



Check-out Report



Report Date: 20/10/2023

Property Address: Address Line 1
Address Line 2
Town
Postcode

2 BEDROOMS
2 BATHROOMS
UNFURNISHED FLAT

Tenant name: Tenant Name

Produced By: Magda Rac-Paczesny
on behalf of Agent / Landlord
Name

For interactive online report with high quality images, please visit
<http://viewreport.net/FZeO%2fyDP1c4%3d>

Table of Contents

This Schedule of Condition Report.....	3
Landlord and tenant responsibilities.....	4
Overview.....	5
Photographic Schedule of Conditions.....	6
Meter readings.....	6
Smoke alarms.....	6
Carbon monoxide alarms.....	7
Keys.....	7
Exterior.....	7
Hallway.....	7
Reception room with open plan kitchen.....	20
Bedroom 1.....	35
Bedroom 2.....	44
Bathroom.....	53
En-suite.....	62
Garden.....	70
Declaration.....	75

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.

Property:	Good	Garden:	Good
Doors:	Good	Skirting:	Good
Woodwork:	Good	Paintwork:	Good Domestic
Windows:	Good	Flooring:	Good
Carpets:	N/A	Tiles:	Good
Linen:	N/A	Curtains and Blinds:	Good
Mattresses:	N/A	Kitchen:	Good
Hob:	Good	Oven:	Good
Cooker hood:	Good	Dishwasher:	Good
Fridge / Freezer:	Good	Washing machine:	Good
Bathroom:	Good	Fireplaces:	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.

Meter readings:	No action required	Smoke alarms:	No action required
Carbon monoxide alarms:	No action required	Keys:	No action required
Exterior:	No action required	Hallway:	No action required
Reception room with open plan kitchen :	No action required	Bedroom 1:	No action required
Bedroom 2:	No action required	Bathroom:	Action required
En-suite :	Requires maintenance	Garden :	No action required

Additional Comments:

Flat left in good and clean condition with few small omissions.

1x light bulb needs replacing

Both meters, thermostat, thresholds and bedrooms floor has been replaced during tenancy.

Rusty edge of the bath, see report for details.

2x front door keys returned by tenants.

Photographic Schedule of Conditions

Meter readings:

General (Meter readings)

Previous comment:

Electric meter, located inside hallway storage
S/N. A471588225
Reading. 02412.70

Comment:

Reading. 02940.43



Gas meter, located inside locked box, left hand side of the front door
S/N.U6S02731971502
Reading. 02391.140

Gas meter has been changed for a smart meter during tenancy
Reading. 01318.782



Electric meter, located inside locked box, left-hand side of the front door
S/N. D15A213852
Reading. 10412

Electric meter has been changed for a smart meter during tenancy
Reading. 03055



Smoke alarms:

General (Smoke alarms)

Previous comment:

White plastic smoke detector in hallway
Tested and working

Comment:

No changes to the previous report





White plastic, heat detector in the kitchen area
Tested and working

No changes to the previous report



Carbon monoxide alarms:

General (Carbon monoxide alarms)

Previous comment:

Comment:



White plastic, carbon monoxide alarm in
hallway
Tested and working

No changes to the previous report



Keys:

General (Keys)

Previous comment:

Comment:



2x cylinder lock keys for flat door
1x small (unknown) key

2x keys left by tenant in the flat

1x set of keys collected from and returned to the
agent.



Exterior:

General (Exterior)

Previous comment:

Comment:



General view

General view



Hallway:

General (Hallway)

Previous comment:

Comment:

General view

General view



General view

General view



Doors (Hallway)

Previous comment:

Comment:

Grey painted wood, square glazed panel to upper level
 Chrome numeral '1', spyhole, letterbox, silver metal lever handle with integrated cylinder lock, 1x cylinder lock above handle
 Light tarnish to silver parts
 Chip to glass panel edge
 Light rubs and scuffs

No changes to the previous report



Scratches to the handle and lock

No changes to the previous report





No changes to the previous report



Chip to the corner of the glass panel edge

No changes to the previous report



Drought excluder to the bottom of the door

Sticker attached to the flap by tenant
Noticed



White plastic doorbell to RHS
Tested and working

No changes to the previous report



Internal view to match
Cover to the glass panel
Chain lock above handle
White plastic alarm sensor to the top edge

No changes to the previous report



As above



No changes to the previous report



Additional image



No changes to the previous report



Chipped door to the edge above handle



No changes to the previous report



Aluminium threshold
Needs cleaning
Light scratches in places



Door mat left by tenant outside the front door



Grey painted wood, door frame
Chips to LHS edge



No changes to the previous report



As above



No changes to the previous report



As above



No changes to the previous report

Flooring (Hallway)

Previous comment:

Light wood effect, laminated floor
Good and clean condition

Comment:

No changes to the previous report



Additional image



No changes to the previous report



Additional image



No changes to the previous report



Additional image



No changes to the previous report

Walls and skirting boards (Hallway)

Previous comment:

White painted walls
Good condition overall
Few small scuffs to low level

Comment:

No changes to the previous report



White plastic thermostat
Good condition

Thermostat has been replaced during tenancy
Visible previous fittings around



1x painted over screw to RHS wall

No changes to the previous report



As above

No changes to the previous report



White painted wood skirting
Good condition

No changes to the previous report



Additional image



No changes to the previous report



White plastic door chime
Working



No changes to the previous report



White painted hatch above storage



No changes to the previous report



Light marks to RHS of the storage



No changes to the previous report



Light scuffs to low level



No changes to the previous report



Additional image



No changes to the previous report



Additional image



No changes to the previous report



Tiny dent to RHS of the front door



No changes to the previous report

Ceiling (Hallway)

Previous comment:

White painted ceiling
Good condition

Comment:

No changes to the previous report



Additional image



No changes to the previous report

Lighting (Hallway)

Previous comment:

4 x chrome recessed spotlights
Good and working order

Comment:

No changes to the previous report





Additional image



No changes to the previous report

Sockets and Switches (Hallway)

Previous comment:

Comment:



White plastic, single light switch
Good condition



No changes to the previous report



White plastic, double socket
Good condition



No changes to the previous report



White plastic, single light switch
Good condition



No changes to the previous report



White plastic, single light switch
Small crack to the switch



No changes to the previous report

Appliances (Hallway)

	<p>Previous comment: Ventilation system Good condition Heat recovery unit</p>	<p>Comment: No changes to the previous report</p>
--	--	--

	<p>Alpha, white boiler Good condition</p>	<p>No changes to the previous report</p>
--	--	--

	<p>Heatmiser UH3, floor heating control panel to the back wall of the storage Good condition</p>	<p>No changes to the previous report</p>
---	---	--

	<p>Additional image</p>	<p>White metal, small heater left inside storage by tenant</p>
--	--------------------------------	--

Furnishings (Hallway)

	<p>Previous comment: Flat folder with manuals inside storage</p>	<p>Comment: No changes to the previous report</p>
--	---	--



Gold brush metal candle box with wax candles inside

No changes to the previous report



Old router
Red plastic plunger
Old paint

No changes to the previous report



2 x light wood slatted storage units
5 x beige seat cushion mats
Good condition

No changes to the previous report



As above

No changes to the previous report



Additional image

No changes to the previous report



Shelving and Units (Hallway)

Previous comment:

Built-in storage 2 x white painted wood cupboards, 4 x doors, 2 x chrome handles
Light in working order

Comment:

No changes to the previous report



Light scuff to RHS door



No changes to the previous report



Internal view to match



No changes to the previous report



As above



No changes to the previous report



Internal view to LHS of the storage
Wooden shelf to LHS



No changes to the previous report



Fuses box and electric meter to LHS wall

No changes to the previous report



Brown carpet to the floor

No changes to the previous report



As above

Deckchair left by tenant inside storage



Water stop cock to RHS wall

No changes to the previous report



Matching storage to LHS
Good condition

No changes to the previous report



Small scuff to RHS door edge

No changes to the previous report





Loose top lock to LHS door



No changes to the previous report



Light scuffs to mid level



No changes to the previous report



Internal view



No changes to the previous report

Reception room with open plan kitchen :

General (Reception room with open plan kitchen)

Previous comment:

Comment:

General view

General view



General view

General view





General view



General view

Doors (Reception room with open plan kitchen)

Previous comment:

White painted wood, flat panel door with chrome lever handle
Good condition overall

Comment:

No changes to the previous report



Aluminium threshold
Scratches and tarnished

No changes to the previous report



White painted wood, door frame
Good condition

No changes to the previous report



Few light scuffs to handle level

No changes to the previous report





Internal view to match



No changes to the previous report

Flooring (Reception room with open plan kitchen)



Previous comment:

Wood laminate 1 x minor surface chip and light scratch forward of sink
Good and clean condition



Comment:

No changes to the previous report



Additional image



No changes to the previous report



Additional image



No changes to the previous report



Additional image



No changes to the previous report

Walls and skirting boards (Reception room with open plan kitchen)

Previous comment:

White painted walls
Good condition

Comment:

No changes to the previous report



Additional image



No changes to the previous report



Additional image



No changes to the previous report



Additional image



No changes to the previous report



Heatmiser, white plastic, digital thermostat
Good condition

No changes to the previous report





White painted wood skirting with silver door stopper with buffer
Good condition

No changes to the previous report



Brown granite stand and white painted walls, to the kitchen walls
Good condition

No changes to the previous report



White painted wall and white painted wood skirting
Good condition

Light scuffs
Wear and tear



White plastic, alarm PIR sensor
Good condition

No changes to the previous report



Yellow humidity stains / cracks

No changes to the previous report





Additional image

As above

Windows and Blinds (Reception room with open plan kitchen)

Previous comment:

Comment:



Dark grey aluminium frame, double-glazed, sliding patio door with silver lever handle with cylinder lock, 2x silver, security locks
Good and corking order

No changes to the previous report



White painted wood ledge
Good condition

No changes to the previous report



Dark green velvet, a pair of curtains, length to the floor
Good and clean condition

No changes to the previous report



Brass curtain pole with finals
Good condition

No changes to the previous report





1x key attached

No changes to the previous report



Ceiling (Reception room with open plan kitchen)

Previous comment:

Comment:



White plastic air vent near heat detector
Clean condition

No changes to the previous report



Water stains near rear patio door

Painted over



As above

As above



Ceiling next to the window

No changes to the previous report





Additional image

No changes to the previous report

Lighting (Reception room with open plan kitchen)

Previous comment:

Comment:

Brushed steel, square fitting with 4x spotlights
All light bulbs are working

No changes to the previous report



5x chrome recessed spotlights
All working

No changes to the previous report



4 x LED under unit lights
All working

No changes to the previous report



Sockets and Switches (Reception room with open plan kitchen)

Previous comment:

Comment:

White plastic, double sockets, TV and phone
socket
Good condition

No changes to the previous report





White plastic, double socket
Good condition



No changes to the previous report



White plastic, triple light switch
Single and double socket
Good condition



No changes to the previous report



2x White plastic, double sockets
Good condition



No changes to the previous report



White plastic, double sockets
Good condition



No changes to the previous report



White plastic, single fuses above fridge



No changes to the previous report

Suites (Reception room with open plan kitchen)

Previous comment:

Stainless steel, single, under mounted sink with chrome mixer tap
Good and clean condition

Comment:

No changes to the previous report



Clean tap

No changes to the previous report



Appliances (Reception room with open plan kitchen)

Previous comment:

Chrome, ceiling mounted, extractor hood with 4x spotlights
Fan and light are in working order

Comment:

No changes to the previous report



As above

No changes to the previous report



Black Smeg, glass, 4x rings, electric hob
Tested for power
Tarnished rings
Clean

No changes to the previous report





Additional image of tarnished rings



No changes to the previous report



Chrome Smeg oven with bar handle
Tested for power
Clean



No changes to the previous report



Internal view
1x wire shelf
Good condition



No changes to the previous report



Visible cleaning residue marks to the sides



Needs light cleaning to the back



Smeg model. SF478X



No changes to the previous report



Integrated, Smeg, white refrigerator freezer
Tested for power
Clean
Light to moderate scuffing to trim edge
1 x minor light crack to bottom drawer

No changes to the previous report



Smeg model. 925503077-00

No changes to the previous report



3x drawers inside freezer
Good and clean condition

No changes to the previous report



Additional image

No changes to the previous report



Integrated, Smeg dishwasher
Good condition

No changes to the previous report





Smeg model. DIC6-1

No changes to the previous report



Integrated Smeg, washing machine
Good and working order

No changes to the previous report



Clean soap dispenser

Soap dispenser needs light cleaning to edges



Clean seal

Very mouldy seal
Tenant Liable



Smeg model. WDI14C7

No changes to the previous report



Additional image

Router left by tenant

Shelving and Units (Reception room with open plan kitchen)

Previous comment:

Grey, laminated kitchen cabinets
Good and clean condition

Comment:

No changes to the previous report



Internal view

No changes to the previous report



Internal view

No changes to the previous report



Additional image

No changes to the previous report



Internal view

No changes to the previous report



Internal view



No changes to the previous report



Tarnished trim to the edge



No changes to the previous report



Brown granite kitchen worktop
Good and clean condition



Slight scaled drainer
Needs light cleaning



As above



No changes to the previous report



Chip to RHS edge of the sink



No changes to the previous report



Additional image



No changes to the previous report



Additional image



No changes to the previous report



Cracked to LHS of the hob



No changes to the previous report



Additional image of the cabinet to reception side



No changes to the previous report



Additional image

1x hook attached to the cabinet by tenant

Bedroom 1:

General (Bedroom 1)

Previous comment:

Comment:

General view

General view





General view



General view

Doors (Bedroom 1)

Previous comment:

White painted wood, flat panel door with chrome lever handle
Good condition
Slightly tarnished



Comment:

No changes to the previous report



No changes to the previous report



Aluminium threshold



Replaced for wood effect threshold during tenancy
Good condition



White painted wood, door frame
Good condition



No changes to the previous report



Internal view to match



No changes to the previous report



Small chip to the frame



No changes to the previous report



Additional image

Black residue marks to the top of the frame
Wear and tear



Additional image

Small scratches to the top of the frame
Wear and tear

Flooring (Bedroom 1)

Previous comment:

Beige carpet, wall to wall fitted
Light furniture pressure marks



Comment:

Floor has been replaced during tenancy for wood effect laminated
Good and clean condition



As above



Small marks to the carpet

As above



As above

Walls and skirting boards (Bedroom 1)



Previous comment:

White painted walls
Odd minor light painted over defect
Good condition overall



Comment:

No changes to the previous report



White painted wood skirting with silver door stopper with buffer
Good condition



No changes to the previous report



No changes to the previous report



White plastic, alarm PIR sensor
Good condition

No changes to the previous report



Additional image

No changes to the previous report



Painted over marks below window

No changes to the previous report



Additional image

No changes to the previous report



Additional image

No changes to the previous report



Light scuffs to mid-low level



No changes to the previous report



Heatmiser, white plastic, digital thermostat
Good condition



No changes to the previous report



Additional image

1x picture hooks attached to LHS wall by tenant



Additional image

2x small nail to RHS of the window attached by tenant

Windows and Blinds (Bedroom 1)



Previous comment:

2 x off-white, roller blind with pull cords
Both blinds are in working order



Comment:

No changes to the previous report



2 x grey aluminium frame, double-glazed windows with silver lever handle
Working order

No changes to the previous report



White painted wood window sill
Good condition

No changes to the previous report



No key attached

No changes to the previous report



Matching window to LHS

No changes to the previous report



White painted wood window sill
Good condition

No changes to the previous report





Additional image



No changes to the previous report



Additional image

Small insects visible on both blinds
Needs light cleaning or vacuum



Additional image

As above

Ceiling (Bedroom 1)



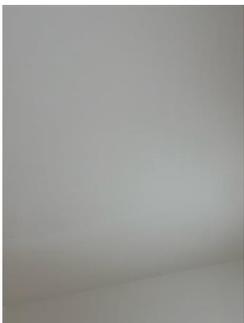
Previous comment:

White painted ceiling
Good condition



Comment:

No changes to the previous report



Small scuff near ceiling light



No changes to the previous report



White plastic, air vent
Good and clean condition

No changes to the previous report



Lighting (Bedroom 1)

Previous comment:

Comment:



Lamp pendant holder with beige metal shade
Good and working order

No changes to the previous report



Sockets and Switches (Bedroom 1)

Previous comment:

Comment:



White plastic, single light switch
Good condition

No changes to the previous report



White plastic, double socket
Good condition

No changes to the previous report



White plastic, double socket
Good condition

No changes to the previous report





White plastic, double socket, TV and phone socket
Good condition

No changes to the previous report



Bedroom 2:

General (Bedroom 2)

Previous comment:

Comment:

General view

General view



General view

General view



Doors (Bedroom 2)

Previous comment:

Comment:

White painted wood, flat panel door with chrome lever handle
Good condition
Slightly tarnished

No changes to the previous report



Aluminium threshold

Replaced for wood effect threshold during tenancy
Good condition





White painted wood, door frame
Good condition



No changes to the previous report



Internal view to match



No changes to the previous report

Flooring (Bedroom 2)

Previous comment:

Beige carpet, wall to wall fitted



Comment:

Floor has been replaced during tenancy for wood effect laminated
Good and clean condition



Visible light furniture indents



As above



As above

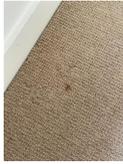


As above



Small stains near window

As above



As above

As above



Walls and skirting boards (Bedroom 2)

Previous comment:

Comment:

White painted walls
Good condition

No changes to the previous report



White painted wood skirting with silver door stopper with buffer
Good condition

No changes to the previous report



White plastic access to cables

No changes to the previous report





Additional image



No changes to the previous report



Additional image



No changes to the previous report



Light scuffs to low level



No changes to the previous report



As above



No changes to the previous report



White plastic, alarm PIR sensor
Good condition



No changes to the previous report



Small chip to LHS of the window



No changes to the previous report



Heatmiser, white plastic, digital thermostat
Good condition

No changes to the previous report



Additional image

Few light marks in places
Wear and tear



Additional image

As above

Windows and Blinds (Bedroom 2)

Previous comment:

Comment:



Dark grey aluminium frame, double-glazed window with silver lever handle
Good and working order

No changes to the previous report



3x window keys are attached

No changes to the previous report





White painted wood, window sill
Good condition

Spare handle in the window sill



Beige roller blind with pull cord to RHS
Stains to mid-low level

No changes to the previous report



Blind is not opening in full

Fully working order



As above

No changes to the previous report



Pink residue mark to RHS, bottom edge

No changes to the previous report



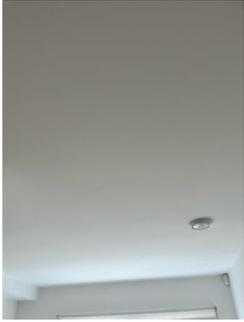
Ceiling (Bedroom 2)

Previous comment:

Comment:

White painted ceiling
Good condition

No changes to the previous report



5x white plastic, access panels
Good condition

No changes to the previous report



White plastic, air vent
Good and clean condition

No changes to the previous report



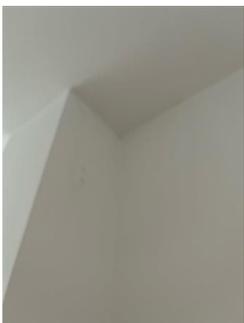
Tiny dent in one place

No changes to the previous report



Yellow water stain to the corner, opposite en-suite

Painted over



Lighting (Bedroom 2)

Previous comment:

Lamp pendant holder with beige shade
Good and working order

Comment:

No changes to the previous report



Sockets and Switches (Bedroom 2)

Previous comment:

White plastic, single light switch
Good condition

Comment:

No changes to the previous report



White plastic, single light switch
Small crack

No changes to the previous report



White plastic, double socket, phone and TV
socket
Good condition

No changes to the previous report



White plastic, double socket
Good condition

No changes to the previous report





White plastic, double socket
Good condition

No changes to the previous report



White plastic, double socket
Good condition

No changes to the previous report



White plastic, double socket
Good condition

No changes to the previous report



Shelving and Units (Bedroom 2)

Previous comment:

Comment:



Built-in storage, double wardrobe with chrome trim, 2x mirror slide doors
Light scuffing to interior

No changes to the previous report



Internal view
Dark wood shelving unit

No changes to the previous report





Carpet to match



Floor to match bedroom but carpet visible underneath



Internal view to LHS



No changes to the previous report



Additional image



No changes to the previous report

Bathroom:

General (Bathroom)

Previous comment:

Comment:

General view

General view



General view

General view



Doors (Bathroom)

Previous comment:

Comment:

White painted, flat panel door with chrome lever handle
Good condition

No changes to the previous report



Additional image

No changes to the previous report



Internal view to match
Thumb lock in working order

No changes to the previous report



Aluminium threshold
Light scratches

No changes to the previous report



White painted wood, door frame
Good condition

No changes to the previous report



Flooring (Bathroom)

Previous comment:

Beige tiles
Discolourations to grouting
No cracks noticed

Comment:

No changes to the previous report



Additional image



No changes to the previous report

Walls and skirting boards (Bathroom)

Previous comment:

White painted walls
White painted wood skirting
Good condition

Comment:

No changes to the previous report



2 x wall mounted, chrome towel rails
Intact



No changes to the previous report



Wall mounted, chrome toilet roll holder
Intact

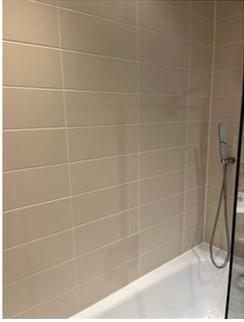


No changes to the previous report



Medium size, frameless mirror
Good condition

No changes to the previous report



Beige tiles and beige mosaic pattern tile
Good condition

No changes to the previous report



Additional image

No changes to the previous report



Cracked paint in two places

No changes to the previous report



As above

No changes to the previous report



Ceiling (Bathroom)

Previous comment:

White painted ceiling
Good condition



Comment:

No changes to the previous report

Previous comment:

White plastic air vent
Good and clean condition



No changes to the previous report

Lighting (Bathroom)

Previous comment:

5 x chrome recessed spotlights
All working



Comment:

No changes to the previous report

Sockets and Switches (Bathroom)

Previous comment:

White plastic, shaver socket
Good condition



Comment:

No changes to the previous report

Suites (Bathroom)

Previous comment:

White porcelain pan with white plastic seat and flap
Built in cistern with chrome push button
Good and clean condition

Comment:

No changes to the previous report



Internal view
Clean

No changes to the previous report



Additional image

No changes to the previous report



White porcelain basin with chrome overflow, waste, pop up plug, mixer tap
Good and clean condition
No cracks noticed

No changes to the previous report



Tap in good and clean condition

No changes to the previous report





White bath with chrome knob and pop up waste No changes to the previous report

Clean condition
Large chip above knob



As above

No changes to the previous report



Chrome shower control and chrome shower head
Good condition

No changes to the previous report



Bent hose
Might needs exchange

No changes to the previous report



Chrome, wall mounted shower head
Good condition

No changes to the previous report





Clear shower screen
Good and clean condition

No changes to the previous report



Additional image

No changes to the previous report



Dark wood effect bath side panel
Scaled to the top edge

No changes to the previous report



As above

Heavily rusty edge of the bath
Wear and tear



Additional image

Scaled shower head
Needs cleaning

Furnishings (Bathroom)

Previous comment:

Chrome toilet brush with holder

Comment:

Not seen
Removed from the flat

Image not available



Shelving and Units (Bathroom)

Previous comment:

Dark wood effect, built in cabinet with chrome handle
Good condition

Comment:

No changes to the previous report



Internal view
4x shelves
Clean condition



No changes to the previous report



Dark wood effect, single door with chrome handle, vanity unit

No changes to the previous report



Internal view
Rusty hinges

No changes to the previous report





As above

No changes to the previous report



Beige granite top of the vanity unit
Good and clean condition

No changes to the previous report



Additional image

No changes to the previous report



Additional image

No changes to the previous report

En-suite :

General (En-suite)

Previous comment:

Comment:

General view

General view





General view



General view

Doors (En-suite)

Previous comment:

White painted, flat panel door with chrome lever handle
Good condition

Comment:

No changes to the previous report



Scratches to mid-level



No changes to the previous report



Internal view to match



No changes to the previous report



Aluminium threshold
Good condition



Replaced for wood effect threshold during tenancy
Good condition



White painted wood, door frame
Good condition



No changes to the previous report

Flooring (En-suite)

Previous comment:

Beige tiles
Minor discolourations to the grouting
No cracks noticed



Comment:

No changes to the previous report



No changes to the previous report

Walls and skirting boards (En-suite)

Previous comment:

Beige mosaic style tiles
Minor discolouration to grouting



Comment:

No changes to the previous report



2 x wall mounted, chrome towel rails
Intact



No changes to the previous report



Chrome toilet roll holder
Intact

No changes to the previous report



White painted walls
Good condition

No changes to the previous report



Additional image

No changes to the previous report



Beige tiles to shower area
Good and clean condition

No changes to the previous report



Medium size, frameless mirror
Good condition

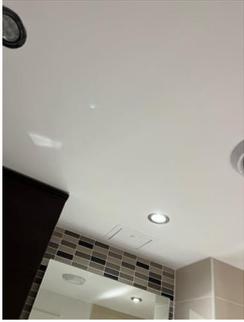
No changes to the previous report



Ceiling (En-suite)

Previous comment:

White painted ceiling
Good condition



Comment:

No changes to the previous report

Previous comment:

White plastic air vent
Good and clean condition



No changes to the previous report

Lighting (En-suite)

Previous comment:

3 x chrome recessed spotlights
All working



Comment:

1x light bulb is not working
Needs replacing

Sockets and Switches (En-suite)

Previous comment:

White plastic, shaver socket
Good condition



Comment:

No changes to the previous report

Suites (En-suite)

Previous comment:

White porcelain pan with white plastic seat and flap
Built in cistern with chrome push button
Good and clean condition

Comment:

No changes to the previous report



Internal view
Clean

No changes to the previous report



Additional image

No changes to the previous report



White porcelain basin with chrome overflow, waste, pop up plug, mixer tap
Good and clean condition
No cracks noticed

No changes to the previous report



Tap in good and clean condition

No changes to the previous report





Mouldy marks to sealant to the base of tap fitting



No changes to the previous report



Built in shower cubicle
Clear glass, sliding door with chrome pull handles
Good and clean condition



No changes to the previous report



Additional image



No changes to the previous report



Chrome shower control and chrome shower head
Good and clean condition



No changes to the previous report



Chrome, wall mounted shower head
Good condition



No changes to the previous report



White base
Clean



No changes to the previous report

Furnishings (En-suite)

Previous comment:

White plastic toilet brush with holder

Comment:

Not seen
Removed from the flat

Image
not available



Shelving and Units (En-suite)

Previous comment:

Dark wood effect, single door with chrome
handle, vanity unit

Comment:

No changes to the previous report



Internal view
Good condition overall



No changes to the previous report



Beige granite top of the vanity unit
Good and clean condition



No changes to the previous report



Additional image



No changes to the previous report



Dark wood effect, built in cabinet with chrome handle
Good condition



No changes to the previous report



Internal view
4x shelves inside



No changes to the previous report



Light white marks to the bottom shelf



No changes to the previous report

Garden :

General (Garden)

Previous comment:

General view



Comment:

General view



General view



General view

Flooring (Garden)



Previous comment:

Stone slabbed flooring
Stone pebble and wood surround
Discolouration to stone slabs
Light weathering throughout



Comment:

No changes to the previous report



Additional image



No changes to the previous report



Stone pebble and wood surround



No changes to the previous report

Walls and skirting boards (Garden)



Previous comment:

Undecorated brickwork
Rust to gutter



Comment:

No changes to the previous report



Wood fencing
Moderate moss discoloration to wood

No changes to the previous report



Additional image

Garden lights attached by tenant



Garden Furnishings (Garden)



Previous comment:

1 x green tank with black lid
1 x black bin
1 x brown food waste bin

Comment:

Black bin not seen
Tenant Liable



As above

No changes to the previous report



Image
not available

Additional image

Not seen
Removed from the flat
Landlord aware



Image
not available

1 x wood batten with 3 x glass jars
Withering dead plants to interior



Not seen
Removed from the flat
Landlord aware



Black and olive wood table with matching
bench and 2 x chairs
Weathered



No changes to the previous report



Additional image



No changes to the previous report



Additional image



No changes to the previous report



Medium wood bench
Staining, discolourations
Chipping and wear to bench



No changes to the previous report



Additional image

Water hose left by tenant
Noted

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:

Certification of electronic signature:

Tenant signature(s):

Tenant Name

Landlord / agent signature(s):

Landlord Name

Prepared by:

Magda Rac-Paczesny

Prepared On: 20/10/2023



Signing trail:

24/10/2023 21:46:53 82.24.61.114 Signee Tenant Name (tenant1@gmail.com) added to tenant signees list

24/10/2023 21:47:10 82.24.61.114 Signee Landlord Name (landlord@gmail.com) added to landlord signees list