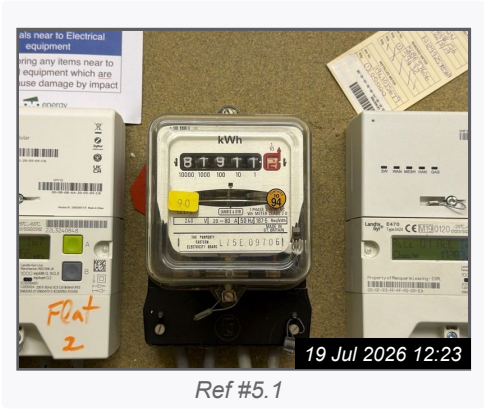
Ref	Name	Description	Additional Comments
3.1	General Cleanliness	Domestic level clean to a good standard	
3.2	Carpets / Flooring	Stains noted to carpets Clean	
3.3	Windows	Minor marks to internal glazing in areas	
3.4	Curtains / Blinds	Blinds stained in areas	
3.5	Kitchen	Clean with omissions	
3.6	Appliances	Clean with omissions Stains to oven and extractor Water residue to dishwasher	
3.7	Bathroom	Clean	
3.8	Contents	Clean	

4. KEYS

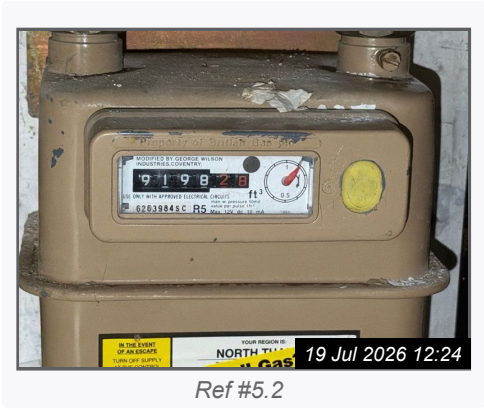
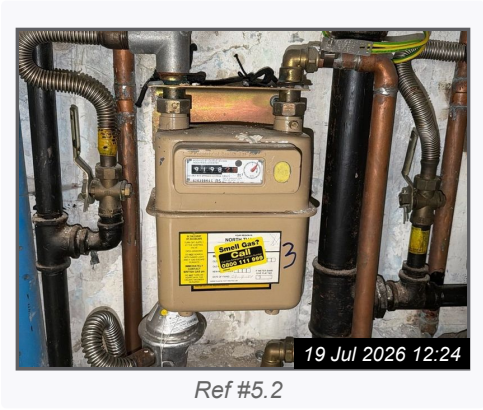
Ref	Name	Description	Additional Comments
4.1	Keys at Check out	1x Set: 1x Yale for main entry top lock 1x Chubb for main entry bottom lock 2x Yale for Living Room entry gate 2x Yale for Living Room entry 1x Fob for parking 1x Letterbox	
 Ref #4.1			
4.2	Action	Collected from tenant, returned to agent	

5. METER READINGS

Ref	Name	Description	Reading	Additional Comments
5.1	Electric Meter	Location: Communal Hallway Cupboard. Key in safe box next to door, code required, supplied by tenant Serial No: L75E09706	81911 kWh	



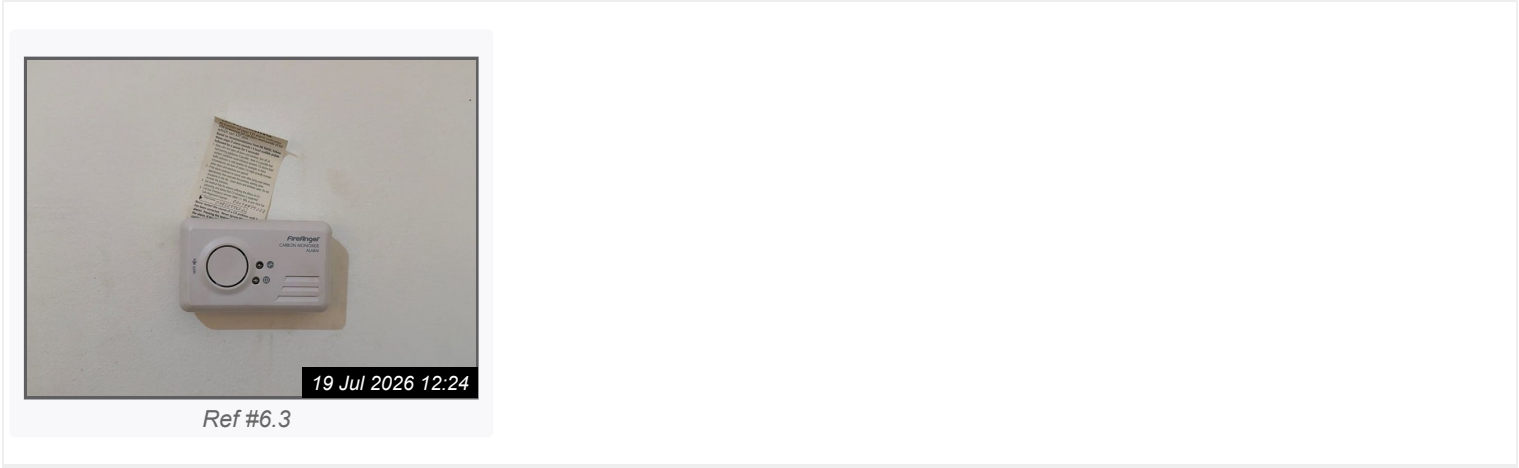
5.2	Gas Meter	Location: Communal Hallway Cupboard. Key in safe box next to door, code required, supplied by tenant Serial No: 6263984SC	9198 ft3	
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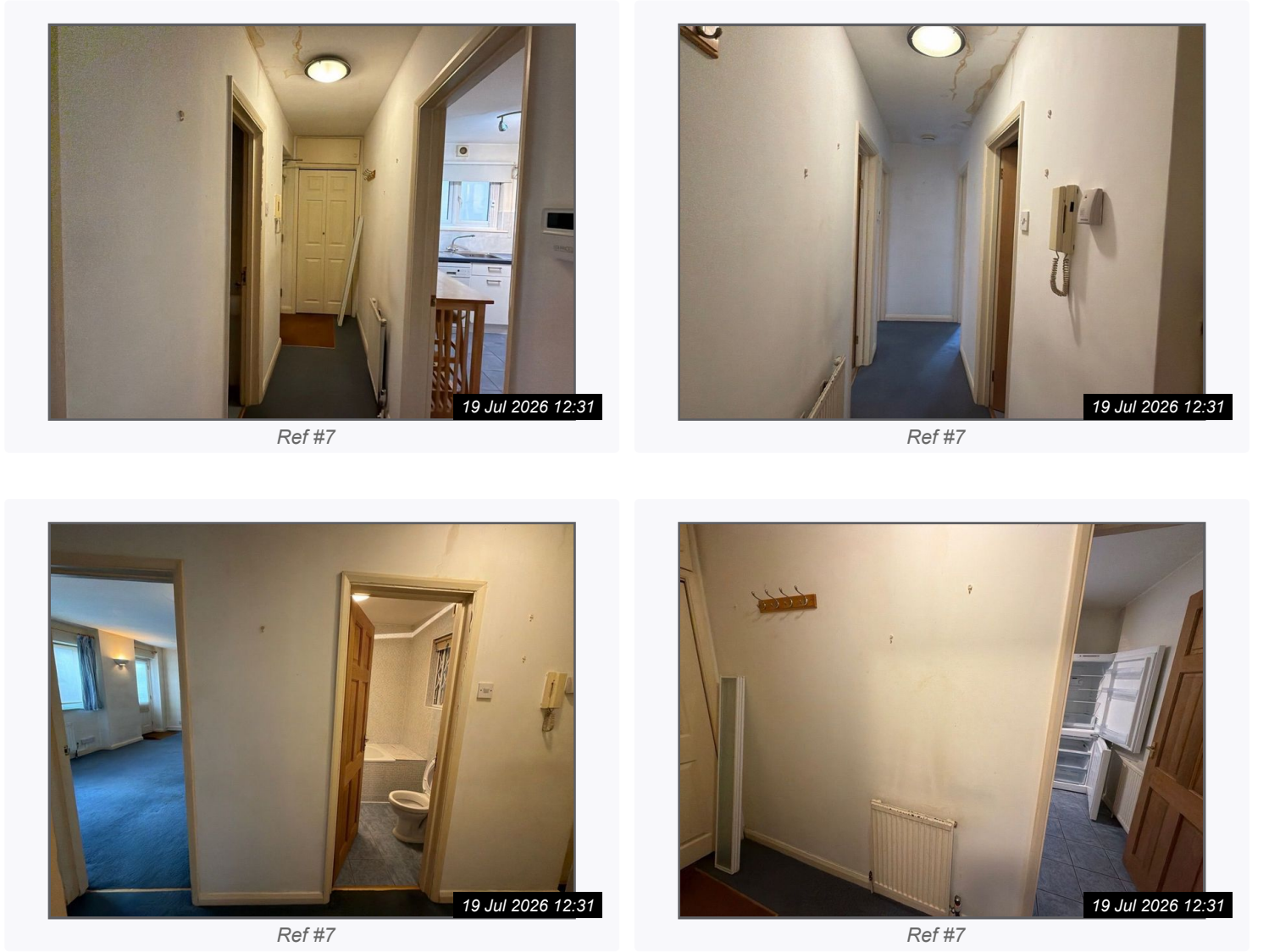
6. ALARMS

Ref	Name	Location Room & Floor	Test Result	Additional Comments
6.1	Smoke Alarm	1x Hallway	Tested for power only Audible sound noted Exp. date not seen	
 Ref #6.1				
6.2	Heat Alarm	1x Kitchen	Tested for power only Audible sound noted Exp. date not seen	
 Ref #6.2				
6.3	Carbon Monoxide Alarm	1x Kitchen	Tested for power only Audible sound noted Exp. date not seen	

6. ALARMS (Cont.)



7. ENTRANCE AND HALLWAY

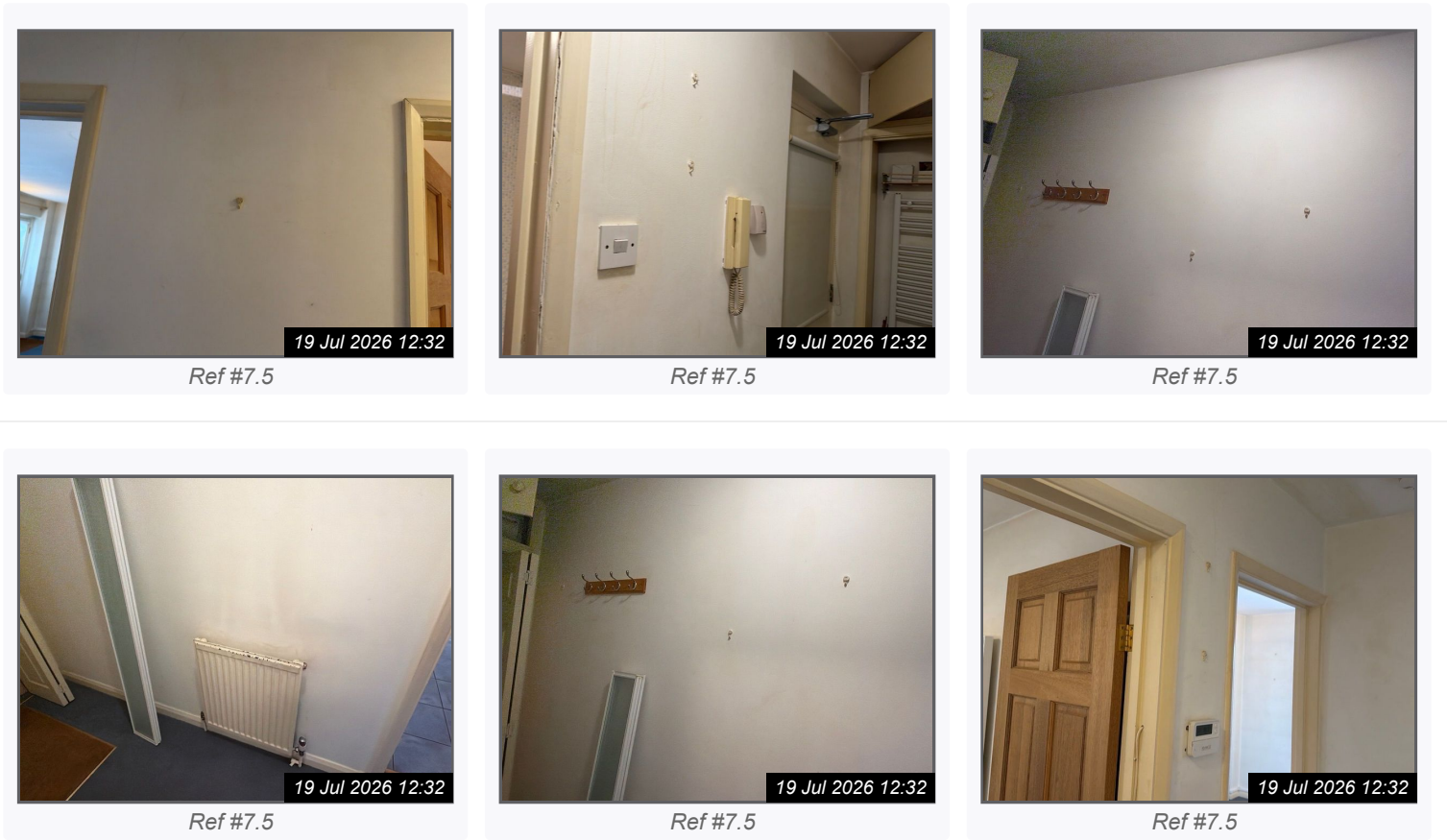


Ref	Name	Description	Condition	Additional Comments
7.1	Door and Frame	White painted wooden	As per inventory	
7.2	Door Fixtures	Black metal handle with Chubb lock Brass Yale lock Black metal number 2	As per inventory	
7.3	Ceiling	White painted	Heavy water stains noted Needs Maintenance - Investigate	

7. ENTRANCE AND HALLWAY (Cont.)



7.4	Lights	Round chrome fixture with white glass shade	As per inventory	
7.5	Walls	White painted	In used decorative condition Number of picture hooks Water staining to high level Some rubs marks, scuffs, shading and stains - Fair wear and tear Needs Maintenance - Tenant + Investigate	

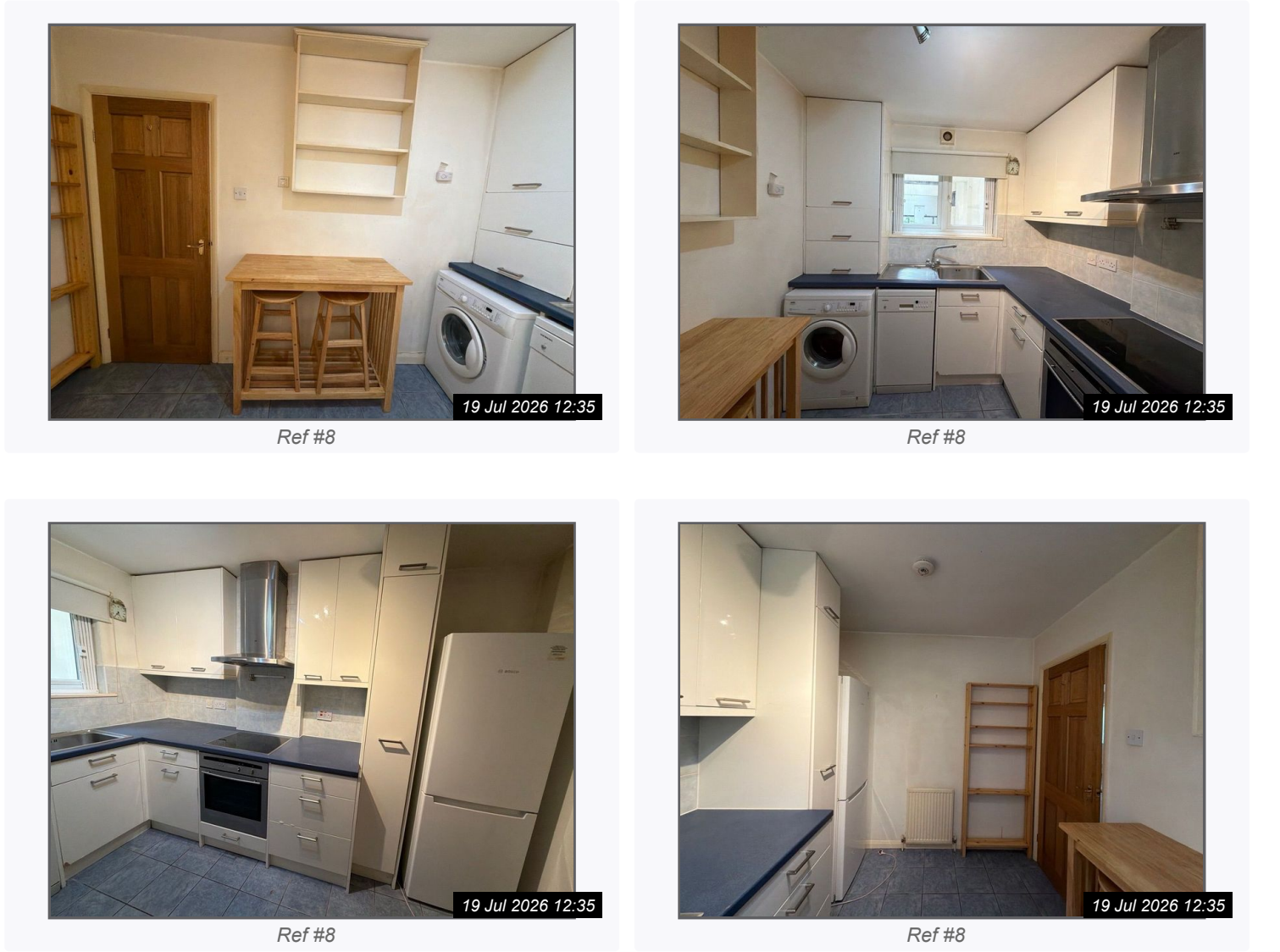


7. ENTRANCE AND HALLWAY (Cont.)



7.6	Switches and Sockets	White plastic	As per inventory	
7.7	Woodwork	White painted wooden	As per inventory	
7.8	Floor	Blue fitted carpet Brown coir doormat	As per inventory	
7.9	Heating	Off-white metal radiator with controls	As per inventory	
7.10	Built-in Storage	Cream painted unit Contains: Fuse box Shelf White metal radiator Assorted miscellaneous items	As per inventory	
7.11	Contents	Wooden batten Shower screen left to floor White plastic entry phone White plastic temperature thermostat White plastic smoke alarm	As per inventory	

8. KITCHEN



Ref	Name	Description	Condition	Additional Comments
8.1	Door and Frame	Mid wooden door Off-white panted frame	As per inventory	
8.2	Door Fixtures	2x Brass lever handles Brass lock	As per inventory	
8.3	Ceiling	White painted plaster	As per inventory	
8.4	Lights	Beige metal fixture with 4x spotlights	As per inventory	

8. KITCHEN (Cont.)

8.5	Walls	White painted Light blue ceramic tiles	Picture hook to right wall Light crack to tile right of window Some shading, spot stains, marks and rubs in places. Some brown stains by extractor - Fair wear and tear Water damage right of window Needs Maintenance - Tenant + Investigate	
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Ref #8.5



Ref #8.5



Ref #8.5



Ref #8.5



Ref #8.5



Ref #8.5

8.6	Switches and Sockets	White plastic	As per inventory	
8.7	Woodwork	White painted wooden skirting	As per inventory	
8.8	Floor	Blue ceramic tiles Brass carpet strip	3cm chip forward of drawer unit - Fair wear and tear	

8. KITCHEN (Cont.)



Ref #8.8

8.9	Heating	Off-white metal radiator with controls	As per inventory	
8.10	Windows and Frames	White UPVC White metal handle with lock 1x Key Off-white painted wooden sill	As per inventory	
8.11	Curtains and Blinds	White metal security grilles White roller blind, pull cord	As per inventory	
8.12	Wall Units	Off-white laminate Brushed steel handles	Minor chipping, cracking and bubbling - Fair wear and tear Notable brown stains to unit by Boiler Needs Cleaning - Tenant	



Ref #8.12

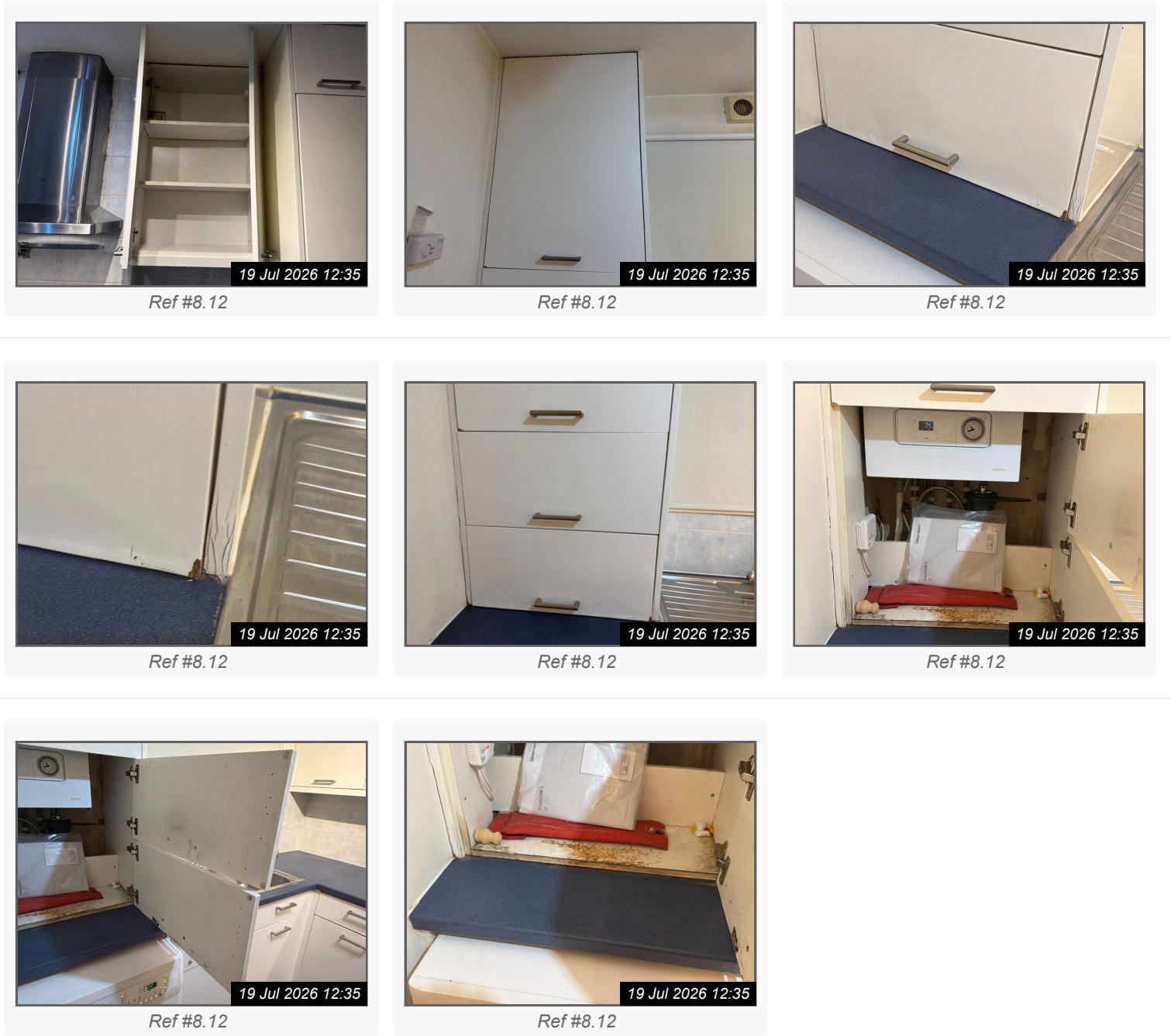


Ref #8.12



Ref #8.12

8. KITCHEN (Cont.)



8.13	Base Units	White laminate Brushed steel handles	Minor wear, chipping - Fair wear and tear Door by sink loose on hinge Needs Maintenance - Investigate	
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8. KITCHEN (Cont.)

 19 Jul 2026 12:35 Ref #8.13  19 Jul 2026 12:35 Ref #8.13  19 Jul 2026 12:35 Ref #8.13			
 19 Jul 2026 12:35 Ref #8.13  19 Jul 2026 12:35 Ref #8.13  19 Jul 2026 12:35 Ref #8.13			
8.14	Drawer Units	White laminate Brushed steel handles	Minor cracking and bubbling - Fair wear and tear
 19 Jul 2026 12:35 Ref #8.14  19 Jul 2026 12:35 Ref #8.14  19 Jul 2026 12:35 Ref #8.14			

8. KITCHEN (Cont.)



8.15	Worktop	Blue laminate	Discoloured, minor chip - Fair wear and tear	
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8.16	Sink Unit	Stainless steel bowl with drainer, waste, strainer, overflow, chrome mixer tap	Tested and working Clean	
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8.17	Furniture	Wooden breakfast bar and 2x matching stools	As per inventory	
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8. KITCHEN (Cont.)

8.18	Contents	Chrome rack with hooks Clock Fire blanket Boiler manual	As per inventory	
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9. KITCHEN APPLIANCES

Ref	Name	Description	Condition	Additional Comments
9.1	Washing Machine	White Zanussi	Power tested Clean	



Ref #9.1



Ref #9.1



Ref #9.1



Ref #9.1

9.2	Dishwasher	White Siemens	Power tested Notable water residue seen to base of unit Not fully cleaned Needs Cleaning - Tenant	
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Ref #9.2



Ref #9.2



Ref #9.2

9. KITCHEN APPLIANCES (Cont.)

 19 Jul 2026 12:35 Ref #9.2				
9.3	Fridge / Freezer	White Bosch 3x Glass shelves Salad crisper 3x Door compartments White plastic pull out drawer 2x Further drawers tiles freezer	Not tested Currently unplugged 1x Shelf appears to be missing 4cm crack to salad crisper front to centre - Fair wear and tear Clean Needs Replacing - Tenant	
 19 Jul 2026 12:35 Ref #9.3  19 Jul 2026 12:35 Ref #9.3  19 Jul 2026 12:35 Ref #9.3				
 19 Jul 2026 12:35 Ref #9.3  19 Jul 2026 12:35 Ref #9.3				
9.4	Hob	Black glass Neff 4x Electric rings Touch controls	Power tested Minor usage scratches - Fair wear and tear Clean	

9. KITCHEN APPLIANCES (Cont.)



Ref #9.4



Ref #9.4

9.5	Oven	Stainless steel and black glass Brushed steel handle 2x Chrome racks Grey metal baking tray with chrome rack	Power tested Light not seen working 1x Control missing Some minor stains, burnt on stains to interior Otherwise clean Needs Replacing - Tenant Needs Cleaning - Tenant
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Ref #9.5



Ref #9.5



Ref #9.5



Ref #9.5



Ref #9.5



Ref #9.5

9. KITCHEN APPLIANCES (Cont.)



Ref #9.5



Ref #9.5

9.6	Extractor Hood	Stainless steel AEG 2x Filters and 2x Lights Controls	Power tested Lights working Lights coming off loose Minor brown stains to filters Needs Maintenance - Investigate Needs Cleaning - Tenant	
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Ref #9.6



Ref #9.6



Ref #9.6



Ref #9.6

10. BEDROOM



Ref	Name	Description	Condition	Additional Comments
10.1	Door and Frame	Mid wooden door Off-white painted wooden frame	As per inventory	
10.2	Door Fixtures	2x Brass lever handles Brass lock	As per inventory	
10.3	Ceiling	White painted	As per inventory	
10.4	Lights	4x Wall mounted fixtures	As per inventory	
10.5	Walls	White painted	6x Picture hooks Shading, light chipping and faint usage - Fair wear and tear Needs Maintenance - Tenant	

10. BEDROOM (Cont.)



Ref #10.5



Ref #10.5



Ref #10.5



Ref #10.5



Ref #10.5



Ref #10.5



Ref #10.5



Ref #10.5



Ref #10.5



Ref #10.5



Ref #10.5



Ref #10.5

10. BEDROOM (Cont.)



10.6	Switches and Sockets	White plastic	As per inventory	
10.7	Woodwork	White painted wooden skirting	Part of trunking not seen to corner Needs Replacing - Investigate	



10.8	Floor	Blue fitted carpet	Shaded with faint brown stain - Fair wear and tear	
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10. BEDROOM (Cont.)



10.9	Heating	White metal radiator with controls	As per inventory	
10.10	Window and Frames	White UPVC White metal handle with lock 1x Key Off-white painted wooden sill	As per inventory	
10.11	Curtains and Blinds	White metal security grilles with lock 1x Key Beige roller blind Wooden curtain pole 2x Multicoloured dark patterned curtains	Cord to blind not seen Needs Replacing - Tenant	



10.12	Wardrobe	Off-white painted wooden with 3x doors Brass pulls 2x Chrome rails Shelves Assorted hangers	Minor usage marks - Fair wear and tear	
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10. BEDROOM (Cont.)

 Ref #10.12  Ref #10.12  Ref #10.12				
 Ref #10.12  Ref #10.12  Ref #10.12				
 Ref #10.12  Ref #10.12				
10.13	Desk	Off-white painted wooden 7x Drawers with brass pulls Rectangular and round mirror to tabletop	As per inventory	

11. RECEPTION



Ref	Name	Description	Condition	Additional Comments
11.1	Door and Frame	White metal gate White painted wooden with glass panel White painted wooden frame	Notable rust to gate Moderate chipping to door low level - Fair wear and tear	



11. RECEPTION (Cont.)

11.2	Door Fixtures	Grey metal night latch 2x Sliding locks Pull handle	As per inventory	
11.3	Ceiling	White painted	Moderate to heavy water staining towards Inner hallway Needs Maintenance - Investigate	



11.4	Lights	6x Wall mounted fixtures	1x Not working	
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11.5	Walls	Cream painted	6x Picture hooks to high level Notable shading, discolouration, some scuffs, rubs and cracking scattered nearly throughout - Fair wear and tear Needs Maintenance - Tenant	
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11. RECEPTION (Cont.)



Ref #11.5



Ref #11.5



Ref #11.5



Ref #11.5



Ref #11.5



Ref #11.5



Ref #11.5



Ref #11.5



Ref #11.5



Ref #11.5



Ref #11.5

11. RECEPTION (Cont.)

11.6	Switches and Sockets	White plastic	As per inventory	
11.7	Woodwork	Cream painted wooden	As per inventory	
11.8	Floor	Blue fitted carpet	Shaded with some discolouration and faint stains - Fair wear and tear	



Ref #11.8



Ref #11.8



Ref #11.8



Ref #11.8



Ref #11.8



Ref #11.8



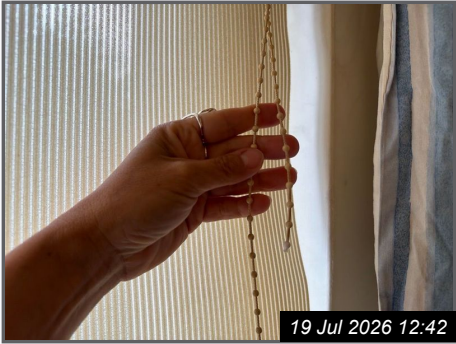
Ref #11.8

11.9	Heating	White metal radiator with controls	Left end cap not seen Needs Replacing - Tenant	
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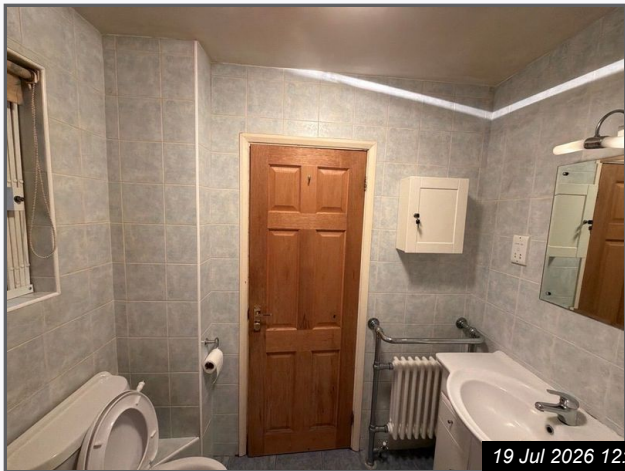
11. RECEPTION (Cont.)

 19 Jul 2026 12:41 Ref #11.9				
11.10	Windows and Frames	2x White UPVC White metal handles with lock Off-white painted sills 3x Keys	Heavy paint flaking to sills, mostly to left hand side sill Plastic film to handle Needs Maintenance - Investigate	
 19 Jul 2026 12:41 Ref #11.10  19 Jul 2026 12:41 Ref #11.10  19 Jul 2026 12:41 Ref #11.10				
 19 Jul 2026 12:41 Ref #11.10  19 Jul 2026 12:41 Ref #11.10  19 Jul 2026 12:41 Ref #11.10				

11. RECEPTION (Cont.)

 Ref #11.10				
11.11	Curtains and Blinds	Notable stains to blind low level Cord broken	Needs Maintenance - Investigate	
 Ref #11.11  Ref #11.11				
11.12	Bookcase	Light wooden	As per inventory	

12. BATHROOM



19 Jul 2026 12:42

Ref #12



19 Jul 2026 12:42

Ref #12



19 Jul 2026 12:42

Ref #12

Ref	Name	Description	Condition	Additional Comments
12.1	Door and Frame	Cream painted wooden	Chipping and cracking to frame - Fair wear and tear	



19 Jul 2026 12:43

Ref #12.1



19 Jul 2026 12:43

Ref #12.1

12. BATHROOM (Cont.)

12.2	Door Fixtures	2x Brass lever handles	As per inventory	
12.3	Ceiling	White painted	Heavy paint flaking to bath area Shading - Fair wear and tear Needs Maintenance - Investigate	



12.4	Lights	White glass flush light Wall mounted chrome fixture with 2x glass shades	As per inventory	
12.5	Walls	Light blue tiles	As per inventory	
12.6	Floor	Blue tiles	As per inventory	
12.7	Heating	Off-white metal and chrome radiator with controls	As per inventory	
12.8	Windows and Frames	White UPVC White metal handle with lock 1x Key	Plastic film to handle Light crack to sill centre - Fair wear and tear	



12.9	Curtains and Blinds	White metal security grilles Beige and blue patterned roller blind, pull cord	Discoloured / stained - Fair wear and tear	
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12. BATHROOM (Cont.)

 19 Jul 2026 12:44 Ref #12.9  19 Jul 2026 12:44 Ref #12.9			
12.10	Toilet	White ceramic, white acrylic seat and lid, chrome flush	Tested and working Clean
 19 Jul 2026 12:44 Ref #12.10  19 Jul 2026 12:44 Ref #12.10  19 Jul 2026 12:44 Ref #12.10			
12.11	Washbasin	White ceramic bowl, chrome waste, plug, overflow, mixer tap	Tested and working Light and moderate faint dark cracks to bowl - Fair wear and tear Minor mould to sealant Clean Needs Cleaning - Tenant
 19 Jul 2026 12:44 Ref #12.11  19 Jul 2026 12:44 Ref #12.11  19 Jul 2026 12:44 Ref #12.11			

12. BATHROOM (Cont.)



12.12	Shower / Bath Unit	Chrome: shower head, riser, hose, holder Glass screen White ceramic tub, chrome waste, plug, overflow, mixer tap, side panel	Not tested Minor brown stains to sealant and dark discolouration to tub Tarnishing to grab handles Minor to slightly more moderate chip to tub right of mixer tap Light scuff to tub Light wear to tiled worktop - Fair wear and tear Shower screen part detached, seen left to floor to Hallway	Needs Maintenance - Investigate
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12. BATHROOM (Cont.)



Ref #12.12



Ref #12.12



Ref #12.12



Ref #12.12



Ref #12.12



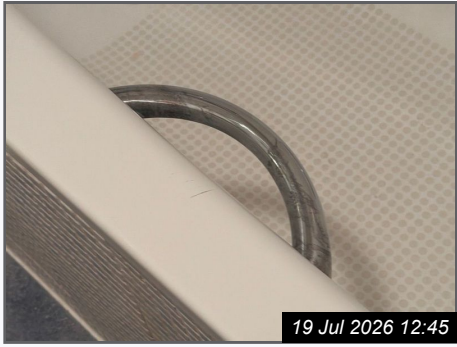
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Ref #12.12



Ref #12.12



Ref #12.12



Ref #12.12



Ref #12.12



Ref #12.12

12. BATHROOM (Cont.)

12.13	Vanity Unit	Off-white laminate Metal pulls	Heavy stains and burn marks Needs Maintenance - Tenant	
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Ref #12.13



Ref #12.13



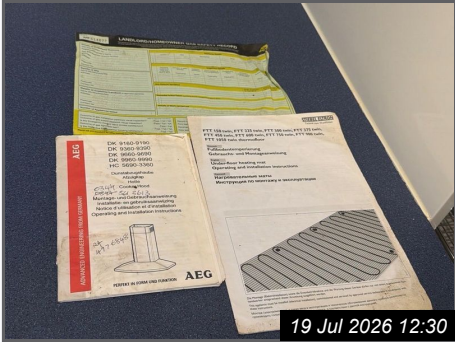
Ref #12.13



Ref #12.13

12.14	Extractor Fan	White plastic	As per inventory	
12.15	Contents	Chrome toilet roll holder Chrome shower caddy	As per inventory	

13. MANUALS / CERTIFICATES

Ref	Name	Description	Additional Comments
13.1	Appliance Manuals	Few seen to Kitchen	
 Ref #13.1			
13.2	Landlord Gas/Electric Safety Certificate	1x Seen to Kitchen	
13.3	EPC	Not seen	

Needs Maintenance		
Ref	Responsibility	Comments
<u>7.3</u> ENTRANCE AND HALLWAY » Ceiling	Investigate	Heavy water stains noted
<u>7.5</u> ENTRANCE AND HALLWAY » Walls	Tenant	Number of picture hooks
<u>7.5</u> ENTRANCE AND HALLWAY » Walls	Investigate	Water staining to high level
<u>8.5</u> KITCHEN » Walls	Tenant	Picture hook to right wall
<u>8.5</u> KITCHEN » Walls	Investigate	Water damage right of window
<u>8.13</u> KITCHEN » Base Units	Investigate	Door by sink loose on hinge
<u>9.6</u> KITCHEN APPLIANCES » Extractor Hood	Investigate	Lights coming off loose
<u>10.5</u> BEDROOM » Walls	Tenant	6x Picture hooks
<u>11.3</u> RECEPTION » Ceiling	Investigate	Moderate to heavy water staining towards Inner hallway
<u>11.5</u> RECEPTION » Walls	Tenant	6x Picture hooks to high level
<u>11.10</u> RECEPTION » Windows and Frames	Investigate	Heavy paint flaking to sills, mostly to left hand side sill Plastic film to handle
<u>11.11</u> RECEPTION » Curtains and Blinds	Investigate	Notable stains to blind low level Cord broken
<u>12.3</u> BATHROOM » Ceiling	Investigate	Heavy paint flaking to bath area
<u>12.12</u> BATHROOM » Shower / Bath Unit	Investigate	Shower screen part detached, seen left to floor to Hallway
<u>12.13</u> BATHROOM » Vanity Unit	Tenant	Heavy stains and burn marks

Needs Cleaning		
Ref	Responsibility	Comments
<u>8.12</u> KITCHEN » Wall Units	Tenant	Notable brown stains to unit by Boiler

Needs Cleaning		
<u>9.2</u> KITCHEN APPLIANCES » Dishwasher	Tenant	Notable water residue seen to base of unit Not fully cleaned
<u>9.5</u> KITCHEN APPLIANCES » Oven	Tenant	Some minor stains, burnt on stains to interior
<u>9.6</u> KITCHEN APPLIANCES » Extractor Hood	Tenant	Minor brown stains to filters
<u>12.11</u> BATHROOM » Washbasin	Tenant	Minor mould to sealant

Needs Replacing		
Ref	Responsibility	Comments
<u>9.3</u> KITCHEN APPLIANCES » Fridge / Freezer	Tenant	1x Shelf appears to be missing
<u>9.5</u> KITCHEN APPLIANCES » Oven	Tenant	Light not seen working 1x Control missing
<u>10.7</u> BEDROOM » Woodwork	Investigate	Part of trunking not seen to corner
<u>10.11</u> BEDROOM » Curtains and Blinds	Tenant	Cord to blind not seen
<u>11.9</u> RECEPTION » Heating	Tenant	Left end cap not seen

Declaration

I/We the undersigned, affirm that if I/we do not comment on the Inventory in writing within seven days of receipt of this Inventory then I/we accept the Inventory as being an accurate record of the contents and condition of the property.