

CHECK OUT



Prepared by



123 Sample Street
Sample City
Sampleshire
AB1 2CD

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Disclaimers

General notes on this document

This inventory is intended to provide an accurate record of the contents, fixtures and fittings of the property and of their condition.

- Each room is listed individually and labelled accordingly. Walls in each room are numbered in sequence and follow a clockwise rotation commencing at the wall with the door from the previous room, which will be denoted "Wall 1".
- Garages/sheds, out buildings and/or loft spaces are not inventoried by Letzprotect staff.
- Electrical and/or other appliances are not tested by Letzprotect staff. Advice should be sought from qualified personnel for this purpose.
- This Inventory report relates only to furnishings and all the landlord's equipment /contents in the property. It is no guarantee of, or report on, the adequacy of or safety of any such equipment / contents, merely a record that such items exist in the property at the date of the report's compilation and superficial condition of same
- It provides an accurate record of contents and condition of the contents of the property and internal condition of the property.
- The person preparing this report (the compiler) is not an expert in fabrics, materials, woods or antiques etc. or a qualified surveyor.
- The report is not to be used as an accurate, or as a structural survey report.
- The Fire & Safety Regulation regarding furnishing, gas, electrical and similar services are ultimately the responsibility of the instructing principal. Where the inventory notes "FFR label seen", this should not be interpreted to mean the item complies with the "Furniture & Furnishings (Fire) (Safety) (Amendments) 1993". It is a record that the item had a label as described or similar to that detailed in the "Guide" published by the department of Trade and Industry January 1997 (or subsequent date), attached at the time the inventory was compiled. It is not a statement that the item can be considered to comply with the regulations.
- Items left in cellars, lofts and locked rooms that have not been inventoried are the sole responsibility of the landlord, the compiler is not expected to list various assorted items of value which are kept in boxes, drawers, lofts, cupboards and cellars or the like.
- This inventory report has been prepared on the traditional accepted principle that in the absence of marginal comments an enumerated item is free from obvious defects, soiling and damage.
- Lighting appliances etc. may be tested for power only and even then only where practicable.
- Smoke detectors and carbon monoxide alarms will be checked by using the test button only, but this does not guarantee that they will pick up on smoke and carbon monoxide in the event of a fire/leak.
- Tenants should appreciate that it is essential for all items to be returned to their respective rooms, as set out in the inventory report at the termination of the tenancy.
- Tenants are responsible during the term of the tenancy for the items listed and whilst the landlord may repair or replace defective items that occur during the term, damages which are not due to fair wear and tear are the responsibilities of the tenant.
- The compilers are not passing any opinion as to whether items are genuine or reproduction.
- The descriptions are the identification purposes only and for no other reason.

- No responsibility can be accepted by compilers for any errors or omissions.
- All items on the inventory are assumed to be in good, clean undamaged order unless stated otherwise.

1. Schedule Of Condition

Item	Condition at Inventory	Condition at Check Out	Additional Comments
1.1 General Overall Condition/ Cleanliness	Property clean to a professional standard and presented in neat and tidy condition throughout. Front and rear aspects were neat and tidy, walls to all rooms are mostly free from scuffs and some walls appear recently decorated. Carpets are clean and in good condition. Kitchen appliances and bathroom sanitary ware all appear clean to a professional standard. Further details within the report.	Property clean to a domestic standard and not a professional standard with further cleaning required where noted. Front aspect there were weeds to the pebbles and rubbish bins and recycling bins were left full of rubbish. Further details within the report.	

Tenant initials:

2. Keys

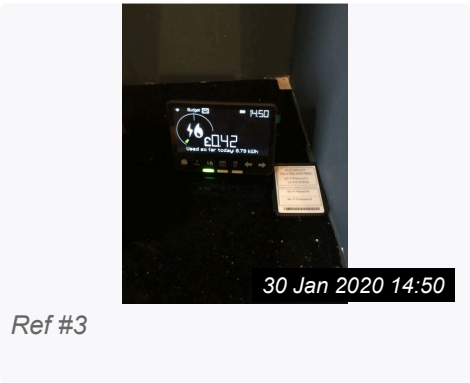
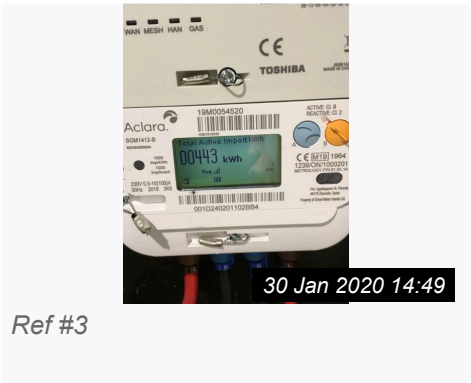
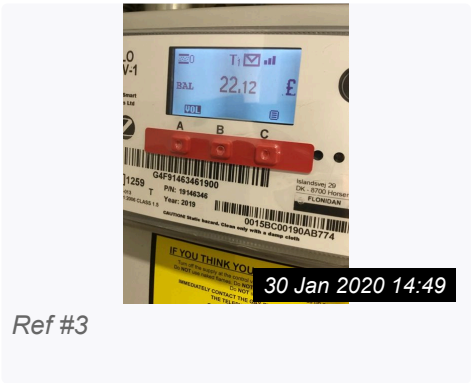
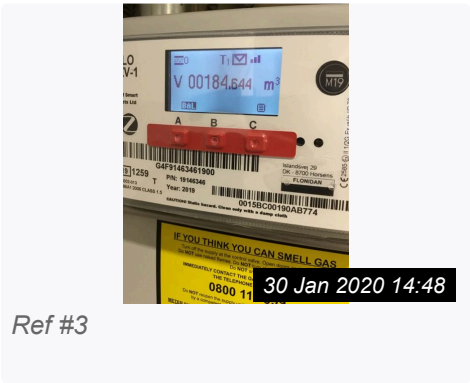
Item	Description	Additional Comments
2.1 Handed Over To Tenant At Check In	1 set 1 Yale 1 cylinder for front door 1 security back door key to lean to	
2.2 Keys Seen At Property	1 further security keys for door to lean to 1 back door to garden yale key 3 window keys	

Tenant initials:

Date: 30 January 2020

3. Meters

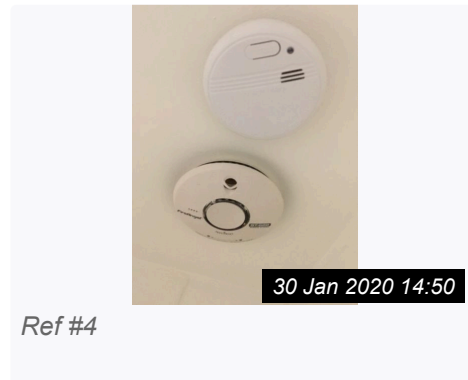
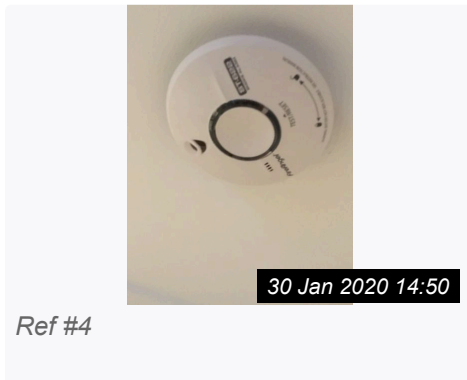
Item	Serial Number	Reading at Inventory	Reading at Check Out	Additional Comments
3.1 Gas Meter	Porch cupboard <i>Replaced with smart meter;</i>	04186	Balance £22.12 V 00184.644	
3.2 Electric Meter	Porch cupboard <i>Replaced with smart meters;</i>	12438	00443	



Tenant initials:

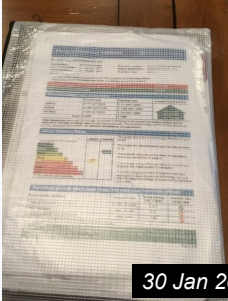
4. Alarms

Item	Location	Test Result at Inventory	Test Result at Check Out	Additional Comments
4.1 Smoke Alarm	2 x Stairwell entrance and 2 x landing ceiling	For bleep	<i>As Inventory</i>	
4.2 Carbon Monoxide Alarm	kitchen	for bleep	<i>As Inventory</i>	
4.3 Fire Blanket	kitchen	in packaging	<i>As Inventory</i>	



Tenant initials:

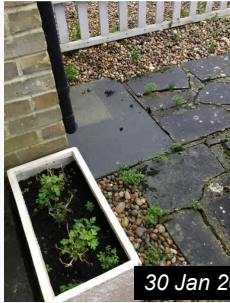
5. Manuals

Item	Description	Additional Comments
5.1 Household Appliance Manuals	In green folder on dining table; Seen in plastic Folder;	
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6. Front Aspect (Cont.)



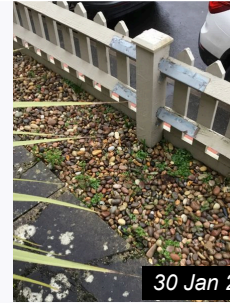
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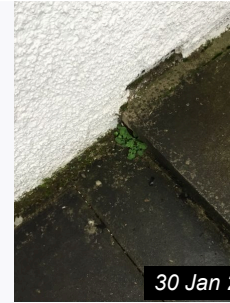
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7. Front Door

Item	Description	Condition at Inventory	Condition at Check Out	Additional Comments
7.1 General	Beige painted door frame Door bell Beige painted door, glass section to middle, metal knocker, chrome number 43 and letterbox, metal Chubb cover and lock, brass effect Yale lock with finger pull Black threshold step	Appears in good condition Doorbell working ; Tarnished to Yale lock	<i>As Inventory</i>	



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Tenant initials:

8. Internal Porch

Item	Description	Condition at Inventory	Condition at Check Out	Additional Comments
8.1 Ceiling	White emulsion Spot light	All Appears in good clean condition Working	<i>As Inventory</i>	
8.2 Wall 1	White emulsion Reverse of door frame and door and fittings , brass effect safety chain and catch , no letterbox flap	Light chips to corner edges of wall Cable clipped to right side to bt junction box	<i>As Inventory</i>	
8.3 Wall 2	White emulsion White gloss door frame , cable tacked to left side of frame White gloss door , 6 glass panes, metal lever handle leading to lounge / dining room	Patchy paint to frame Otherwise in good clean condition	<i>As Inventory</i>	
8.4 Wall 3	White emulsion No riff raff sign Wood framed mirror with 3 double brass decorative hooks	Scuffs mid to low level ; Mirror in good condition	<i>As Inventory</i>	

8. Internal Porch (Cont.)

8.5 Wall 4	White emulsion over brick White gloss cupboard, 2 doors, chrome knobs leading to storage cupboard housing gas and electric meters and fuse box, white double socket	Cobwebs to meters inside cupboard otherwise in good condition	<i>As Inventory</i>	
8.6 Flooring	Fitted coil mat	Appears in good condition	<i>As Inventory</i>	



Ref #8



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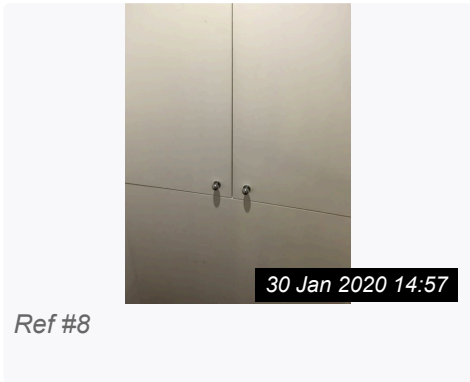
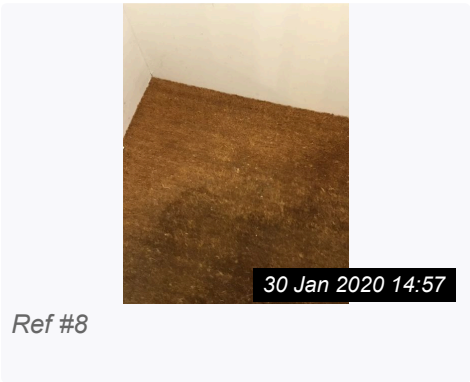


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8. Internal Porch (Cont.)




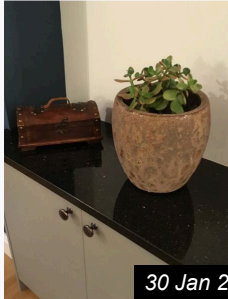


9. Lounge Section Of Room

Item	Description	Condition at Inventory	Condition at Check Out	Additional Comments
9.1 Ceiling	White emulsion White plaster coving Pendant light, copper effect with glass dome shade , filament bulb	All Appears in good clean condition ; Light working	Dusty to shade	
9.2 Wall 1	Off White emulsion Reverse of door frame and door and fittings White triple light switch 2 White double sockets , openreach point , plug in timer , black router plugged in , White upvc framed window, 2 opening panes, white lockable lever handles, 1 key in lock White gloss sill Blue and grey pattern roman blind, metal pull cord, plastic cleat to wall White gloss skirting	All Appears in good clean condition ; Window clean and working ; Blind clean and working	Dusty and marks to sill Light dust to sockets	

9. Lounge Section Of Room (Cont.)

9.3 Wall 2	Off White emulsion Blue emulsion to chimney breast wall 2 black granite cupboard tops 2 double grey painted base units copper effect knobs, 2 shelves to each , fuse switch within right unit Black LG wall mounted tv with bt you view plug in Wood wall mounted shelf Black granite within chimney Breast area , white double socket White gloss skirting	All Appears in good clean condition Tv working	<i>As Inventory</i>	
9.4 Wall 3	Off white emulsion Opening to dining room section White double light switch	All Appears in good clean condition	<i>As Inventory</i>	
9.5 Wall 4	Off white emulsion 2 copper effect and glass dome shade wall lights filament bulbs Grey and mustard pattern abstract painting White radiator thermostatic control White double socket White gloss skirting	All Appears in good clean condition Lights working	Dusty to lights Scratched front of radiator casing Light dust to skirting	
9.6 Flooring	Wood effect flooring	Scratched towards middle with further ligh scratches with use but clean and otherwise in good condition	Requires light cleaning	

9. Lounge Section Of Room (Cont.)

<p>9.7 Furniture/Contents</p>	<p>Blue fabric 2 seater sofa, wooden feet Blue fabric cuddle sofa, wooden feet Blue fabric for stool, lift up lid 2 light grey 2 dark grey and 4 grey striped and 1 mustard scatter cushions Wood stained top and grey base storage unit used as coffee table Brown and gold effect base lamp with mustard colour shade Small wood effect decorative box Remote control for tv and bt hub</p>	<p>All Appears in good clean condition</p> <p>Grubby and light chips to grey section of storage chest / table and scratches to top with age and use</p>	<p>Spot marks to both sofa seat pads</p>	
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9. Lounge Section Of Room (Cont.)



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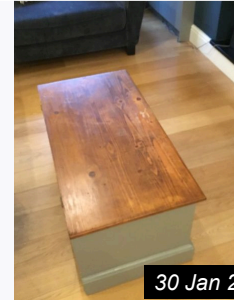
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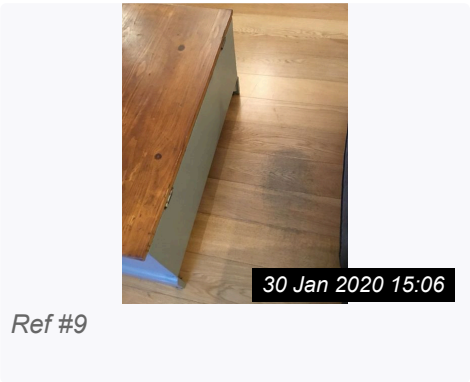
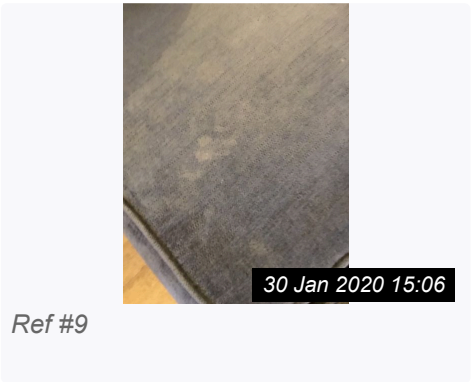
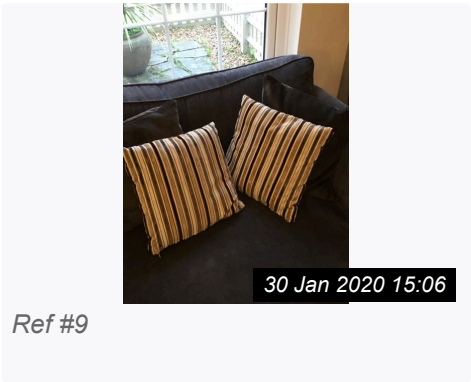
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9. Lounge Section Of Room (Cont.)



10. Dining Section Of Room

Item	Description	Condition at Inventory	Condition at Check Out	Additional Comments
10.1 Ceiling	White emulsion White plaster coving Chrome and frosted glass 3 arm ceiling light	All Appears in good clean condition ; All working	Dusty and cobwebs to light fitting	
10.2 Wall 1	Off white emulsion Opening back to lounge section White gloss skirting	All Appears in good clean condition	<i>As Inventory</i>	
10.3 Wall 2	Blue emulsion 2 copper and glass dome shade wall lights with filament bulbs Black framed wall mirror with dividing black sections White radiator cover 2 White double sockets, plug in door bell chime box White gloss skirting	All Appears in good clean condition	Dusty to lights	
10.4 Wall 3	Off white emulsion screw White upvc framed door, glass panel to top section, white lever handle with integrated lock leading to lean to White gloss door frame leading to kitchen White double socket White gloss skirting	All Appears in good clean condition Grey Over paint to frame to right side	<i>As Inventory</i>	

Tenant initials:

10. Dining Section Of Room (Cont.)

10.5 Wall 4	<p>Off white emulsion Grey Painted under stairs storage, copper knobs, 2 doors, leading to storage area, off white emulsion, white gloss skirting and wood effect flooring within, white batten 4 double hooks broom Return wall 4 Grey pull out under stairs storage, 3 fitted shelves Grey smaller under stairs cupboard Return wall 4 Opening to stairwell</p>	<p>All Appears in good clean condition</p> <p>Rough edge to outer section of stair edging</p>	<i>As Inventory</i>	
10.6 Flooring	<p>Wood effect flooring Metal door bar to kitchen</p>	Light scratches with use, clean	Requires cleaning	
10.7 Furniture/Contents	<p>Wood stained extending dining table 4 matching brown plastic and metal leg dining chairs 2 black metal frame and leg dining chairs with plastic seat pads 2 brown glass vases red bucket and mop, ironing board with pattern cover , metal step ladder</p>	<p>Table scratched with use Chairs in good condition</p> <p>Mop and broom etc in used condition</p>	<i>As Inventory</i>	

10. Dining Section Of Room (Cont.)



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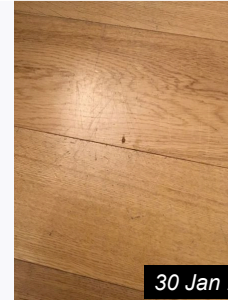
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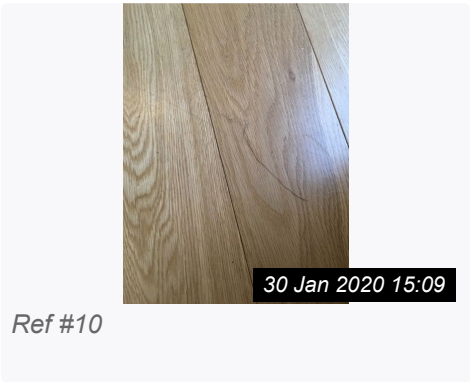
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10. Dining Section Of Room (Cont.)



11. Kitchen

Item	Description	Condition at Inventory	Condition at Check Out	Additional Comments
11.1 Ceiling	White emulsion 3 white rim spot lights	All Appears in good clean condition Working	<i>As Inventory</i>	
11.2 Wall 1	Dark Grey emulsion White double light switch Opening to dining room White gloss skirting	All Appears in good clean condition	Dusty to skirting	
11.3 Wall 2	Dark grey emulsion Cream double wall and base unit, metal knobs, 5 shelves Cream base unit, metal knob , 1 shelf, 2 Cream brick style wall tiles White upvc framed window, 2 panes, 1 fixed, 1 opener, white lockable lever handle White fleck roller blind, with pull Wood effect worktop Cream kick board	All Appears in good clean condition Blind working and clean ; worktop in good condition	Base unit requires wiping inside Sill dusty	




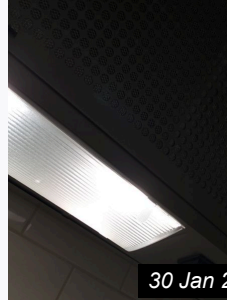
11. Kitchen (Cont.)

11.4 Wall 3	<p>Dark grey emulsion White upvc framed window, 2 panes, 1 fixed, 1 opener, white lockable lever handle ; white/grey roller blind with cord Cream brick style wall tiles Wood block effect worktop Franke stainless steel sink drainer, metal drainer plug, chrome mixer tap White indesit washer dryer Cream base unit, metal knob housing a few cleaning items and spare bulbs Cream kick board</p>	<p>All Appears in good clean condition</p> <p>Blind working and clean</p> <p>worktop in good condition Sink clean</p> <p>Washer dryer all Appears in good clean condition</p>	<p>Tap little loose to fixing Drainer and sink requires further cleaning, limescale drainer and water marks around tap Dusty to washer dryer casing and soap tray requires light wiping Base unit door requires wiping</p>	
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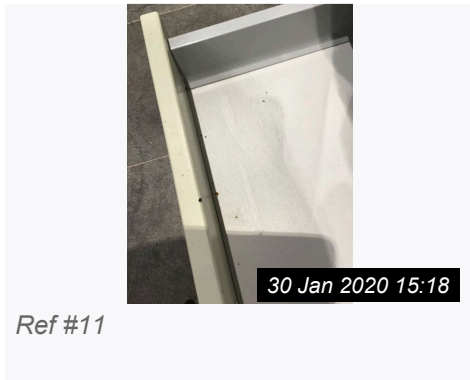
11. Kitchen (Cont.)

11.5 Wall 4	<p>Dark grey emulsion Cream brick style wall tiles Cream wall unit, metal knob housing Worcester combined boiler 2 Cream wall units, metal knobs, 2 shelves to each, fuse switch within right unit Cream pull out unit hole for knob housing neff extractor hood with light 2 under unit strip lighting 2 double white sockets Wood block effect worktop Stainless steel neff gas hob Cream base unit, metal knob , 2 Carousel shelves Neff stainless steel oven, 2 metal shelves, grill pan and rack Cream drawer under metal knob Cream base unit, metal knob. Drawer to top , 1 shelf Samsung silver grey fridge freezer, fridge water dispenser to door front, 3 glass shelves white edging, 1 easy glide shelf, plastic salad drawer, 2 full width door shelves, 2 smaller door shelves, water container with lid Freezer, 3 drawers, 1 ice tray Cream kick board</p>	<p>All Appears in good clean condition</p> <p>missing flap cover to controls;</p> <p>Cooker hood clean and light working; strip lights working</p> <p>worktop in good condition; Hob clean;</p> <p>Oven clean ;</p> <p>Fridge freezer clean and in tact</p>	<p>Hob requires light wiping to burners caps Oven, burnet on marks to grill tray and oven shelves and requires further wiping over Worktop requires final wipe over Base units door fronts require wiping, dusty and drip marks Fridge freezer requires further wiping and cleaning inside and items left in freezer, seals grubby</p>	
11.6 Flooring	Grey tile effect vinyl	All Appears in good clean condition	Floor requires further sweeping	

11. Kitchen (Cont.)

11.7 Furniture/Contents	Copper plate drainer Copper effect goodmans microwave with glass turning plate Copper pedal bin	Plate drainer in good condition ; Microwave clean; Bin, little rusty to lid	<i>As Inventory</i>	
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11. Kitchen (Cont.)



11. Kitchen (Cont.)



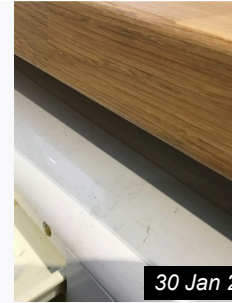
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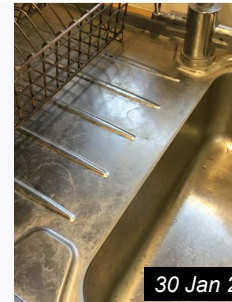
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Tenant initials:

11. Kitchen (Cont.)



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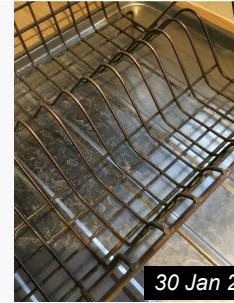
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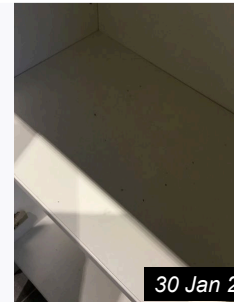
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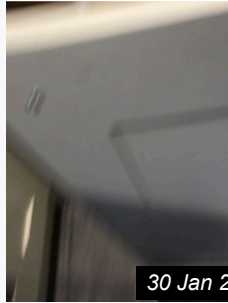
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Tenant initials:

11. Kitchen (Cont.)



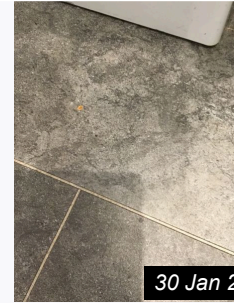
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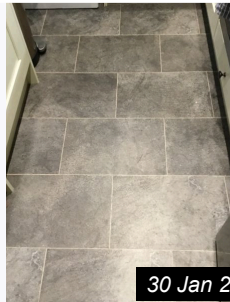
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12. Lean To

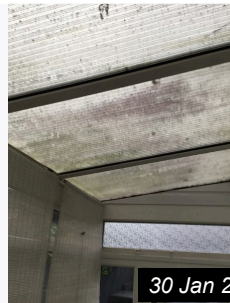
Item	Description	Condition at Inventory	Condition at Check Out	Additional Comments
12.1 Ceiling	White upvc and Perspex Roof	Moss and dirty to outer side	<i>As Inventory</i>	
12.2 Wall 1	White over plaster reverse of door frame and door	Plaster defects and mould staining low level	<i>As Inventory</i>	
12.3 Wall 2	White upvc framed window , 6 panes, 4 fixed, 2 openers, white lever handles 2 metal cleats White upvc panels to bottom section 3 white plastic blinds	Grubby and dusty to frames Dusty and grubby to blinds no pull cords seen	<i>As Inventory</i>	
12.4 Wall 3	White upvc framed side and top window, 2 fixed pane, 1 pattern glass White upvc framed door, glass section to top, white lever handle with integrated lock leading to rear aspect	All Appears in good clean condition Old fixing brackets for blind to above door	<i>As Inventory</i>	
12.5 Wall 4	White emulsion over plaster ; Reverse of window White plaster skirting	Defects to plaster and marks Screw , blue tack marks Dusty to window frame Plaster skirting broken and missing in parts	<i>As Inventory</i>	

12. Lean To (Cont.)

12.6 Flooring	White and black floor tiles Black mat	Grubby and marked to tiles Mat used condition	2 x red mats left by tenant	
12.7 Furniture/Contents	Dark wood effect storage chest. Cream padded top 6 grey seat pads , 7 grey back pads, 3 smaller stool seat pads for outside seating 3 orange scatter cushions, matching throw	Storage unit in used condition All seat pads and cushions all Appears in good clean condition and fire labels still present	Storage unit seen in bedroom 2 Some Outside furniture and the cushions stored in lean to All fire labels have been removed from cushions	



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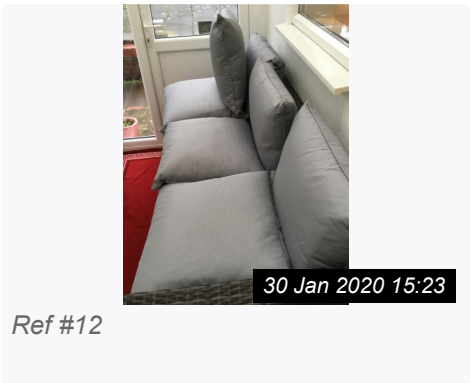


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12. Lean To (Cont.)

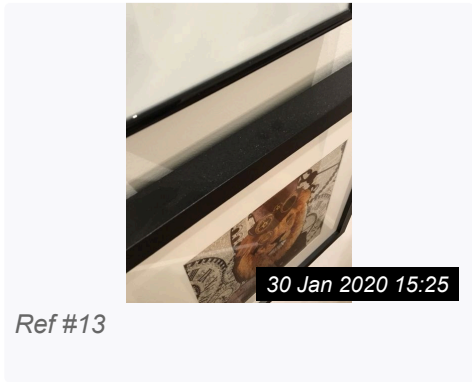
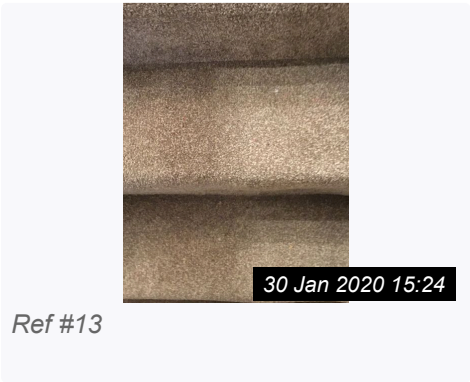
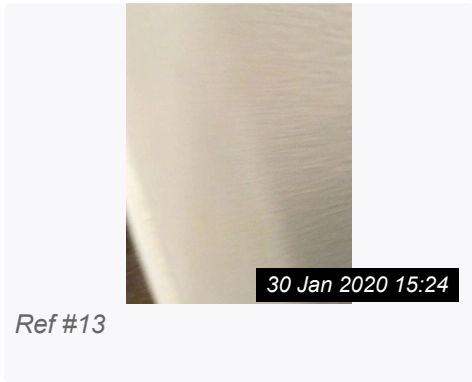
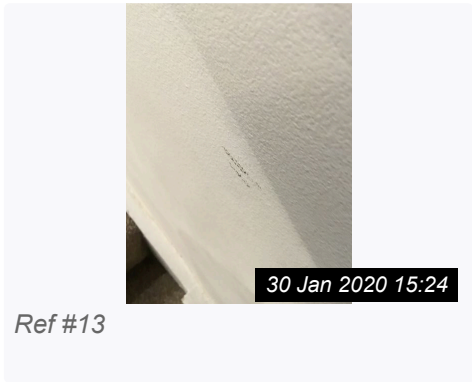
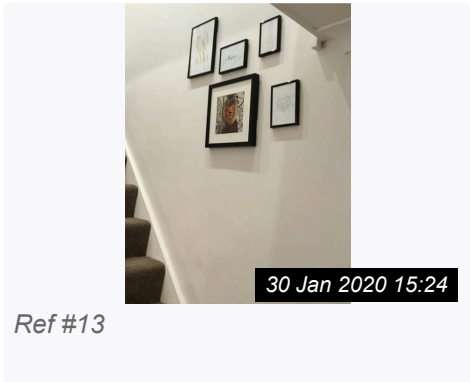
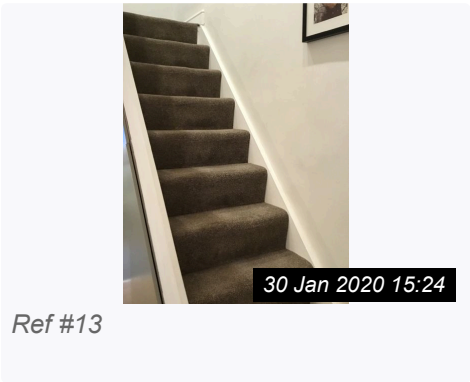


13. Stairwell

Item	Description	Condition at Inventory	Condition at Check Out	Additional Comments
13.1 Ceiling	White emulsion Fire angel smoke detector Further Smoke detector	All Appears in good clean condition Detectors Working	<i>As Inventory</i>	
13.2 Walls	Off white emulsion; 5 black framed pictures White triple light switch	All Appears in good clean condition	Couple of black scuffs running up wall Picture frames dusty	
13.3 Wood Work	White gloss stair edging and skirting	All Appears in good clean condition	Dusty in places	
13.4 Flooring	Brown carpet	All Appears in good clean condition	Requires vacuum	

Tenant initials:

13. Stairwell (Cont.)



14. Landing

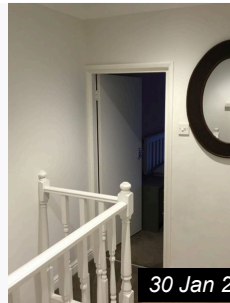
Item	Description	Condition at Inventory	Condition at Check Out	Additional Comments
14.1 Ceiling	White emulsion White plaster coving 3 white rim spot lights Smoke detector Further smoke detector	All Appears in good clean condition Lights working Detectors working	<i>As Inventory</i>	
14.2 Wall 1	Opening to stairwell White gloss hand rail and spindles and newel posts	All Appears in good clean condition Light chips to newel post top	Dusty in places	
14.3 Wall 2	Off white emulsion White gloss door frame White gloss full panel door, chrome lever handle leading to bedroom White double light switch Brown leather framed oval mirror White gloss skirting	All Appears in good clean condition	<i>As Inventory</i>	
14.4 Wall 3	Off white emulsion White gloss door frame White gloss full panel door, chrome lever handle leading to bedroom 2 (this room is not for use as part of the tenancy) White framed mirror hung over door White gloss skirting	All Appears in good clean condition	<i>As Inventory</i>	

14. Landing (Cont.)

14.5 Wall 4	Off white emulsion White gloss door frame White gloss full panel door, chrome lever handle leading to bathroom White light switch White gloss skirting	All Appears in good clean condition	As Inventory	
14.6 Flooring	Brown carpet	All Appears in good clean condition	Requires vacuum	



Ref #14



Ref #14

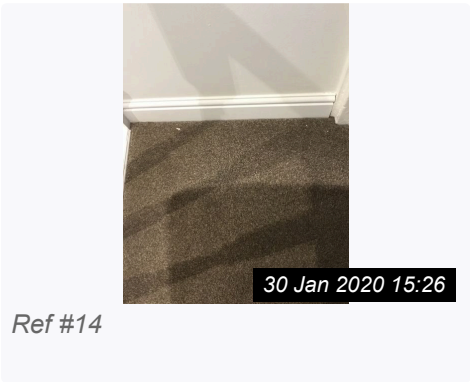


Ref #14



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14. Landing (Cont.)



Ref #14

15. Bedroom 1

Item	Description	Condition at Inventory	Condition at Check Out	Additional Comments
15.1 Ceiling	White emulsion White access hatch to loft White plaster coving Pendant light	All Appears in good clean condition Working	<i>As Inventory</i>	
15.2 Wall 1	White emulsion ; Good effect framed wall mirror White light switch 2 white double sockets Reverse of door frame and door White gloss skirting	All Appears in good clean condition Couple of light scuffs low level left side	<i>As Inventory</i>	
15.3 Wall 2	Pink emulsion 2 white double sockets White gloss skirting	All Appears in good clean condition	Dusty to skirting	
15.4 Wall 3	White emulsion ; White upvc framed window, 2 opening panes, white lockable lever handles White gloss sill White roller blind, metal pull and plastic cleat White thermostatic control radiator White gloss skirting	All Appears in good clean condition Old bt plastic box with cable not fully fitted above sill	<i>As Inventory</i>	

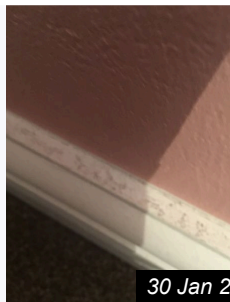
15. Bedroom 1 (Cont.)

15.5 Wall 4	White emulsion White air vent 2 White double sockets, tv aerial point White gloss skirting	All Appears in good clean condition 5 screw holes to wall and old tv fixing	<i>As Inventory</i>	
15.6 Flooring	Brown carpet	All appears in good clean condition	Requires vacuum	
15.7 Furniture/Contents	White 5 ft framed bed stead with lift up handle to under mattress storage area White mattress with mattress protector 2 dark grey bedside units, 3 drawers gold effect knobs to each Dark grey 5 drawer unit, gold effect knobs Dark grey double wardrobe, gold effect knobs 1 shelf, 3 hanging poles	All Appears in good clean condition	<i>As Inventory</i>	



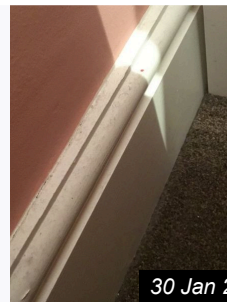
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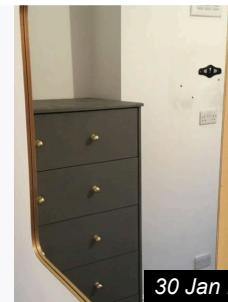
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Tenant initials:

15. Bedroom 1 (Cont.)



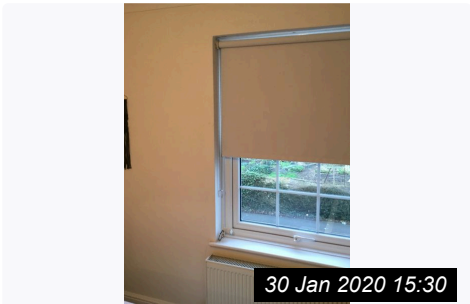
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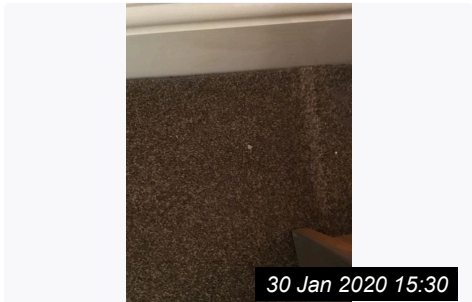
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16. Bedroom 2

Item	Description	Condition at Inventory	Condition at Check Out	Additional Comments
16.1 Ceiling	White White coving 3 white rim spot lights	All Appears in good clean condition ; All working	<i>As Inventory</i>	
16.2 Wall 1	White Reverse of door frame and door White framed mirror hung over door White light switch White skirting	All Appears in good clean condition	<i>As Inventory</i>	
16.3 Wall 2	White 2 white double sockets	All Appears in good clean condition	<i>As Inventory</i>	
16.4 Wall 3	White White double socket White skirting	All Appears in good clean condition	<i>As Inventory</i>	

16. Bedroom 2 (Cont.)

16.5 Wall 4	White White upvc framed window, 2 opening panes, white lockable lever handles, 1 key in lock White sill White curtain track Pair cream lined curtains White radiator thermostatic control White skirting	All Appears in good clean condition	Dusty to to window sill and frame	
16.6 Flooring	Brown carpet	All Appears in good clean condition	<i>As Inventory</i>	



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16. Bedroom 2 (Cont.)



Ref #16



Ref #16



Ref #16

17. Bathroom

Item	Description	Condition at Inventory	Condition at Check Out	Additional Comments
17.1 Ceiling	White emulsion ; 3 white rim spot lights Extractor fan ; Extractor fan pull cord and toggle	All Appears in good clean condition, slight cracking to paint above bath area Lights working Dusty to extractor fan but working	<i>As Inventory</i>	
17.2 Wall 1	White emulsion Grey speckled tiling Chrome shower riser bar and flexible hose and shower head and control Chrome and glass shower cubicle, chrome handle for bifold door White Shower tray and chrome waste Reverse of door frame and door , metal bolt White gloss Step to landing	All Appears in good clean condition	Water marks to shower door Water marks and light lime scale to shower fittings White lime scale stain under control bar	

17. Bathroom (Cont.)

17.3 Wall 2	<p>White emulsion Chrome ladder style heated towel rail, rail White upvc framed window, 2 panes, 1 fixed, 1 opener, white lockable lever handle, pattern glass to panes Grey pattern roller blind with pull Grey speckled tiling Wood and metal wall candle holder White unit top basin, chrome mono tap and swivel waste plug White high gloss vanity unit, chrome handles, 2 drawers 3 cupboards Chrome toilet roll holder Grey speckled boxing in and skirting</p>	<p>All Appears in good clean condition Light marks to edge of wall 2 screw holes to frame</p>	<p>Dusty to radiator Dusty to wall fitting Basin requires light wiping</p>	
17.4 Wall 3	<p>White emulsion Wood and metal wall candle holder White close coupled toilet, chrome flush buttons, white seat and lid Grey speckled tiling and skirting</p>	<p>All Appears in good clean condition Couple of faint spot marks low left corner Toilet clean</p>	<p>Stains to toilet bowl Dusty to wall fitting</p>	
17.5 Wall 4	<p>White emulsion Grey speckled tiling Wooden crate to wall White plastic bath, chrome mixer tap, shower head flexible hose and shower converter switch Chrome pop up waste White plastic bath side panel</p>	<p>All Appears in good clean condition ; Cracked bath panel low level</p>	<p>Dusty to bath and filler tap fittings and top edge of bath side panel</p>	

17. Bathroom (Cont.)

17.6 Flooring	Wood effect flooring	All Appears in good clean condition	<i>As Inventory</i>	
17.7 Furniture/Contents	White framed Stand alone mirror Grey soap dispenser and toothbrush holder Matching waste bin Bottle door stop	All in used but good condition	Waste bin not seen but cream replacement bin left by tenant	



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Tenant initials:

17. Bathroom (Cont.)



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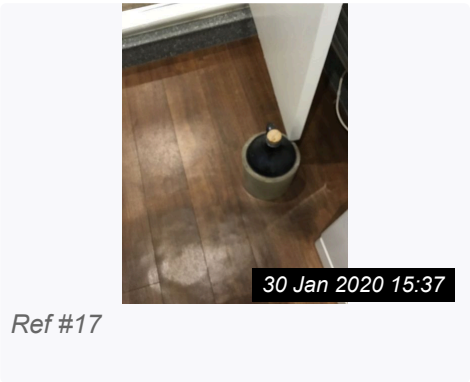
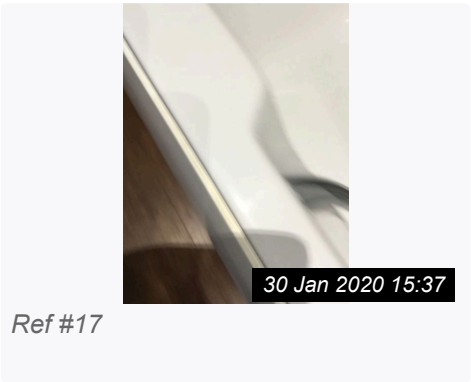
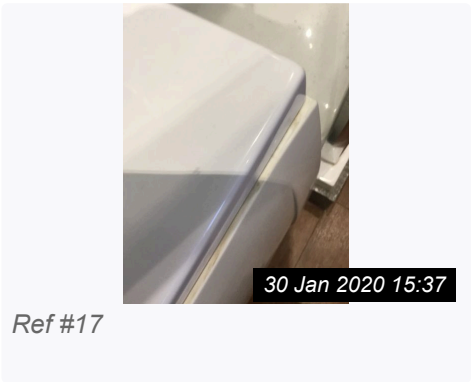
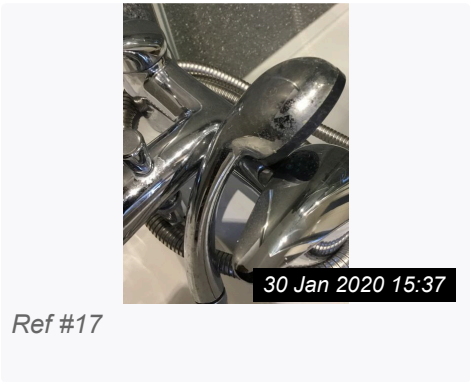


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Tenant initials:

17. Bathroom (Cont.)



18. Rear Aspect/Garden

Item	Description	Condition at Inventory	Condition at Check Out	Additional Comments
18.1 General	<p>Concrete pathway and step to upper concrete paved patio area with planting areas to right side full of plants and left corner planting area with plants</p> <p>Grey painted storage for waste bins , wheelie bin and 2 recycling bins</p> <p>2 grey oblong planters with plants</p> <p>5 matching grey round planters , 2 small terracotta round planters , 2 further planters</p> <p>Buddha statue, flexible outside hose pipe</p> <p>Rattan seating , 2 sections, glass top matching table and 3 matching stools</p> <p>Wendy house padlocked (not for tenant use)</p>	<p>All neat and tidy, shrubs slightly over grown but generally weed free ;</p> <p>Rattan furniture all appears in good condition</p>	<p>Weeds to concrete areas</p> <p>Seasonal condition</p>	



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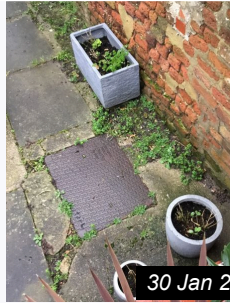
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18. Rear Aspect/Garden (Cont.)



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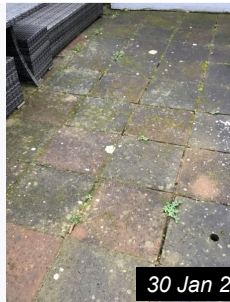
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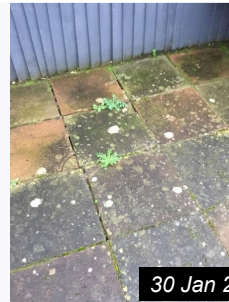
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18. Rear Aspect/Garden (Cont.)



19. Check Out

Item	Condition at Inventory	Condition at Check Out	Additional Comments
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Tenant initials:

Date: 30 January 2020

19. Check Out (Cont.)

<p>19.1 Notes To Tenants</p>	<p>Please note that the following items MUST be completed prior not during the check out:-</p> <p>All personal items have been removed. All cleaning and washing completed throughout property to a professional standard or standard as reflected at the time of the check in. Tenants should be in a position to vacate the property at the allocated time of check out and ALL KEYS should be handed over at the end of the check out. A charge WILL be made for any re visit that has to be made. It is the Tenant's responsibility to return all items to their original position at the end of the tenancy. Failure to do so may result in these items being noted as missing and a charge for their replacement being deducted from their deposit. A charge may also be made for having to return furniture to its original position should the tenant fail to do so. The agents must be informed of any items removed from or added to the property, so that the inventory can be amended where necessary, failure to do so may result in a charge being made for replacement of such items that have been removed. No shelving, pictures fixings etc should be added with out permission of the landlord /agent and as per the items of the tenancy. All items on the inventory are assumed to be in good, clean undamaged order unless stated</p>	<p><i>As Inventory</i></p>	
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19. Check Out (Cont.)

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Declaration

It is **STRONGLY** recommended that The Tenant (s) read the report and add any comments within 7 days. After 7 days of receipt of the report the content of the document cannot be challenged and is seen as accepted. It is recommended that a copy of the report be kept for future reference.

Tenant initials:

Date: 30 January 2020

Terms and Conditions

Check out

Please note that the following items MUST be completed prior not during the check out.

- All personal items have been removed.
- All cleaning and washing completed throughout property to a professional standard or standard as reflected at the time of the check in.
- All items returned to original position as listed on the inventory.
- Tenants should be in a position to vacate the property at the allocated time of check out and ALL KEYS should be handed over at the end of the check out.
- A charge WILL be made for any re visit that has to be made.

Notes to tenants

- It is the Tenant's responsibility to return all items to their original position at the end of the tenancy. Failure to do so may result in these items being noted as missing and a charge for their replacement being deducted from their deposit. A charge may also be made for having to return furniture to its original position should the tenant fail to do so.
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Tenant initials:

Date: 30 January 2020