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## Check-out Report



**Date:** 17/07/2017

**Property Address:** Flat 1  
Smarter Road  
London  
SM4 4RT

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**Produced By:** Clerk  
Clive Nathan  
on behalf of Sharon Osbourne-  
Stewart

For interactive online report with high quality images, please visit

<http://viewreport.net/77WcraKF5gQ%3d>

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## **This Schedule of Condition Report**

This Inventory and Schedule of Condition Report provides a fair and objective record of the general condition of the contents and fixtures and fittings of the Property as well as its general condition.

### **When is it used?**

It is usually used at the start and end of the tenancy term to enable the inventory clerk to determine whether there is any damage or missing items which would have to be paid for by the tenant.

### **Why is it used?**

The report reduces disputes at the end of the tenancy term and enables the tenant deposit to be returned to the tenant in a timely manner.

### **What is included in the Report?**

The Report identifies all of the Contents at the Property, creating an Inventory. Each item is photographed and labelled. Contents are defined as any removable item or items which are not generally considered part of the Property. Another way of looking at it is those items which would normally be removed by the owner if he or she moved and wished to take his or her furniture. Examples are crockery, kitchen utensils, furniture, linen, lamps and appliances.

This Report also highlights the condition of the fixtures and fittings not included in Contents (doors, walls, floors etc).

All items are considered to be in Good Condition unless stated otherwise.

Fixtures and fittings (doors, walls, floors etc) in Good Condition are not separately labelled and identified but will be seen in general photographs of each room.

### **What if the tenant or landlord disputes the Report at the start of the tenancy term?**

Both Landlord and Tenant have seven days from the later of the start of the tenancy and the production of this report to challenge its contents, failing which, it will be assumed that this Report has been accepted. Both parties will be encouraged to sign the report confirming their acceptance.

### **What happens at the end of the tenancy term?**

Appointed Inventory Clerk will prepare a Check-Out Report which compares the Inventory and Schedule of Condition of the Property and the Contents against that at the beginning of the term.

### **What does a Tenant have to pay for?**

The terms of the tenancy agreement normally determine what costs are for the account of the Tenant. As a general rule in respect of this Inventory and Schedule of Condition, the Tenant must pay the replacement cost of any missing items, for any damage beyond normal wear and tear, costs incurred in returning the Property and its Contents in the same state of cleanliness as they were at the start of the tenancy term, any costs incurred in removing the Tenant's personal possessions or other rubbish and any costs incurred in returning each item to the place that it was at the start of the term.

### **What does this report not tell you?**

Each inspection is non-invasive. This means that the inventory clerk does not take up carpets floorcoverings or floorboards, move large items of furniture, remove secured panels or undo electrical fittings.

Common parts in relation to flats, exterior structural elements of the main building and the structure of any outbuildings will not be inspected. Roof spaces and cellars are not inspected. Areas which are locked or where full access is not possible, for example, attic or excessively full cupboards or outbuildings are not inspected.

### **Disputes**

Any disputes will be dealt with in accordance with the tenancy agreement.

### **Disclaimer**

This inventory report provides a fair, unbiased and accurate record of the contents and internal condition of the property. It is the responsibility of the landlord and tenant to agree between themselves (via the letting agent where required) on the accuracy of this report if disputed.

This inventory report has been prepared on the accepted principle that in the absence of comments, an item is free from obvious damage or soiling

No attempt has been made to identify any item by its original manufacturer or the period in which it was produced. The inventory clerk preparing the report is neither a qualified surveyor nor an expert on fabrics, woods, materials or antiques.

This report is not a guarantee of, or report on, the adequacy of, or safety of any furniture, equipment or contents. It is a documented record that such items exist within the property, at the date of the inventory and the superficial condition of the same.

The inventory clerk is not a qualified electrician or plumber or an expert in fire regulation. The inventory clerk is not required to report on anything which might contravene housing or safety regulations. Smoke alarms and heat detectors in the property have not been tested and it is the tenant's responsibility to inspect these regularly to ensure they are in full working order as per the manufacturer's instructions



## Landlord and tenant responsibilities

The general tenant and landlord responsibilities are summarised as follows (your agreement may specify certain responsibilities differently):

### Internal decoration

The tenant is responsible for keeping the interior of the dwelling in reasonable decorative order.

### External works

#### The landlord:

- repairs to garden paths, walls, fences and gates where installed by the landlord
- the replacement of wheely bins every seven years where replacement is deemed necessary
- replacement of rotary clothes driers
- maintenance of communal amenity areas, unless these are the responsibility of the local council
- outside repair work involving structural repairs to walls, outside doors, windows (but not replacement of glass), roofs, chimneys, valleys, gutters, downpipes and house drains (excluding cleaning of gullies) - external paintwork

#### The tenant:

- care and upkeep of gardens and hedges
- cleaning of gully traps

### Electrical repairs

#### The landlord:

- electrical wiring
- repair to electrical appliances, fires and heaters where fitted by the landlord
- door entry systems to communal blocks
- ceiling roses, lamp holders and flexes
- socket outlets and switches

#### The tenant:

- repair to electrical appliances, fires and heaters not installed by the landlord
- door bells and plug tops on appliances
- re-setting of trips and replacement of fuses, except main service fuses which are the responsibility of the grid supplier

### Cooking and heating appliances

#### The landlord is responsible for landlord installed appliances:

- repairs to defective solid fuel cookers and stoves
- solid fuel room heaters
- fire hearth and surrounds

### Plumbing

#### The landlord:

- clearing blocked sewers, drains and external waste pipes other than gullies and waste pipes blocked through tenant misuse
- boilers and hot water cylinders
- pipe work, radiators, fittings and valves

#### The tenant:

- stoppers and chains for baths, sinks and basins
- replacement of wash basins, wc bowls and wc seats (except where damaged or discoloured through fair wear and tear or by faulty installation)
- replacement of baths, sinks and drainers (except where damaged or discoloured through fair wear and tear or by faulty installation)

### Doors and windows

#### The landlord:

- window frames, sashes and window furniture
- repair of defective internal and external doors, saddles and door frames
- hinges, locks, handles, trapper bars and letter boxes on external doors

#### The tenant:

- hinges, locks and handles to internal doors
- kitchen and bedroom unit doors, door hinges, handles and catches on drawers
- draught proofing of doors and windows
- replacement of broken glass

### Structural and other repairs

#### The landlord:

- walls, staircases and all structural timbers, roof, chimney and rainwater goods
- wall and floor tiling
- architraves, skirting boards, timber sills and other internal decorative woodwork
- airbricks and ventilators
- roofspace insulation (where the tenant has not been receiving grant aid)
- timber rot

#### The tenant:

- sweeping chimneys and the cost of any work required because of the failure to sweep chimneys
- internal plaster cracks on walls and ceilings

### Fire safety standards

#### Landlord must:

- follow safety regulations
- provide a fire alarm on each storey and a carbon monoxide alarm in rooms with a usable fireplace or woodburner
- check tenants have access to escape routes at all times
- make sure the furniture and furnishings they supply are fire safe
- provide fire alarms and extinguishers (if the property is a large HMO)

#### Tenants must:

- make sure fire alarms, smoke detectors and carbon monoxide alarms are kept in working order and must not take out batteries or cover these

### Gas installation safety

Landlord has duties under the Gas Safety (Installation and Use) Regulations 1998 to arrange maintenance by a Gas Safe registered engineer for all pipe work, appliances and flues, which they own and have provided for your use.

Landlord must also arrange for an annual gas safety check to be carried out every 12 months by a Gas Safe registered engineer. They must keep a record of the safety check for 2 years and issue a copy to each existing tenant within 28 days of the check being completed and issue a copy to any new tenants before they move in.

### Electrical installation safety

Landlords are required by law to ensure:

- That the electrical installation in a rented property is safe when tenants move in and maintained in a safe condition throughout its duration.
- That a House in Multiple Occupation (HMO) has a periodic inspection carried out on the property every five years.
- That any appliance provided is safe and has at least the CE marking (manufacturer's mark that it meets all the requirements of European law).

To meet these requirements a landlord will need to regularly carry out basic safety checks to ensure that the electrical installation and appliances are safe and working.

### Energy performance certificates

Landlord will need to get an Energy Performance Certificate (EPC). It rates the energy efficiency of a property and is based on the building's energy performance - for example, how much heat is lost through the roof. An EPC also takes account of the property's heating and lighting. EPCs do not cover domestic appliance performance, like washing machines. An EPC is valid for ten years - even if new tenants move into the property during that time. Landlord should give a copy of the property's current EPC to each new tenant.

### Smoke alarms and monoxide

From the 1 October 2015 landlords must ensure that a smoke alarm is fitted on every floor of their property where there is a room used wholly or partly as living accommodation. They will also have to put a carbon monoxide alarm in any room where a solid fuel is burnt, such as wood, coal or biomass and includes open fires. It does not include gas, oil or LPG. Landlords or agents will then have to ensure that the alarms work at the start of each new tenancy. For example by pressing the test button until the alarm sounds.



## Overview

### Cleanliness

The following is an indication of the level of cleanliness attributed to the overall property in the view of the inventory clerk, for individual room and / or item conditions, please refer to the following pages.

<b>Property:</b>	Good	<b>Garden:</b>	N/A
<b>Doors:</b>	Good	<b>Skirting:</b>	Good Domestic
<b>Woodwork:</b>	N/A	<b>Paintwork:</b>	Good
<b>Windows:</b>	Good Domestic	<b>Flooring:</b>	Good Domestic
<b>Carpets:</b>	Good Domestic	<b>Tiles:</b>	Good
<b>Linen:</b>	N/A	<b>Curtains and Blinds:</b>	Good
<b>Mattresses:</b>	Domestic	<b>Hob:</b>	Good
<b>Oven:</b>	Good	<b>Kitchen:</b>	Good
<b>Bathroom:</b>	Good	<b>Fireplaces:</b>	N/A

### Suggested room actions

The following is an indication of the actions that may be required in the view of the inventory clerk to remedy a condition of each room, for individual room detail and / or item conditions, please refer to the following pages.

<b>Keys:</b>	N/A	<b>Meter readings:</b>	N/A
<b>Exterior:</b>	N/A	<b>Hallway:</b>	N/A
<b>Kitchen:</b>	N/A	<b>Reception room:</b>	N/A
<b>Bathroom:</b>	N/A	<b>Bedroom:</b>	N/A
<b>Wc:</b>	N/A		

### Additional Comments:

Flat in good and clean condition. All smoke detectors are working, broken toilet seat hinge, broken bin in WC, see report for details.

Tenant not present during check out inspection. Keys returned to agent.



## Photographic Schedule of Conditions

### Keys:

#### General (Keys)

**Previous comment:**

Key for the flat held in the security box



**Checkout update:**

2x keys for the flat

### Meter readings:

#### General (Meter readings)

**Previous comment:**

Reading: 03878  
Ref. D14A204730



**Checkout update:**

No access to the meter  
Locked cupboard - no one had the key

### Exterior:

#### General (Exterior)

**Previous comment:**

General view



**Checkout update:**

General view

## Hallway:

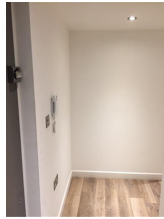
### General (Hallway)

Previous comment:

Checkout update:

General view

General view



General view

General view



### Doors (Hallway)

Previous comment:

Checkout update:

Grey painted flat panel door, chrome Chubb lock with cover to the bottom, chrome cylinder lock with handle, chrome number

No change to previous report







White painted door frame  
Cracked to joinery



No change to previous report

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Additional photo of the cracks

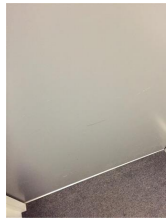


No change to previous report

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Scuffs to the mid low level



No change to previous report

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Silver threshold  
Good condition



No change to previous report

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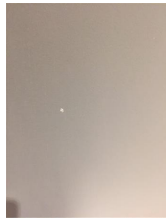
Internal view to match  
Closing arm to the top, sticker (no smoking)

Chip rhs of the door  
Wear and Tear

Good condition overall



Small chip to lhs



No change to previous report



Chrome Yale lock with lever handle  
Fully working order

No change to previous report



Additional image

## Flooring (Hallway)

**Previous comment:**

Grey, wood effect, laminated floor  
Needs light cleaning



**Checkout update:**

No change to previous report

**Additional photo of the floor**



No change to previous report

## Walls and skirting boards (Hallway)

**Previous comment:**

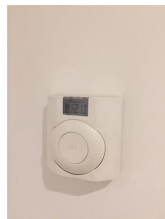
White plastic entry phone  
Good condition, untested



**Checkout update:**

No change to previous report

White, digital thermostat  
Good condition, working



No change to previous report



White painted walls  
Scuffs in places



No change to previous report

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Scuffs rhs of the door



No change to previous report

---



Chips / crack to the edge



No change to previous report

---



White painted skirting  
Scuffs in places, needs light cleaning



No change to previous report

---



White painted flat panel door with Chubb lock  
Locked  
No access



No change to previous report



Wall mounted holder with 5x hooks  
New to the flat  
Tenant Liable

### Ceiling (Hallway)

**Previous comment:**

White plastic, mains fitted smoke detector  
Tested and working

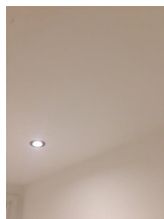


**Checkout update:**

No change to previous report



White painted ceiling  
Good condition



No change to previous report

## Lighting (Hallway)

**Previous comment:**

3x recessed spotlights

All working



**Checkout update:**

No change to previous report

## Heating (Hallway)

**Previous comment:**

White panel radiator

Good condition



**Checkout update:**

No change to previous report

## Sockets and Switches (Hallway)

**Previous comment:**

2x brushed steel light switch  
Finger marks



**Checkout update:**

No change to previous report



Brushed steel double socket x1

No change to previous report



## Kitchen:

### General (Kitchen)

Previous comment:

Checkout update:

General view

General view



### Doors (Kitchen)

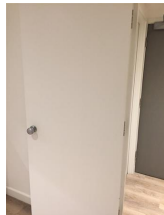
Previous comment:

Checkout update:

White painted, flat panel door, brushed steel knob handle

No change to previous report

Good condition

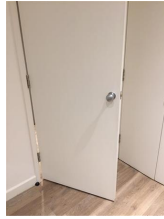




Internal view to match

No change to previous report

Good condition



## Flooring (Kitchen)

**Previous comment:**

**Checkout update:**



Grey, wood effect, laminated floor

No change to previous report

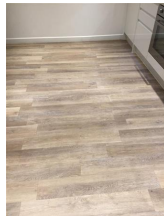
Needs light cleaning

Broken door stopper behind the door



Additional photo of the floor

No change to previous report





**Walls and skirting boards (Kitchen)**

**Previous comment:**

Silver effect mosaic tiles above worktop

Good condition



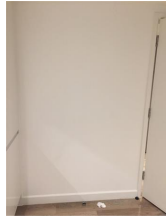
**Checkout update:**

No change to previous report



White painted walls  
White painted skirting

Good condition



No change to previous report



Worcester white boiler

Good condition



No change to previous report



Fuses box

No change to previous report



Velux control panel for the kitchen skylights

No change to previous report

Working order



### Ceiling (Kitchen)

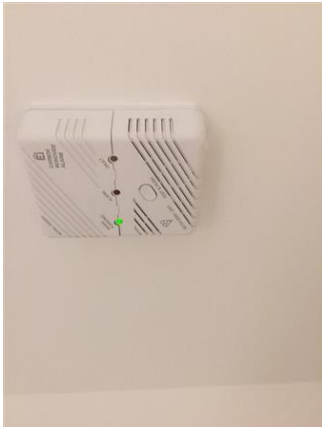
**Previous comment:**

**Checkout update:**

Carbon monoxide alarm

No change to previous report

Tested and working



White plastic, mains fitted smoke detector

No change to previous report

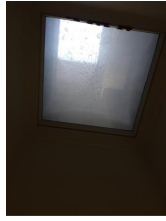
Tested and working





Skylight rhs

Soiled exterior

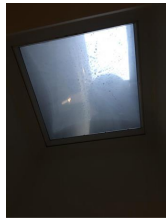


Paper to one edge (between opening and frame)  
Noted



Skylight lhs

Soiled exterior



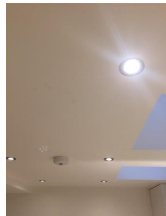
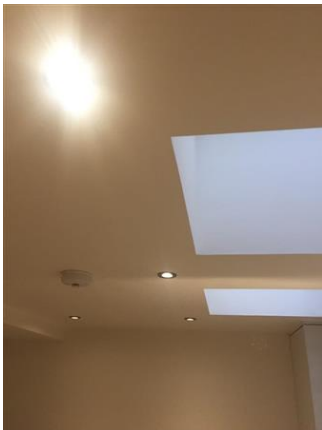
No change to previous report

### Lighting (Kitchen)

**Previous comment:**

8x recessed spotlights

All working



**Checkout update:**

No change to previous report



LED stripe below wall cabinets

Working



No change to previous report

## Sockets and Switches (Kitchen)

**Previous comment:**

Brushed steel double dimmer

Finger prints



**Checkout update:**

No change to previous report

Brushed steel double socket



No change to previous report

Brushed steel double socket



No change to previous report

White plastic single fuses inside wall cabinet



No change to previous report

## Appliances (Kitchen)

**Previous comment:**

Lamona microwave  
Not fully secured

Good condition



**Checkout update:**

No change to previous report

**Internal view**



No change to previous report

Smeg, integrated, stained steel oven

Good clean condition



No change to previous report

**Internal view**

Clean



No change to previous report



Smeg, stained steel exterior hood

No change to previous report

Working order



Smeg, black glass, 4 rings, electric hob

No change to previous report

Good and working condition



Zanussi integrated refrigerator freezer  
4x door shelves, 2x salad boxes, 5x glass shelves

One glass shelf inside the cabinet drawer

Good condition, no cracks noticed



3x drawers to the freezer

No change to previous report

Good condition, no cracks noticed







Smeg, integrated dishwasher

No change to previous report

Good and working condition



Indesit washer dryer

No change to previous report

Working order



Soap dispenser

No change to previous report

Clean



Seal

No change to previous report

Clean





## Furnishings (Kitchen)

**Previous comment:**

Manuals inside kitchen drawer



**Checkout update:**

No change to previous report

## Shelving and Units (Kitchen)

**Previous comment:**

White painted, double panel door with knob handles (built in storage)



**Checkout update:**

No change to previous report



Chip to the top of the door frame



No change to previous report



White, gloss kitchen cabinets

No change to previous report

Good condition



Internal view of the sink cabinet

No change to previous report



Internal view

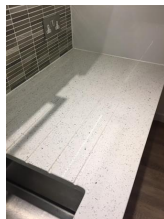
No change to previous report



White granite worktop

No change to previous report

Good condition  
Needs light cleaning





Stained steel, single bowl sink and chrome mixer tap  
Water marks,  
good condition overall

No change to previous report



Light yellow marks near the sink

No change to previous report



Broken part inside bottom drawer

No change to previous report



Internal view

No change to previous report



## Reception room:

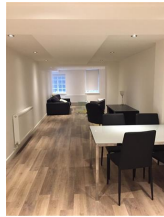
### General (Reception room)

Previous comment:

Checkout update:

General view

General view



### Flooring (Reception room)

Previous comment:

Checkout update:

Grey, wood effect, laminated floor

No change to previous report

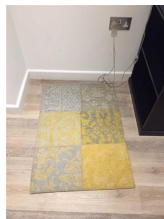
Needs light cleaning



Yellow and grey small rug

No change to previous report

Small stains and discolourations





Yellow and grey medium size rug

No change to previous report

Stained, need cleaning



### Walls and skirting boards (Reception room)

**Previous comment:**

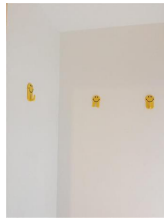
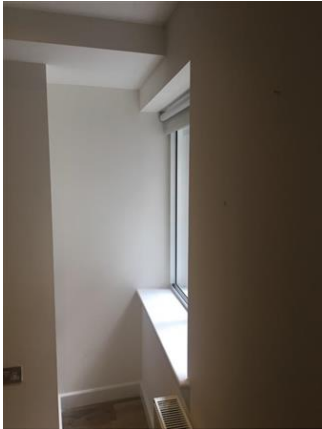
**Checkout update:**

3x yellow plastic hooks lhs of the windows

Hooks removed from the wall

1x hook broken

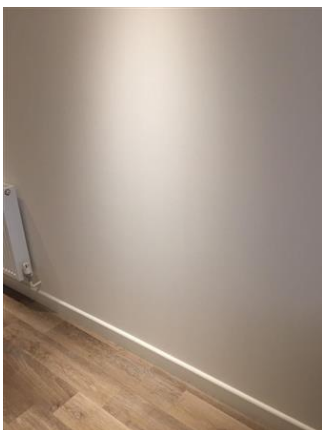
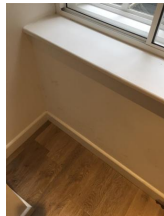
Noted



White painted walls

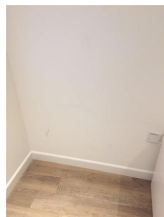
Good condition

Scuffs below the window



Scuffs in places

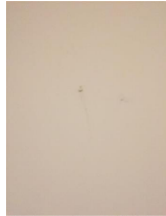
Good condition







Various marks in few places



No change to previous report



Additional image  
Sticker remains  
Tenant Liable

### Windows (Reception room)

**Previous comment:**

White painted crittall windows, single glazed, silver frame  
Secondary glazing



**Checkout update:**

No change to previous report



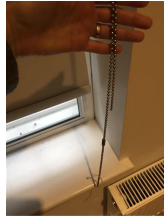
Window is not closing fully



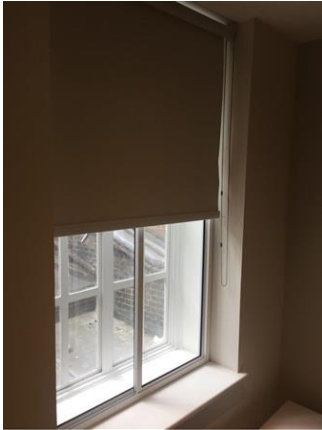
No change to previous report



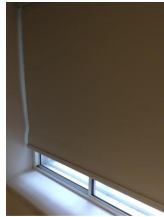
Broken blind chain



Chain in fully working order



White roller blind with silver pull cord

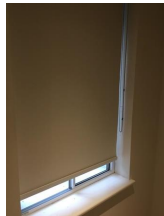


No change to previous report



White roller blind to rhs window

Good condition



No change to previous report



White painted critall windows, single glazed, silver frame  
Secondary glazing

Not closing in full  
Dusty sill



No change to previous report

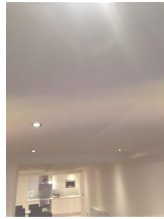
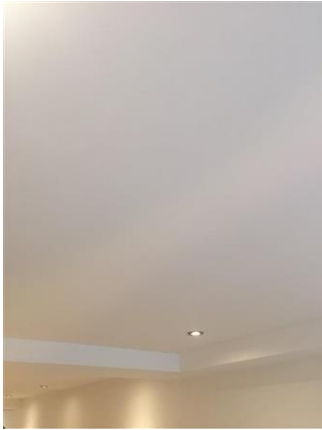


### Ceiling (Reception room)

**Previous comment:**

White painted ceiling

Good condition



**Checkout update:**

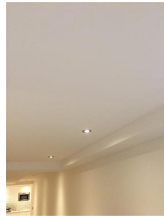
No change to previous report

### Lighting (Reception room)

**Previous comment:**

12x recessed spotlights

All working



**Checkout update:**

No change to previous report

### Heating (Reception room)

**Previous comment:**

White panel radiator

Good condition



**Checkout update:**

No change to previous report



White panel radiator

No change to previous report

Small residue marks



### Sockets and Switches (Reception room)

Previous comment:

Checkout update:

Brushed steel double dimmer

No change to previous report



5x brushed steel double sockets in total

No change to previous report



White plastic single phone socket  
Brushed steel Tv socket

No change to previous report



## Appliances (Reception room)

**Previous comment:**

Clear and white plastic table lamp  
Not working



**Checkout update:**

Moved to the kitchen cabinet  
Noted

## Furnishings (Reception room)

**Previous comment:**

White glass dining table  
Good condition



**Checkout update:**

No change to previous report



4x black leather effect chairs  
All in good condition



No change to previous report



Black leather effect and chrome frame chair No change to previous report

Good condition



Grey fabric armchair

2x grey cushions  
New to the flat  
Noted

Good condition



Clear glass coffee table

No change to previous report

Good condition



White laminated Tv unit

No change to previous report

Good condition





Black, laminated desk  
Small usage marks to edges, mainly to the bottom

No change to previous report



Small chips to edges



Additional image of the desk



Grey fabric two seater sofa with 2 matching cushions and 2x grey and yellow cushions

Wet stain to rhs seat and wet cushion  
Tenant Liable

Good condition overall





Additional image of the sofa seat

## Bathroom:

### General (Bathroom)

Previous comment:

General view



Checkout update:

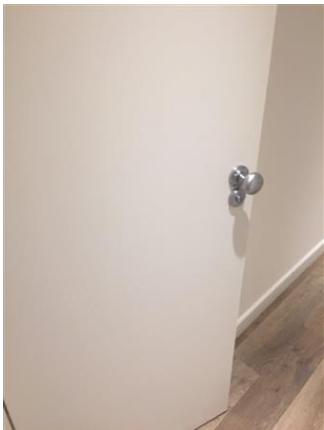
General view

### Doors (Bathroom)

Previous comment:

White painted, flat panel door, brushed steel knob handle

Good condition



Checkout update:

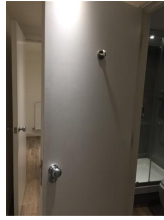
No change to previous report



Internal view to match  
Single hook and twist lock (working order)

No change to previous report

Good condition



## Flooring (Bathroom)

**Previous comment:**

Grey, wood effect, laminated floor

**Checkout update:**

No change to previous report



Needs light cleaning



Rusty mark lhs of the Wc

No change to previous report





**Walls and skirting boards (Bathroom)**

**Previous comment:**

Single mirrored door cabinet

Needs light cleaning



**Checkout update:**

No change to previous report



Internal view

Clean



No change to previous report



Chrome toilet roll holder

Loose



No change to previous report



Beige tiles and light brown

Needs light cleaning



No change to previous report



Built in shelf

No change to previous report

Needs light cleaning



One tile cracked lhs of WC

No change to previous report



### Ceiling (Bathroom)

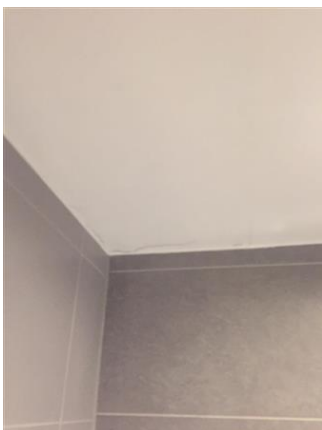
**Previous comment:**

**Checkout update:**

White plastic exterior fan  
Missing cover

No change to previous report

Dusty



Settlement cracks lhs (above shower area)

No change to previous report



## Lighting (Bathroom)

**Previous comment:**

2x recessed spotlights

Both working



**Checkout update:**

No change to previous report

## Heating (Bathroom)

**Previous comment:**

Chrome towel heater  
Water marks



**Checkout update:**

No change to previous report

## Sockets and Switches (Bathroom)

**Previous comment:**

Brushed steel shaver socket  
Small gap to the top fitting



**Checkout update:**

No change to previous report

Suites (Bathroom)

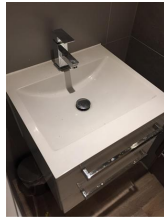
Previous comment:

Checkout update:

White basin, chrome mixer tap, chrome waste

No change to previous report

Need cleaning



Tap needs cleaning

No change to previous report



2x drawers below the basin

No change to previous report

Water marks to the handles



White pan with matching seat and flap

No change to previous report





Internal view

No change to previous report

Needs cleaning inside



Broken rhs hinge

No change to previous report



Built in shower cubicle with clear glass sliding door

No change to previous report

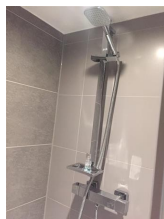
Water marked



Chrome shower control with hose and chrome shower head

No change to previous report

Scaled  
Needs cleaning





White base  
Cover to the waste not properly attached



No change to previous report



No change to previous report

### Furnishings (Bathroom)

**Previous comment:**

Chrome medium size, pedal bin  
needs cleaning



**Checkout update:**

No change to previous report



Chrome toilet brush



No change to previous report





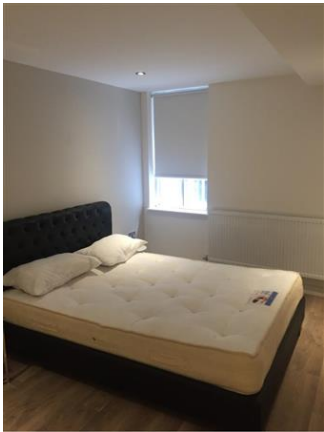
Chrome toilet roll holder

## Bedroom:

### General (Bedroom)

Previous comment:

General view



Checkout update:

General view



General view



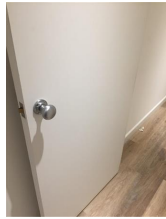
General view

Doors (Bedroom)

Previous comment:

White painted, flat panel door, brushed steel knob handle

Good condition



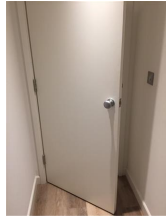
Checkout update:

No change to previous report



Internal view to match

Good condition



No change to previous report



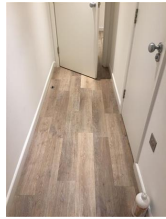
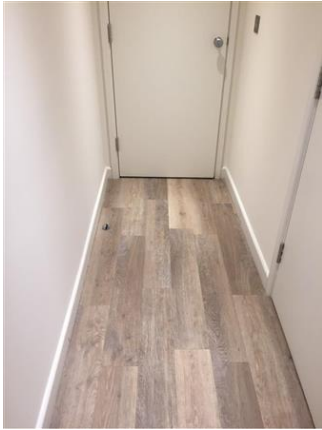
Additional image  
Cracked frame to joinery

### Flooring (Bedroom)

**Previous comment:**

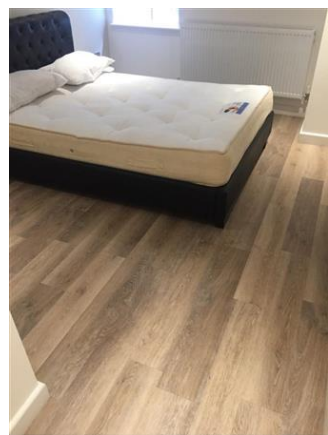
Grey, wood effect, laminated floor  
Door stopper behind the door

Needs light cleaning

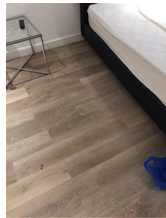


**Checkout update:**

No change to previous report



**Additional photo of the floor**

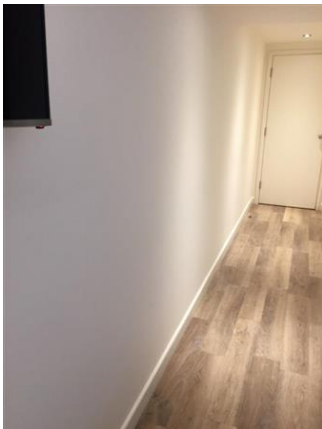


No change to previous report

### Walls and skirting boards (Bedroom)

**Previous comment:**

White painted walls  
White painted skirting  
Scuffs in places



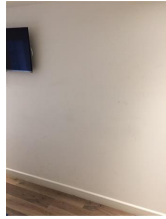
**Checkout update:**

Good condition  
Noted



Scuffs and finger prints

No change to previous report



1x nail and 2x nail holes  
Tenant Liable

### Windows (Bedroom)

**Previous comment:**

**Checkout update:**



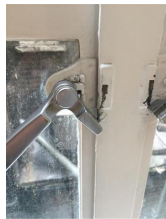
White painted crittall windows, single glazed, silver frame  
Secondary glazing

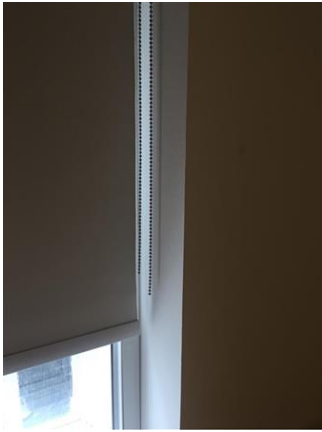
No change to previous report



Not closing in full

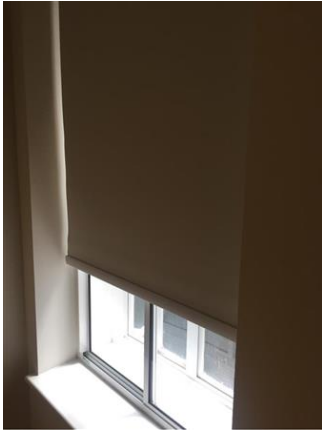
No change to previous report





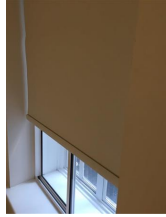
Broken blind chain

No change to previous report



White roller blind with pull cord

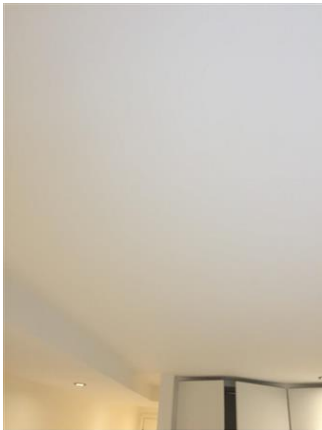
No change to previous report



### Ceiling (Bedroom)

**Previous comment:**

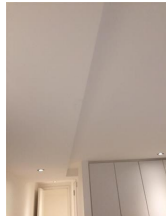
**Checkout update:**



White painted ceiling

No change to previous report

Good condition



### Lighting (Bedroom)

**Previous comment:**

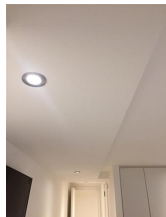
**Checkout update:**



6x recessed spotlights

No change to previous report

All working



## Heating (Bedroom)

**Previous comment:**

White panel radiator

Good condition



**Checkout update:**

No change to previous report

## Sockets and Switches (Bedroom)

**Previous comment:**

Brushed steel double socket x2 in total



**Checkout update:**

No change to previous report



Brushed steel single light switch



No change to previous report







Brushed steel single light switch and single fuse

No change to previous report



Brushed steel single dimmer

No change to previous report



### Appliances (Bedroom)

**Previous comment:**

**Checkout update:**



Corby, white plastic hairdryer, wall mounted

No change to previous report

Working



Plastic table lamp

Moved to the kitchen cabinet  
Noted

Not working





Cracked to the top



No change to previous report



Samsung flat screen Tv with remote control



No change to previous report



Additional image of the remote control

## Furnishings (Bedroom)

**Previous comment:**

**Checkout update:**



White plastic, round bedside cabinet with sliding door

No change to previous report

Good condition





Black leather effect, double bed frame

No change to previous report

Good condition overall



White double mattress

No change to previous report

Light yellow stains in few places



Chrome and clear glass bedside table

No change to previous report

Good condition



2x double door, built in wardrobe, white painted door, knob handles

No change to previous report





Internal view rhs

No change to previous report

Good condition



Internal view lhs

No change to previous report

Good condition



Yale safe

No change to previous report



**Wc:**

**General (Wc)**

**Previous comment:**

**Checkout update:**

General view

General view



**Doors (Wc)**

**Previous comment:**

**Checkout update:**

White painted, flat panel door, brushed steel knob handle

No change to previous report

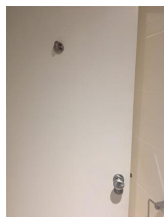
Good condition



Internal view to match  
Single hook and twist lock (working order)

No change to previous report

Good condition

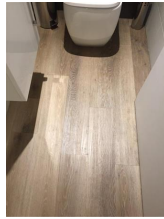


## Flooring (Wc)

**Previous comment:**

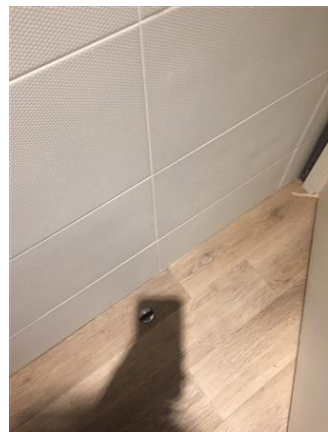
Grey, wood effect, laminated floor

Needs light cleaning



**Checkout update:**

No change to previous report



Door stopper behind the door



No change to previous report

## Walls and skirting boards (Wc)

**Previous comment:**

Dark grey tiles to the back wall

Good condition



**Checkout update:**

No change to previous report





Chrome towel holder

No change to previous report



Chrome toilet roll holder

No change to previous report

Good condition



### Ceiling (Wc)

**Previous comment:**

**Checkout update:**



White plastic extractor fan

No change to previous report

Good condition



Lighting (Wc)

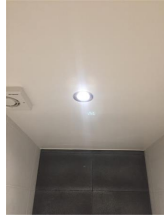
Previous comment:

Checkout update:

1x recessed spotlight

No change to previous report

Working



Suites (Wc)

Previous comment:

Checkout update:

White pan with matching seat and flap

No change to previous report

Leaking



Chrome push button  
Not working properly

No change to previous report





White basin with chrome waste and mixer tap

No change to previous report

Good condition



Single door cabinet below basin

No change to previous report

Good condition



### Furnishings (Wc)



**Previous comment:**

Chrome pedal bin  
Broken pedal

**Checkout update:**

No lid, broken  
Wear and Tear

Dent to the lid



Chrome toilet brush

No change to previous report



## Declaration

I/We have inspected the items in the foregoing photographic schedule of conditions and hereby agree, that they represent the current state of the property:

Tenant's signature:

Print name:

Landlord's signature

Print name:

Clerk's signature:

Print name: Clive Nathan

Date: 17/07/2017

