

Check Out Summary

The Lodge, 007 JB1



Date of Report	12/7/2018
Reference No	10071398
Tenant's Name	Mr Bond
Prepared By	<p>Mr Smith</p> <p>The Inventory Manager Ltd Warrington Greater Manchester M28 2SZ</p> <p>0844 725 2000 paul@theinventorymanager.co.uk</p>

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Schedule of Condition

Item	Start of Tenancy	End of Tenancy
GENERAL CONDITION	Other than my noted comments, the property is in very good condition, internally and externally	The property has been left clean and tidy. Defects as noted
DECORATIVE CONDITION	All the rooms are in good decorative condition, with only slight defects as noted	Defects noted with comments and photos
APPLIANCES	Not tested, all are in good condition with no marks	Poor condition with defects as noted along with photos
KITCHEN	Overall the Kitchen area is very clean and tidy	Overall the Kitchen area is very clean and tidy
GRASS/LAWNS	Well maintained and tidy other than noted comments	Well maintained and tidy other than noted comments
GENERAL CONDITION	Good condition with defects as noted	The property has been left clean and tidy. Defects as noted
HEATING	Not tested	Not tested
FRIDGE/FREEZER	Not tested, new very good condition	Not tested, new very good condition
WINDOWS	All in good condition	Good condition with defects as noted
FLOORING	Generally well kept, other than where stated	Generally well kept, other than where stated
WOODWORK	Slight paint scuffs in several rooms	Generally all good, with defects as noted along with photos and responsibility

Cleaning Schedule

Ref	Room	Description	Comments
5	Entrance/Hallway	Flooring - Parquet Floors / Red entrance rug	Light clean and re-painting of skirting required
6	Entrance/Hallway	Windows - Wooden Framed window casing, glass lead panels	Requires cleaning and re-painting Landlords responsibility
13	Lounge	Walls - Painted Walls	Requires cleaning and re-painting Landlords responsibility
22	Lounge	Lounge Furniture - 2 x Leather Armchairs	Light clean required
14	Lounge	Skirting Boards - Wooden skirting	Light clean required
23	Dining Room	Ceiling - Painted with Coving	Requires cleaning and re-painting Landlords responsibility
24	Dining Room	Walls - Painted Walls	Light clean required
43	Kitchen	Kitchen Appliances - Belling built In 4 door oven	Deep clean required
60	Kitchen	Kitchen Appliances - Bosch Dishwasher serial no/53761-83C	Light clean required
52	Conservatory	Window - Roller Blind fitted	Light dust required
49	Conservatory	Lighting - Ceiling Mounted Chandelier	Requires cleaning
69	Bathroom	Walls - Tiled	Light clean required

Maintenance Schedule

Ref	Room	Description	Condition	Comments
5	Entrance/Hallway	Flooring - Parquet Floors / Red entrance rug	A few light scuff and scratch marks noted In places	Painting contractor to repair and re-paint
6	Entrance/Hallway	Windows - Wooden Framed window casing, glass lead panels	Lime scale Marks	Light clean to remove lime scale
22	Lounge	Lounge Furniture - 2 x Leather Armchairs	Both chairs have some scuffs and discolouring. Wear and tear	Wear and tear. Tenant not responsible
14	Lounge	Skirting Boards - Wooden skirting	A few light scuff and scratch marks noted	Wear and tear. Tenant not responsible
13	Lounge	Walls - Painted Walls	Chipped and Cracked in places	Painting contractor to repair and re-paint
23	Dining Room	Ceiling - Painted with Coving	Marks to the left hand side of the wall	Wear and tear. Tenant not responsible
24	Dining Room	Walls - Painted Walls	Dusty and Dirty	Wear and tear. Tenant not responsible Light clean required
43	Kitchen	Kitchen Appliances - Belling built In 4 door oven	Left dirty and uncleaned	Tenants responsibility
60	Kitchen	Kitchen Appliances - Bosch Dishwasher serial no/53761-83C	Lime scale marks	Tenants responsibility
49	Conservatory	Lighting - Ceiling Mounted Chandelier	Dusty and Dirty	Tenants responsibility
52	Conservatory	Window - Roller Blind fitted	Dusty and Dirty	Tenants responsibility
69	Bathroom	Walls - Tiled	A few light scuff and scratch marks noted	Tenants responsibility

Property Details

Is the property occupied	YES
Is the property furnished	YES
Type of property	House Detached

General Notes

The property is a 5 bedroom detached house with gardens to the front / rear and double garage.

The properties condition, internally, and externally, has been inspected, with defects and cleaning issues recorded in this report, along with date-time stamped photographs.

The tenant has accepted responsibility for the cleaning issues.

**Smoke Alarms**

Is there a Smoke Alarm present on every floor?	Yes
Are the alarms in working order?	No
How are the alarms powered?	Battery

Location/Notes

2 Smoke Alarms located on the first floor


**Carbon Monoxide Alarms**

Is there a Carbon Monoxide Alarm?	Yes
Is the alarm in working order?	No
How is the alarm powered?	Battery

Location/Notes

Carbon Monoxide alarm fitted kitchen, not working



Meter Readings
 Reading at check-out

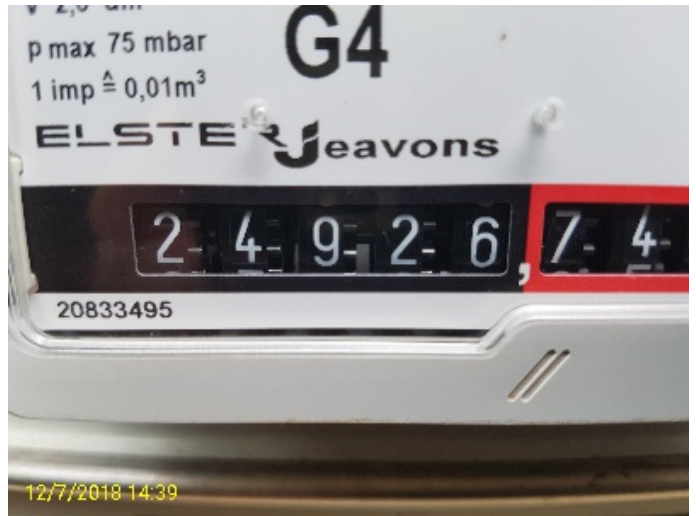
Type	Reading	Serial Numbers/Notes
Electric	62638	A08N038096
Electric	62988	A08N038096
Gas	24848	G4 K1548945 05 01
Gas	24926	G4 K1548945 05 01

Electric



REF 55

Gas



REF 58

Tenancy Guidance Notes

An inventory is a report, which not only includes the internal condition of the property but also gives an accurate description of the fixtures and fittings. It is compiled shortly before the commencement of the tenancy and checked at the termination for any dilapidations that may have accrued during the term of the tenancy.

Fair wear and tear allowance is taken into consideration for the full term. The guidelines set out below are intended to assist the check out at the end of the tenancy and, if adhered to, should result in charges incurred, if any, being kept to a minimum.

Cleaning

The property should be clean and tidy upon departure. A cleaning charge may be incurred if the property and, or fixtures and fittings, are left in an unsatisfactory state. Please ensure correct cleaning materials are used for different surfaces (bath, windows etc). Laminate flooring should be cleaned using a dry or slightly damp cloth/mop - water saturation will cause damage.

Carpets

You may be charged for cleaning any marks, stains etc. and for part, or all, of the cost of damages.

Decoration

Fair wear and tear will be taken into consideration, however, you may be charged for tearing to wallpaper, excessive chips to woodwork and plaster damage caused by pins, nails, screws etc., being driven into walls. Light bulb/smoke alarm battery replacement is the responsibility of the tenant.

Stored Items

Any items stored or moved during the tenancy must be returned to their original location, and where applicable, cleaned and ready for use. A charge will be made if boxed/stored items need to be returned to inventory location after you have left.

Keys

All keys to the property must be handed over to the Agent prior to the inventory check out, or if the tenant is attending the check out, they must be handed over to the inventory clerk at that time.

Additional Notes

Any amendments / alterations or queries regarding the inventory are to be highlighted with the letting agent within 7 days of the check in. Any alterations made to the inventory outside this 7 day period will not be considered.

Entrance/Hallway

Ref	Item	Description	Check In	Check Out
5	Decor Flooring	Parquet Floors / Red entrance rug Colour: Beech	Good condition with no visible marks or damage	A few light scuff and scratch marks noted In places
6	Doors / Windows Windows	Wooden Framed window casing, glass lead panels Qty: 2 Colour: White	Clean and Good no visible marks	Lime scale Marks

Lounge

Ref	Item	Description	Check In	Check Out
13	Decor Walls	Painted Walls Colour: Cream	Good condition with no visible marks or damage	Chipped and Cracked in places
14	Skirting Boards	Wooden skirting Colour: White	Clean and Good no visible marks	A few light scuff and scratch marks noted
22	Furniture / Items Lounge Furniture	2 x Leather Armchairs Colour: Tan	Both chairs are dated, some scuffs and discolouring on the chesterfield chair	Both chairs have some scuffs and discolouring. Wear and tear

Dining Room

Ref	Item	Description	Check In	Check Out
24	Decor Walls	Painted Walls Colour: Cream	Chipped and Cracked in places	Dusty and Dirty
23	Ceiling	Painted with Coving Colour: Off White	Good condition with no visible marks or damage	Marks to the left hand side of the wall

Kitchen

Ref	Item	Description	Check In	Check Out
43	Furniture / Items Kitchen Appliances	Belling built In 4 door oven Qty: 1 Colour: Silver	Condition consistent with use	Left dirty and uncleaned
60		Bosch Dishwasher serial no/53761-83C Colour: Silver	Condition consistent with use	Lime scale marks

Conservatory

Ref	Item	Description	Check In	Check Out
49	Fixtures / Fittings Lighting	Ceiling Mounted Chandelier Qty: 1 Colour: Gold/Brass	As New	Dusty and Dirty
51	Furniture / Items Conservatory Furniture	Beech wooden dining table with 4 leather dining chairs Qty: 1 Colour: Beech	Few visible scuff marks in the centre of the table	Few visible scuff marks in the centre of the table
53		Antique Clock Qty: 1 Colour: Dark Brown	Tarnished Partially	No visible marks
52	Decor Window	Roller Blind fitted Qty: 7 Colour: Brown light	In good clean condition	Dusty and Dirty

Bathroom

Ref	Item	Description	Check In	Check Out
69	Decor Walls	Tiled Colour: Beige and Brown mosaic	As New	A few light scuff and scratch marks noted

Key Exchange

Verification of the official key exchange is held in this section.
If this section is empty the key exchange is pending.

Key Type	Qty	Notes	Photo
Front door key/s, meter key	2	2 sets of keys were returned to the managing agent.	

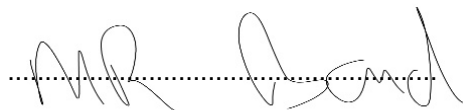
Signatures

If the tenant's signature is present below, the tenant agrees that he or she is satisfied with the information contained within this report pertaining to the property on the cover sheet. If the property is rented to multiple tenants, one tenant signature denotes the approval of all tenants.

Tenant

Name Mr Bond

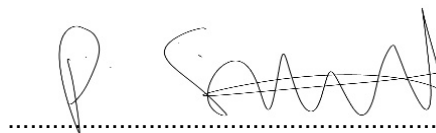
Signature



Clerk

Name P Smith

Signature



Verifier

Name

Signature

.....

Safety Disclaimer

This inventory provides a fair and accurate detailed record of the contents of the property and their condition plus the internal condition of the property.

The person who compiled the inventory is not an expert in fabrics, woods, materials, antiques, arts, colours etc. nor are they a qualified surveyor. The inventory should not be used as an accurate description of each and every piece of furniture and equipment, nor as a structural survey report.

Property left in lofts, cellars, garages, sheds and locked cupboards or rooms, which have not been inventoried, are the sole responsibility of the Landlord.

Disclaimer**Furniture and Furnishings**

This inventory relates only to the furniture, furnishings and all of the Landlords equipment and contents in the property. It is no guarantee of, or report on, the adequacy of, or safety of, any such equipment or contents, merely a record that such items exist in the property at the time of the inventory and the condition perceived of it.

The heating system, gas or electrical appliances and any other fixtures and fittings in the property have not been tested for this inventory and, therefore, no guarantees are given in respect of them.

Furniture and Furnishings (Fire) (Safety) Regulations 1988 - As amended 1994

If requested by the Landlord or Agent and where it is possible to identify that furniture and furnishings comply with the above regulations, it will be recorded on the inventory. If not recorded on the inventory, identification was not visible or present.

helpful Hints

It is important to note that items must be returned to their respective rooms on termination of the tenancy. Failure to do so can result in delays and confusion and can lead to a search fee being added on at checkout.

We cannot undertake to move heavy items of furniture or large pots. Plants are considered perishables. We cannot search inaccessible places to locate items or check lofts. All electrical items are considered to be pleased with plugs, bulbs and flexes etc, unless specified otherwise. We will test electrical equipment for power only when practical.

Helpful hints

- The following notes have been compiled for your convenience to help facilitate a speedy and problem free move at the end of your tenancy.
- We hope you enjoy your stay in the property.
- It is the tenant's responsibility to return all items to their original position at the end of the tenancy. Should the inventory clerk have to search for items it may result in charges being made to the tenant.

• The agent or landlord must be informed of any items removed from or added to the property. Failure to do so may result in charges being made for replacement items removed.

- All items on the inventory are assumed to be in a good, clean, undamaged order unless qualified by marginal note.

Cleaning

This must be thorough. Main areas of concern are:

Sanitary wear, Windows, hard floors, woodwork, kitchen appliances including kitchen units, shelves, oven hoods, refrigerators, wardrobes and drawer units.

The standard of cleaning is not satisfactory most agents or landlords will employ a contract cleaner and their account will be added to the dilapidation's report.

Photos

Entrance/Hallway-Flooring-Parquet Floors / Red entrance rug



REF 5

Entrance/Hallway-Flooring-Parquet Floors / Red entrance rug



REF 5

Photos

Entrance/Hallway-Windows-Wooden Framed window casing, glass lead panels



REF 6

Entrance/Hallway-Windows-Wooden Framed window casing, glass lead panels



REF 6

Lounge-Walls-Painted Walls



REF 13

Lounge-Walls-Painted Walls



REF 13

Lounge-Skirting Boards-Wooden skirting



REF 14

Lounge-Skirting Boards-Wooden skirting



REF 14

Photos

Lounge-Lounge Furniture-2 x Leather Armchairs



REF 22

Lounge-Lounge Furniture-2 x Leather Armchairs



REF 22

Dining Room-Ceiling-Painted with Coving



REF 23

Dining Room-Ceiling-Painted with Coving



REF 23

Kitchen-Kitchen Appliances-Belling built In 4 door oven



REF 43

Kitchen-Kitchen Appliances-Belling built In 4 door oven



REF 43

Photos

Kitchen-Kitchen Appliances-Bosch Dishwasher serial no/53761-83C



REF 60

Kitchen-Kitchen Appliances-Bosch Dishwasher serial no/53761-83C



REF 60

Conservatory-Lighting-Ceiling Mounted Chandelier



REF 49

Conservatory-Lighting-Ceiling Mounted Chandelier



REF 49

Bathroom-Walls-Tiled



REF 69

Bathroom-Walls-Tiled



REF 69

