

Check Out



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Prepared on behalf of Example Lettings Ltd

Reference: 2657

Address

123 Preview Street
Sample City
London
AB1 2CD



Carried Out

**December
23rd 2024**

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Notes

Guidance for each type of cleaning standard used in the report below

We acknowledge that cleaning is often a subject of debate at the conclusion of a tenancy. The following guidelines are provided to assist you in comprehending the cleaning terms used in our reports.

Professional standard:

Professional cleaning standard refers to the cleaning of a space or item by a trained and experienced cleaner or cleaning company, using specialized equipment and techniques. Upon request, the Tenant/Agent must be able to provide the appropriate invoice. The term "professional cleaning" implies that all surfaces and items within the apartment should be thoroughly cleaned, sanitized, and wiped inside and out, which includes the appropriate cleaning of all floors based on their materials.

Professional with minimal issues:

The property has been cleaned to the aforementioned standard, with the exception of a few unresolved issues.

For example:

- If the cleaning occurred a few days before or after the move-in or move-out date, there may be some visible settling dust on surfaces.
- Despite the cleaning efforts, some issues such as missed cabinets or drawers in the kitchen unit or furniture, light limescale under spouts, light dust on some surfaces, small debris and some hairs inside drawers, and a few cobwebs are still present. However, if there are numerous "small" issues in multiple rooms, the cleaning standard will not be deemed professionally cleaned and will be downgraded to domestic standards.

Domestic standard:

- The domestic standard applies when neither the agent nor the tenant can provide a receipt for the cleaning.
- Upon inspection, it has been observed that a majority of the surfaces exhibit low to moderate cleaning issues.

Poor standard:

It refers to cases where it is evident that thorough cleaning has not been carried out, heavily soiled areas, scattered items, rubbish, and consumable items left behind may be present.

Explanation of additionally used "Actions" related to cleaning standard

Requires further light cleaning: This means that a final wiping of certain surfaces, a light dusting of other surfaces, vacuuming, and a final mopping or cleaning of floors are adequate to achieve a professionally cleaned standard.

Requires full professional cleaning: This implies that in order to achieve a professional standard, all surfaces and items necessitate a comprehensive professional cleaning.

Disclaimers

This inventory, check-in, mid-term or check-out report, is prepared by the inventory clerk and is compiled as an as-seen snapshot at the time of a property inspection, and should be seen as nothing more than a fair record of a property's internal condition and its contents and does not form any part of a valuation or structural report. This report is compiled on the basis that all items listed are in good order and clean at the time of inspection unless stated otherwise. Any defects or soiling are noted where appropriate. The clerk preparing the report is not an expert in antiques, furniture style, fabrics etc. All descriptions within this report are for identification purposes only in order that each item can be compared to its condition at the commencement of the tenancy. It is normal practice not to include a detailed description of the following items: a) the exact number of cutleries, b) the exact number & title of books, c) the exact type & number of plants, c) food items, consumable & cleaning items, d) miscellaneous items such as garden tools & items found in sheds, garages & loft conversions unless instructed to do so by the Landlord or Managing Agency. Where inventories are completed with tenants in situ - i.e., tenants already occupying the property and it is deemed difficult for the inventory clerk to differentiate between that belonging to the Landlord or tenant, the report may contain inaccuracies for which the clerk will not be held responsible, especially if areas or conditions prohibit easy viewing. It is the responsibility of the Landlord/Managing Agent/Tenant to check all reports, and Inventory Clerk will not be held liable for any differences unless notified within a 7 days period from receipt of the report.

SAFETY DISCLAIMER We do not undertake to move heavy items of furniture or access lofts, high-level cupboards or any other inaccessible places. Contents, which have been left in the above-mentioned areas, which have not been inventoried, are the sole responsibility of the Landlord. Any electrical appliances will be tested for power only and only where practicable. Boilers, gas fires, water supply and radiators are not tested. We test all water outlets where possible and practical and it will be noted in our report if there is an issue.

METER READINGS All meter readings will be taken when accessible and the relevant utility companies must check all meter readings, as we cannot be held responsible for any discrepancies. We are not held liable should meters not be located or inaccessible to read. For Health and Safety reasons, we do not expect our clerks to access high-level areas, which involve using ladders/chairs. **IMPORTANT:** where a meter is either inaccessible or poses a risk of injury to the clerk, then a notice will be given as to why, with suggestions made as to how to gain readings.

FURNITURE & FURNISHINGS (FIRE) (SAFETY) REGULATIONS 1988 as amended 1993 The Fire & Safety Regulations regarding furnishings, gas, electrical & similar services are ultimately the responsibility of the instructing principal. Where the inventory notes FFR label seen, this should not be interpreted to mean that the item complies with the furniture & furnishings (fire) (safety) (Amendments) 1993. It is a record that the item had a label as described or similar to that detailed in the Guide to the Regulations as published by the Department of Trade & Industry, January 1997, (or subsequent edition), attached at the time the inventory was compiled.

SMOKE AND CO DETECTORS The inventory clerk – only where possible - will push button test relevant detectors or alarms, with the aim of demonstrating proper working order as per the 2015 UK legislation and the manufacturers' instructions at the time of inspection. At no time will the clerk be held responsible for a detector's proper working order, damage or malfunction, and will only report on any response if any from a detector or alarm. Following tenancy starts, it is the tenant's responsibility to inspect & test any smoke or CO detectors fitted in the property at regular intervals, to ensure they are in full working order as per the manufacturers' instructions, although it is the Landlord's responsibility to ensure the correct products are appropriately fitted.

The law has changed regarding smoke & carbon monoxide alarms in privately rented homes. From 1 October 2022, all private landlords must now comply with the Smoke & Carbon Monoxide Alarm (Amendment) Regulations 2022 which, replaces the previous regulation. Ensure at least one smoke alarm is equipped on each storey of their homes where there is a room used as living accommodation. This has been a legal requirement in the private rented sector since 2015.

Ensure a carbon monoxide alarm is equipped in any room used as living accommodation which contains a fixed combustion appliance (excluding gas cookers).

Ensure smoke alarms and carbon monoxide alarms are repaired or replaced once informed and found that they are faulty.

The requirements are enforced by local authorities who can impose a fine of up to £5,000 if a landlord fails to comply with a remedial notice.

MAINTENANCE ISSUES We recommended should any maintenance issues arise you contact the Landlord/Managing Agent immediately so they can deal with the matter. Should we recommend items that require maintenance once a property has been checked out, this is purely stating that an item will require fixing/attention, we are not advising as to whose responsibility this and your tenancy agreement will need to be checked.

CHANGES TO PROPERTY We recommend that if you wish to make any changes to the décor or remove any of the Landlords belongings you contact the Landlord/Managing Agent for permission and have this confirmed in writing to ensure there are no discrepancies at the end of the tenancy.

THE INVENTORY REPORT An inventory report is made following a property inspection, listing and describing each and every component and content of a property in the context of "as seen" at the time of the inspection. As seen, means a written and photographed "snapshot", to be used as the basis of how the property's condition and its contents were seen by the inventory clerk. The inventory may have additional notes or observations added by relevant parties to make it more accurate the report.

IMPORTANT: unless stated otherwise - in the condition column following an item's description - the listed item is assumed to be in good order, although not necessarily new or perfect.

THE CHECK-IN: as the name implies, the inventory clerk, tenant, or tenant's representative uses this report to qualify the accuracy - with any additional notes or information - of the inventory at move-in.

IMPORTANT: check-in is not a duplication or substitute for an inventory, although it may accompany or support an inventory in distinguishing anything, which needs adding to or altering within the inventory. The check-in report may vary in style according to Landlord or Letting agents' needs, but typically will include a record of meter readings and keys recorded at the time of tenant move-in.

TENANTS INFORMATION FOR CHECK-OUT The property should be left in a clean and tidy condition, especially carpets, curtains, windows, upholstery appliances etc. We suggest that you refer to your tenancy agreement in this matter. If you are not ready to leave it may not be possible to carry out the checkout. In this case, a return visit will be necessary resulting in a cancellation charge. All keys to the property must be handed over at the time of checking out to the Inventory clerk or alternatively to the agents prior to the checkout taking place. The Inventory Clerk acts as an independent and reasonable body and will avoid unnecessary criticism or derogatory comments when compiling or checking the Inventory. At the termination of the tenancy, the inventory will be checked and any obvious or significant discrepancies will be reported to the Managing Agent/Instructing Principal. This report will indicate whether in our opinion the tenant is liable for the deterioration or whether it is considered fair wear & tear. Normal fair wear and tear will be assessed on the length of the tenancy and type of occupancy.

Important key points at the checkout:

All cleaning should be completed before the checkout appointment per the tenancy agreement.

All personal items must be removed prior to the checkout.

All items should be in the same location as per the inventory, any stored items should be unpacked and returned to the same location.

If the Inventory clerk has to search for items or you still have belongings in the property to be removed this could result in additional charges being made to the tenant.

All beds should be left unmade with the linen folded.

Bedding & towels should be cleaned & ironed where relevant.

All food items should be removed, freezers defrosted & doors left open & electricity turned off.

All light bulbs etc. should all be in working order or as at check-in.

PHOTOGRAPHS High-resolution photographs will be held on the system for a period of 40 days.

Additional disclaimer

This report should be read in conjunction with the below mentioned documents

Where Norale Property Solutions Ltd is not the author of the original inventory no liability will be accepted for another party's error or omissions.

No liability will be accepted where the Instruction Principle fails to supply the correct, or supplies incomplete, documentation for the check out appointment.

If an item is not mentioned it is deemed to be present and in the same condition as stated in the previous documents

1. METER READINGS				
Ref	Name	Location & Serial Number:	Reading at Inventory & Schedule of Condition	Reading at Check Out
1.1 	Heating Meter	Location: Flat utility cupboard Serial No.: 50500302	Reading: 20714	Reading: 34576
 <p style="text-align: center;">Ref # 1.1</p>				
1.2 	Cooling Meter	Location: Flat utility cupboard Serial No.: 50500276	Reading: 3953	Reading: 4084
 <p style="text-align: center;">Ref # 1.2</p>				
1.3 	Electric Meter	Location: N/A Serial No.: 17K0249294	Reading: 14011.5	Reading: 16551
 <p style="text-align: center;">Ref # 1.3</p>				
1.4 	Water Meter	Location: Flat utility cupboard Serial No.: 310292346	Reading: 000300.429	Reading: 464

1. METER READINGS (CONT.)

Ref	Name	Location & Serial Number:	Reading at Inventory & Schedule of Condition	Reading at Check Out
				
1.5	Comments	The electric meter received from Concierge via email.; on the 13th of June.;		

2. KEYS

Ref	Name	CHECK IN	CHECK OUT
2.1	Communal	1 x Access pass & code (as per key release form)	N/A
2.2	Property	1 x Yale key (as per key release form)	N/A
2.3	Other	1 x Front door key (used to gain entry for inspection) collected from and returned to concierge	1 x Front door key (used to gain entry for inspection) collected from and returned to concierge
2.4	Key release form	Received from Concierge via email on the 13th of June 2023.	n/a
2.5	Key return form	n/a	not recieved
2.6	Comments		



Ref #2

3. SMOKE & CARBON-MONOXIDE ALARMS				
Ref	Name	Location Room & Floor	Test Result at Inventory & Schedule of Condition	Test Result at Check Out
3.1 	Smoke Alarm(s)	Reception / Hallway / Bedroom	All of them push button tested and responded, alarm heard at the time of inspection	As Inventory & Schedule of Condition
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>23 Dec 2024 15:34</p> <p>Ref # 3.1</p> </div> <div style="text-align: center;">  <p>23 Dec 2024 15:35</p> <p>Ref # 3.1</p> </div> <div style="text-align: center;">  <p>23 Dec 2024 15:35</p> <p>Ref # 3.1</p> </div> </div>				
3.2	Carbon Monoxide Alarm(s)	None	N/A	As Inventory & Schedule of Condition
3.3	Heat Alarm(s)	None	N/A	As Inventory & Schedule of Condition
3.4	Comments	None		

4. OPEN PLAN KITCHEN & LIVING ROOM				
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
DOOR				
4.1	Door external	Dark brown wooden with dark metallic fitted to include: Letterbox with flap intact, Yale lock and finger pull, spyhole with glass	Few light scratches to finger pull	As Inventory & Schedule of Condition + CHECK OUT NOTES: 1 long linear scratch over letterbox Some grubby marks to midsection below spyhole Fair wear & tear
4.2	Door internal	Matching with external, dark metallic fittings to include: Lever handle, twist lock, return of spyhole with cover , letterbox	Small chip to letterbox fitting, slightly worn to handle	As Inventory & Schedule of Condition
WINDOWS				

4. OPEN PLAN KITCHEN & LIVING ROOM (CONT.)

Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
4.3	Windows	2 double glazed panes, grey metallic casing, opening sliding balcony door, large stainless steel lever handle, twist lock	Clean	As Inventory & Schedule of Condition + CHECK OUT NOTES: Handle loose Screw needs to be tightened Slightly grubby to base

CURTAINS/BLINDS

4.4 	Curtains	White fabric full length see through curtain on white metallic ceiling mounted rail	Working	As Inventory & Schedule of Condition + CHECK OUT NOTES: Thread pull to bottom left hand side corner Tenant Liability - Tenant
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Ref # 4.4

CEILING

4.5 	Ceiling	White painted Inbuilt access panel in kitchen and reception, 3 white metallic disks, white plastic air vent	Black and yellow tape attached to white metallic disk upon entry	As Inventory & Schedule of Condition + CHECK OUT NOTES: 1 square tape mark noted below air vent Tenant Liability - Tenant
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Ref # 4.5

LIGHTS

4. OPEN PLAN KITCHEN & LIVING ROOM (CONT.)				
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
4.6	Lights	Selection of single ceiling spotlights with in white frame	Working	As Inventory & Schedule of Condition
4.6.1	-	LED strip light fitted beneath kitchen units	Working	As Inventory & Schedule of Condition
4.6.2	-	LED strip light fitted behind wall mounted wooden panel	Working	As Inventory & Schedule of Condition
WALLS				
4.7	Walls	Part white painted	Light usage scuff marks noted with some rub marks to low level generally, deep linear dent light marking below mirror near dining table, also pin and few scuff marks around to high level part, possible grubby finger rub marks / oily marks noted near mirror	As Inventory & Schedule of Condition + CHECK OUT NOTES: Heavy rub marks and possible washed off marks noted mid to low levels left of tv unit and heavier shaded rub marks to low level same wall Tenant Liability - Tenant
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>23 Dec 2024 15:36</p> <p>Ref # 4.7</p> </div> <div style="text-align: center;">  <p>23 Dec 2024 15:36</p> <p>Ref # 4.7</p> </div> <div style="text-align: center;">  <p>23 Dec 2024 15:36</p> <p>Ref # 4.7</p> </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="text-align: center;">  <p>23 Dec 2024 15:36</p> <p>Ref # 4.7</p> </div> <div style="text-align: center;">  <p>23 Dec 2024 15:36</p> <p>Ref # 4.7</p> </div> </div>				
4.7.1	-	Part dark brown laminate wooden panel wall section	In very good overall condition	As Inventory & Schedule of Condition
FLOOR				

4. OPEN PLAN KITCHEN & LIVING ROOM (CONT.)

Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
4.8 	Floor	Dark wood herring bone style floorboards	All intact, no significant damages noted, not fully inspected under furniture and rug	<i>As Inventory & Schedule of Condition +</i> CHECK OUT NOTES: Small worn patch forward of sink Few scratches in kitchen area 1 chip near dining table Tenant Liability - Tenant



Ref # 4.8

23 Dec 2024 15:36



Ref # 4.8

23 Dec 2024 15:36



Ref # 4.8

23 Dec 2024 15:36



Ref # 4.8

23 Dec 2024 15:36

FRAMES

4.9	Doorframe external	Dark brown wooden with metallic fittings to include: Doorbell, 408 flat number, inbuilt light fitting	Light working	<i>As Inventory & Schedule of Condition</i>
4.10	Doorframe internal	Dark brown wooden		
4.11	Skirting board	White painted wooden	In good overall condition	<i>As Inventory & Schedule of Condition</i>

FURNITURE

4. OPEN PLAN KITCHEN & LIVING ROOM (CONT.)				
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
4.12 📷	Sofa	Beige fabric covered 2 seater, 2 detachable seats and 2 back cushions	Fire resistant, in very good overall condition, no significant stain marks visible, few small bits under seat cushions	<p><i>As Inventory & Schedule of Condition +</i></p> <p>CHECK OUT NOTES: Couple of faded brownish stain marks to left hand side seat cushion Couple of faded brown stain marks to back cushions</p> <p>Tenant Liability - Tenant</p>
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>23 Dec 2024 15:38</p> <p>Ref # 4.12</p> </div> <div style="text-align: center;">  <p>23 Dec 2024 15:38</p> <p>Ref # 4.12</p> </div> <div style="text-align: center;">  <p>23 Dec 2024 15:38</p> <p>Ref # 4.12</p> </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="text-align: center;">  <p>23 Dec 2024 15:38</p> <p>Ref # 4.12</p> </div> <div style="text-align: center;">  <p>23 Dec 2024 15:38</p> <p>Ref # 4.12</p> </div> <div style="text-align: center;">  <p>23 Dec 2024 15:38</p> <p>Ref # 4.12</p> </div> </div>				
4.13	TV unit	Light grey gloss laminate wooden with double doors, 2 internal shelves, clear glass panel to external top	Possible chip to top of left hand side shelf, light black markings to base to left hand side of unit	<i>As Inventory & Schedule of Condition</i>
4.14	TV	Black LG flat screen TV on matching stand with remote	Power cable seen, not tested, used	<i>As Inventory & Schedule of Condition</i>
4.15	Dining table	Off white and grey veined marble effect circular top dining table, black wooden effect legs	In good used condition	<i>As Inventory & Schedule of Condition</i>
4.16	Dining chairs	4 matching dark grey fabric covered dining chairs, detachable seat cushions	Large possible bleach mark to seat cushion of 1 chair, few small bits under seat cushions	<i>As Inventory & Schedule of Condition</i>

4. OPEN PLAN KITCHEN & LIVING ROOM (CONT.)				
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
4.17	Side table	Black laminate wooden circular with matching legs	Used	<i>As Inventory & Schedule of Condition</i>
4.18	Chair	Light grey fabric cover, brown wooden effect legs	In very good overall condition, fire resistant	<i>As Inventory & Schedule of Condition +</i> CHECK OUT NOTES: Few hairs noted
4.19	Coffee table	Off white and grey veined marble effect rectangular top with metallic base	In good overall condition	<i>As Inventory & Schedule of Condition</i>
MISCELLANEOUS ITEMS				
4.20	Pictures	2 rectangular wall mounted each with abstract print with in black wooden effect frame		
4.21	Mirror	Circular wall mounted in silver effect painted wooden frame	Few small angle chips to 1 edge of frame	<i>As Inventory & Schedule of Condition</i>
4.22 	Throw cushions	2 matching greyish rectangular matching throw cushions	Used	<i>As Inventory & Schedule of Condition +</i> CHECK OUT NOTES: few faded stain spot marks noted Tenant Liability - Tenant
				
4.22.1	-	2 matching beige fabric covered rectangular small throw cushions	Used	<i>As Inventory & Schedule of Condition</i>
4.22.2	-	1 square beige and grey patterned square throw cushion	Used	<i>As Inventory & Schedule of Condition</i>
4.22.3	-	1 grey fabric square throw cushion	Used	<i>As Inventory & Schedule of Condition</i>

4. OPEN PLAN KITCHEN & LIVING ROOM (CONT.)				
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
4.23	Remote control	1 black plastic	Unknown use	<i>As Inventory & Schedule of Condition</i>
4.24	Table lamp	Table lamp with chrome effect base, black tinted glass cover to leg, black fabric circular shade	Not tested, used condition	<i>As Inventory & Schedule of Condition</i>
4.25 	Rug	Brown fabric rectangular large rug	In good used condition, few light furniture indents noted, flattened to left hand side edge between TV unit and coffee table, no significant stain marks visible	<i>As Inventory & Schedule of Condition +</i> CHECK OUT NOTES: 2 x large faded stain marks to centre under coffee table; 1 x large brown stain marks front of chair 1 x thread pull near coffee table and light thread pull to edges Light shading and discolouration to outer edges from normal use Tenant Liability - Tenant



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Ref # 4.25



23 Dec 2024 15:37
Ref # 4.25



23 Dec 2024 15:37
Ref # 4.25



23 Dec 2024 15:37
Ref # 4.25



23 Dec 2024 15:38
Ref # 4.25



23 Dec 2024 15:38
Ref # 4.25

ELECTRICS				
4.26	Sockets and switches	Black metallic with matching spurs and switches	As fitted, all intact	<i>As Inventory & Schedule of Condition</i>

4. OPEN PLAN KITCHEN & LIVING ROOM (CONT.)				
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
4.26.1	-	Grey metallic and white tinted glass wall mounted Comelit intercom unit with touch screen	Intact, not tested, power seen	<i>As Inventory & Schedule of Condition</i>
4.27	Smoke alarm	White plastic ceiling mounted	Push button tested and responded, alarm heard at the time of inspection	<i>As Inventory & Schedule of Condition</i>
4.28	Heat alarm	White plastic ceiling mounted	Push button tested and responded, alarm heard at the time of inspection	<i>As Inventory & Schedule of Condition</i>
4.29	Thermostat control	Black metallic wall mounted with touch screen	Intact, power seen, not tested	<i>As Inventory & Schedule of Condition</i>
UTILITY CUPBOARD				
4.30	Utility cupboard	A fitted unit as follows		
4.30.1	-doors	Double dark brown wooden, each with inbuilt black metallic handles	Left hand side door is not closing fully, chip to leading edge of left hand side door to low level, plastic strip appears to be damaged to bottom part to right hand side door to leading edge, small chip to handle of left hand side door	<i>As Inventory & Schedule of Condition</i>
4.30.2	-internal	Walls and ceiling are white painted	Light splash marks around air vents, light couple of light usage marks to walls from normal storage order	<i>As Inventory & Schedule of Condition</i>
4.30.3	-floor	Brown lino effect with dark brown lino skirting section	In good condition	<i>As Inventory & Schedule of Condition</i>
4.30.4	-lights	Ceiling mounted white plastic light fitting with frosted plastic shade, motion sensor	Working	<i>As Inventory & Schedule of Condition</i>
4.30.5	-ceiling air vents	2 white plastic circular	Intact	<i>As Inventory & Schedule of Condition</i>
4.30.6	-CHP and cooling unit	White metallic wall mounted with all meters and controls intact and pipes	Not tested	<i>As Inventory & Schedule of Condition</i>
4.30.7	-air vent unit	White metallic Nuair electric air vent unit	Intact, shaded to right hand side filter button both appears to be dust free	Intact

4. OPEN PLAN KITCHEN & LIVING ROOM (CONT.)

Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
4.30.8	-fuse boxes	2 green plastic wall mounted with flap intact		
4.30.9	-sockets and switches	White plastic with matching spurs	All intact	As Inventory & Schedule of Condition
4.30.10	-electrical box	Grey plastic wall mounted	Intact	As Inventory & Schedule of Condition
4.30.11	-water meter	Plastic water meter fitted to wall with all pipes and main stopcock intact		
4.30.12	-washing machine	1 LG freestanding washing machine with detergent tray	Power tested and working, controls intact; model number – FH4U2TDH1N/01 Serial number – 607PNFSs1Y579	As Inventory & Schedule of Condition + CHECK OUT NOTES: Tested for power Clean



Ref # 4.30.12



Ref # 4.30.12



Ref # 4.30.12



Ref # 4.30.12



Ref # 4.30.12



Ref # 4.30.12

4.30.13	-dryer	Grey metallic folding clothes dryer unit	Used	As Inventory & Schedule of Condition
4.31	Additional item at checkout	CHECK OUT NOTES: Grey plastic dustpan and brush Grey metallic folding clothes dryer rack	Item added after Check In	

KITCHEN AREA

4. OPEN PLAN KITCHEN & LIVING ROOM (CONT.)				
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
4.32	Kitchen units	Selection of dark brown wooden and light grey gloss laminate wooden external surfaces with light grey laminate wooden internals		CHECK OUT NOTES: Oily splash marks to underside of wall units Otherwise clean Requires Light Cleaning - Tenant
4.33	Kickboard	Grey laminate wooden	Intact	As Inventory & Schedule of Condition
4.34	Worktop	Dark grey stone effect, inbuilt drainer	Large chip over dishwasher to corner edge, few faint surface scratches around sink, light lime scale to base of mixer tap	As Inventory & Schedule of Condition + CHECK OUT NOTES: Various additional small angle chips around sink now to edges Light whitened discolouration around sink Tenant Liability - Tenant
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>23 Dec 2024 15:40</p> <p>Ref # 4.34</p> </div> <div style="text-align: center;">  <p>23 Dec 2024 15:40</p> <p>Ref # 4.34</p> </div> <div style="text-align: center;">  <p>23 Dec 2024 15:40</p> <p>Ref # 4.34</p> </div> </div>				
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4.35	Splashback	Brown tinted glass		

4. OPEN PLAN KITCHEN & LIVING ROOM (CONT.)				
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
4.36	Sink	1 and ½ stainless steel bowl, inbuilt drainer, waste plug, 2 food catchers, chrome effect fittings to include: Spout and mixer tap	Light lime scale to base of spout and mixer tap only, light surface scratches to internal of bowl from normal use	<i>As Inventory & Schedule of Condition +</i> CHECK OUT NOTES: Clean Only light tarnishing to internal of bowl
4.37	Wall units	Single door unit over extractor, 2 chrome effect railed shelves to internal		
4.37.1	-	Single door unit next right, internal shelf		
4.37.2	-	Single door unit next right, internal shelf	Black discolouration to backboard to right hand side bottom	<i>As Inventory & Schedule of Condition</i>
4.37.3	-	Single door unit next right, internal shelf		
4.37.4	-	Vertical up unit next right	Couple of oily marks to backboard	<i>As Inventory & Schedule of Condition</i>
4.37.5	-	Single door unit below with white metallic access panel		
4.37.6	-	Vertical up unit over fridge freezer		
4.38	Floor units	Selection of open shelves to far left		
4.38.1	-	Bank of 2 drawers with internal top drawers		
4.38.2	-	Bank of 2 drawers sink next right with internal top drawer, medium wood inbuilt cutlery tidy to top drawer		
4.38.3	-	Bank of 2 drawers below sink with inbuilt stainless steel 3 compartment bin to bottom drawer, each with lid with in grey panel frames	Hinges of large compartment doors are broken, in good used condition	<i>As Inventory & Schedule of Condition</i>
4.38.4	-	Single door unit next right, internal shelf, drawer below oven		

4. OPEN PLAN KITCHEN & LIVING ROOM (CONT.)				
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
4.39	Tall units	2 single door units, with built in housing fridge freezer, divider / shelving, selection of open shelves and 2 compartments with each with 3 rails	In good overall condition, intact	As Inventory & Schedule of Condition
APPLIANCES				
4.40 📷	Extractor hood	Grey metallic Siemens inbuilt extractor hood	Power tested and working, slightly sticky to controls	As Inventory & Schedule of Condition + CHECK OUT NOTES: Clean Crack to light shade Tenant Liability - Tenant
 <p>23 Dec 2024 15:42 Ref # 4.40</p>		 <p>23 Dec 2024 15:42 Ref # 4.40</p>		
4.41 📷	Hob	Siemens 4 ring induction hob, black ceramic surface, touch screen control	Light smeared residue marks to outer edges, surface scratches from normal use, power tested and working	As Inventory & Schedule of Condition + CHECK OUT NOTES: Clean
 <p>23 Dec 2024 15:41 Ref # 4.41</p>		 <p>23 Dec 2024 15:41 Ref # 4.41</p> <p>23 Dec 2024 15:41 Ref # 4.41</p>		
4.42 📷	Dishwasher	Siemens inbuilt dishwasher, 2 grey metallic railed pull out trays, grey plastic cutlery tidy	Power tested and working, control intact; Serial number – SM65M033GB/B3 Model number – SD6P1S	As Inventory & Schedule of Condition

4. OPEN PLAN KITCHEN & LIVING ROOM (CONT.)

Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
4.43	Microwave	Siemens stainless steel inbuilt microwave, window to door	Light smear marks to surfaces to internal; Serial number – BF634LGS/1B/03 Model number – STAINLESS STEEL/42AS	As Inventory & Schedule of Condition
4.44	Oven	Siemens stainless steel inbuilt oven, window to door, stainless steel handle, 2 chrome finished wire rack shelves and grey metallic rectangular drip tray to internal	Power tested and working, control intact; Serial number – HB632GBS1B/05 Model number – HD6B30F0	As Inventory & Schedule of Condition + Cover behind handle is deformed to left hand side Tenant Liability - Tenant

4. OPEN PLAN KITCHEN & LIVING ROOM (CONT.)

Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
4.45	Fridge freezer	Siemens inbuilt fridge freezer, 5 plastic door compartments, 5 safety glass shelves, plastic salad crisper to internal	Crack noted to left hand side panel between shelves, clean, controls intact	<i>As Inventory & Schedule of Condition</i>

4. OPEN PLAN KITCHEN & LIVING ROOM (CONT.)

Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
				
4.45.1	-	2 clear plastic 6 compartments egg trays		
4.45.2	-freezer	2 drawers , each with inbuilt handles, 2 plastic ice packs	Some paint chips and rust type marking to base below bottom drawer	<i>As Inventory & Schedule of Condition</i>
MISCELLANEOUS ITEMS				
4.46	Crockery	Selection of white ceramic crockeries to include: Mugs, side plates, bowls and dining plates	All used; Refer to photos	<i>As Inventory & Schedule of Condition</i>
4.46.1	-	Large selection of assorted glass ware to include: Champagne glasses, wine glasses and some drinking glasses	All used; Refer to photos	<i>As Inventory & Schedule of Condition</i>
4.46.2	-	Black appliance manual folder	Not fully inspected	<i>As Inventory & Schedule of Condition</i>
4.46.3	-	Selection of stainless steel cookware set to include: Sauce pans, large frying pan, few glass lids	All used; Refer to photos	<i>As Inventory & Schedule of Condition</i>
4.46.4	-	Selection of assorted small plastic plant pots	All used; Refer to photos	<i>As Inventory & Schedule of Condition</i>
4.46.5	-	Selection of stainless steel cutleries to include: Spoons, tea spoons, knives and few forks	(please refer to pictures)	<i>As Inventory & Schedule of Condition</i>
4.46.6	-	Selection of plastic and wooden and stainless steel utensils	(please refer to pictures)	<i>As Inventory & Schedule of Condition</i>
4.46.7	-	Blue and white striped kitchen cloth	Used	<i>As Inventory & Schedule of Condition</i>

4. OPEN PLAN KITCHEN & LIVING ROOM (CONT.)

Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
4.46.8	-	Pair of grey fabric oven gloves	Used	<i>As Inventory & Schedule of Condition</i>
4.46.9	-	Grey plastic dust pan and brush	Used	<i>As Inventory & Schedule of Condition</i>
4.46.10	-	Medium wood knife block with 5 black wooden handled knives	Used	<i>As Inventory & Schedule of Condition</i>
4.47	Kettle	Electric kettle, grey plastic with matching base	Not tested, used	<i>As Inventory & Schedule of Condition</i>
4.47.1	-	Stainless steel Duralit electric kettle with base	Not tested, used	<i>As Inventory & Schedule of Condition</i>
4.48	Toaster	Chrome effect and black plastic 2 slice toaster	Not fully inspected and tested, used	<i>As Inventory & Schedule of Condition</i>
4.49	Chopping boards	4 assorted chopping boards	Used	<i>As Inventory & Schedule of Condition</i>
4.50	Sandwich maker	Black plastic electric hot sandwich maker	Used, not tested	<i>As Inventory & Schedule of Condition</i>
4.51	Containers	Large selection of plastic containers with lids	Not fully inspected, refer to photos	<i>As Inventory & Schedule of Condition</i>



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Ref #4



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Ref #4



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Ref #4



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Ref #4



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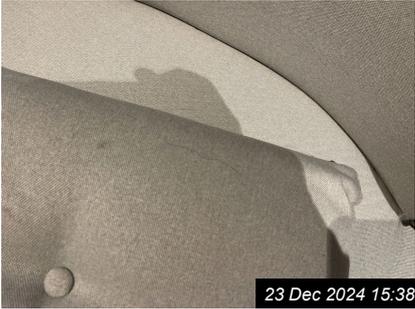
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4. OPEN PLAN KITCHEN & LIVING ROOM (CONT.)

Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
				
		23 Dec 2024 15:37 Ref #4	23 Dec 2024 15:37 Ref #4	23 Dec 2024 15:38 Ref #4
				
		23 Dec 2024 15:38 Ref #4	23 Dec 2024 15:38 Ref #4	23 Dec 2024 15:38 Ref #4
				
		23 Dec 2024 15:38 Ref #4	23 Dec 2024 15:38 Ref #4	23 Dec 2024 15:39 Ref #4
				
		23 Dec 2024 15:39 Ref #4	23 Dec 2024 15:39 Ref #4	23 Dec 2024 15:39 Ref #4

4. OPEN PLAN KITCHEN & LIVING ROOM (CONT.)

Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
		 23 Dec 2024 15:40 Ref #4	 23 Dec 2024 15:40 Ref #4	 23 Dec 2024 15:40 Ref #4
		 23 Dec 2024 15:40 Ref #4	 23 Dec 2024 15:40 Ref #4	 23 Dec 2024 15:40 Ref #4
		 23 Dec 2024 15:41 Ref #4	 23 Dec 2024 15:41 Ref #4	 23 Dec 2024 15:41 Ref #4
		 23 Dec 2024 15:41 Ref #4	 23 Dec 2024 15:41 Ref #4	 23 Dec 2024 15:41 Ref #4

4. OPEN PLAN KITCHEN & LIVING ROOM (CONT.)

Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
				
				
				
				

5. HALLWAY

Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
CEILING				
5.1	Ceiling	White painted Inbuilt access panel White metallic disk	Grubby rub marks around access panel	<i>As Inventory & Schedule of Condition</i>
LIGHTS				
5.2	Lights	2 single ceiling spotlights, white metallic frame	Working	<i>As Inventory & Schedule of Condition</i>
WALLS				
5.3	Walls	White painted	Various scuff and rub marks mid to low level throughout, grubby finger rub marks around light switches, metallic picture hook to high level	<i>As Inventory & Schedule of Condition</i>
FLOOR				
5.4	Floor	Dark wood herring bone style floorboards as continuation of living area	Small chip forward of bedroom entry and also curbed deep scratch forward of bathroom entry	<i>As Inventory & Schedule of Condition</i>
FRAMES				

5. HALLWAY (CONT.)				
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
5.5	Skirting board	White painted wooden	In good used condition, intact	<i>As Inventory & Schedule of Condition</i>
ELECTRICAL FITTINGS				
5.6	Smoke alarm	White plastic ceiling mounted	Push button tested and responded, alarm heard at the time of inspection, power seen	<i>As Inventory & Schedule of Condition</i>
5.7	Sockets and switches	Black metallic with matching spurs	As fitted, all intact	<i>As Inventory & Schedule of Condition</i>
5.8	Thermostat control	2 white plastic wall mounted thermostat control units	Not tested, each with power seen, intact	<i>As Inventory & Schedule of Condition</i>
INBUILT CUPBOARD				
5.9	inbuilt cupboard	A fitted unit as follows		
5.9.1	-door	Double light grey gloss laminate wooden, each with inbuilt handles, matching doorframe		
5.9.2	-internal	Light grey laminate wooden, 3 shelves	In good overall condition, all intact, some spot stain marks noted to 2nd shelf	<i>As Inventory & Schedule of Condition</i>
5.9.3	-contents	White and purple plastic Russell Hobbs steam iron	Not tested, used, stained and discoloured to plate	<i>As Inventory & Schedule of Condition</i>



Ref #5

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Ref #5

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Ref #5

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Ref #5

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6. BATHROOM				
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
DOOR				
6.1	Door	White painted wooden, black metallic fittings to include: Double lever handles, twist lock	Slightly worn to internal handle, light finger rub marks around both handles, light smudge marks to internal high level with couple of chip indents, also light rub marks to internal mid to low level of door	<i>As Inventory & Schedule of Condition</i>
CEILING				
6.2 	Ceiling	White painted White plastic air vent	Repair marks and discolouration around ceiling inbuilt showerhead	<i>As Inventory & Schedule of Condition +</i> CHECK OUT NOTES: Discolouration possibly got worse Agent Attention
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>23 Dec 2024 15:31 Ref # 6.2</p> </div> <div style="text-align: center;">  <p>23 Dec 2024 15:31 Ref # 6.2</p> </div> </div>				
LIGHTS				
6.3	Lights	Selection of single ceiling spotlights, white frame	Working	<i>As Inventory & Schedule of Condition</i>
6.3.1	-	LED light fittings above and beneath cabinet	Working	<i>As Inventory & Schedule of Condition</i>
WALLS				
6.4 	Walls	Part beige ceramic tiled, off white –grouting	Light shading to section of grouting over bath to low level	<i>As Inventory & Schedule of Condition +</i> CHECK OUT NOTES: Light drip marks right of toilet to low levels Fair wear & tear

6. BATHROOM (CONT.)				
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
				
6.4.1	-	Part dark brown ceramic tiled, dark grouting	In good overall condition, light drip marks over bath occasionally	<i>As Inventory & Schedule of Condition</i>
6.4.2	-	Part grey tinted glass covered		
FLOOR				
6.5	Floor	Grey ceramic tiled, off white grouting, dark metallic threshold	Light scratches to threshold, light discolouration to grouting from aging, also light shading to sealant to corner edges	<i>As Inventory & Schedule of Condition</i>
FRAMES				
6.6	Doorframe	White painted wooden	Few angle chips to low level to locking edge, chipping to overhead	<i>As Inventory & Schedule of Condition</i>
SANITARY WARE				
6.7	Toilet	White ceramic pan, hidden cistern, double stainless steel push flush, white plastic seat and lid	Light discolouration to stoppers to underside of seat, flush working, clean	<i>As Inventory & Schedule of Condition</i>
6.8	Basin	White stone effect bowl as continuation of worktop, chrome effect fittings to include: Waste plug, pop up plug, double mixer tap with spout	Small chip to front of bowl, fittings are clean, light mottling to surface from normal use to bowl	<i>As Inventory & Schedule of Condition +</i> CHECK OUT NOTES: Left hand side water tap heavily loose Light water marks remaining and also some tarnishing to fittings
6.9	Worktop	White stone effect worktop surrounding	In good overall condition	<i>As Inventory & Schedule of Condition</i>

6. BATHROOM (CONT.)				
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
6.10 	Bath	White metallic bathtub, chrome finished fittings to include: waste plug, plug, plug control, bathtub inbuilt showerhead holder with, shower hose and slim line showerhead, triple wall mounted shower control unit, square ceiling inbuilt showerhead	Bathtub inbuilt showerhead holder appears to be not properly functioning as shower hose is not pulling back in anymore; all fittings intact	<i>As Inventory & Schedule of Condition +</i> CHECK OUT NOTES: Heavy tarnishing which is possible chemical damage to bottom mixer tap Also tarnished to large showerhead Tenant Liability - Tenant
				
6.11	Shower screen	Clear glass wall mounted sliding shower screen, two chrome finished hinges, rubber seal to edges	Light discolouration to rubber seal to base	<i>As Inventory & Schedule of Condition</i>
6.12	Side panel	Continuation of wall tiles, matching grouting	Light scattered drip marks from aging to tiles, light discolouration to grouting	<i>As Inventory & Schedule of Condition</i>
MISCELLANEOUS ITEMS				
6.13	Toilet roll holder	Chrome finished wall mounted toilet roll holder	Intact	<i>As Inventory & Schedule of Condition</i>
6.14	Plunger	Light grey plastic		
6.15	Toilet brush	White plastic with matching holder		
6.16	Bin	White plastic pedal bin	Used	<i>As Inventory & Schedule of Condition</i>
6.17	Towel rail	Chrome finished wall mounted beneath basin	Intact	<i>As Inventory & Schedule of Condition</i>
6.17.1	-	2 stainless steel wall mounted right of toilet	Intact	<i>As Inventory & Schedule of Condition</i>

6. BATHROOM (CONT.)				
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
6.18	Cabinet beneath basin	Dark brown gloss laminate wooden with 1 shelf to internal and also chrome effect inbuilt toilet brush and holder with brush to left hand side door	Only light usage marks to internal, few small chip indents to top edges of doors	<i>As Inventory & Schedule of Condition</i>
6.19	Cabinet	Dark brown laminate wooden wall mounted cabinet with 2 fixed mirror panels to external and also 2 double door units each with 2 glass shelves to internals, also stainless steel shaver socket built in to right hand side unit	In very good overall condition, light silvering marks to bottom edge of left hand side door to right hand side unit	<i>As Inventory & Schedule of Condition</i>



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Ref #6



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Ref #6



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Ref #6

6. BATHROOM (CONT.)

Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
				
		23 Dec 2024 15:31 Ref #6	23 Dec 2024 15:31 Ref #6	23 Dec 2024 15:31 Ref #6
				
		23 Dec 2024 15:31 Ref #6	23 Dec 2024 15:31 Ref #6	23 Dec 2024 15:31 Ref #6
				
		23 Dec 2024 15:31 Ref #6	23 Dec 2024 15:31 Ref #6	23 Dec 2024 15:31 Ref #6
				
		23 Dec 2024 15:31 Ref #6	23 Dec 2024 15:31 Ref #6	23 Dec 2024 15:31 Ref #6

6. BATHROOM (CONT.)				
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
				
		23 Dec 2024 15:32	23 Dec 2024 15:32	23 Dec 2024 15:32
	Ref #6	Ref #6	Ref #6	Ref #6

7. BEDROOM				
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
DOOR				
7.1	Door	White gloss wooden, black metallic fitted to include: Double lever handle	Light greyish discoloured area to external left hand side high level, light grubby rub marks around handles, few smudge marks to internal low level	<i>As Inventory & Schedule of Condition</i>
7.2	Door to reception	White gloss wooden sliding door, inbuilt black metallic handles	Working, shaded, long linear vertical markings noted in couple of places to either side of doors, light finger rub marks around handles, small scratch indent with chip below handle from reception side	<i>As Inventory & Schedule of Condition</i>
WINDOWS				
7.3	Windows	Double glazed pane, grey metallic casing		
CURTAINS/BLINDS				
7.4	Curtains	White fabric full length see through curtain on white metallic ceiling mounted headrail	Few light black markings to right hand side mid level	<i>As Inventory & Schedule of Condition +</i> CHECK OUT NOTES: Few scratches to midsection with a couple of small holes Tenant Liability - Tenant

7. BEDROOM (CONT.)				
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
				
7.4.1	-	Grey fabric full length heavy curtain with stainless steel control rob on ceiling mounted white metallic headrail	Couple of light grey rub marks to low level of external lining, in very good overall condition	<i>As Inventory & Schedule of Condition</i>
CEILING				
7.5	Ceiling	White painted White plastic large inbuilt air vent with grey panel White metallic disk	Air vent clean	<i>As Inventory & Schedule of Condition +</i> CHECK OUT NOTES: Air vent not clean Dusty and also slightly loose the right hand side Requires Light Cleaning - Tenant Agent Attention
				
LIGHTS				
7.6	Lights	4 single ceiling spotlights, white frame	Working	<i>As Inventory & Schedule of Condition</i>
WALLS				

7. BEDROOM (CONT.)				
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
7.7	Walls	White painted	Cluster of possible oily splash marks to low level of right hand side of sliding door, generally light scuff and rub marks noted to low level, light finger rub marks around lock switch, heavier scuff marks left hand side of windows, 1 large dent right behind bedframe to low level, 3-4 small paint chips opposite of bed to low level section, 1 screw and some pencil marks and usage marks around right above mirror, few light finger rub marks to middle section right of entry	<i>As Inventory & Schedule of Condition</i>
FLOOR				
7.8	Floor	Continuation of hallway	In good overall condition	<i>As Inventory & Schedule of Condition</i>
FRAMES				
7.9	Doorframe	White painted wooden	Couple of small nicks to low level to locking edge	<i>As Inventory & Schedule of Condition</i>
7.10	Skirting	White painted wooden	1 larger dent / chip below TV/ FM port, otherwise in good overall condition	<i>As Inventory & Schedule of Condition</i>
ELECTRICAL FITTINGS				
7.11	Sockets and switches	Black metallic with matching spurs	As fitted, all intact	<i>As Inventory & Schedule of Condition</i>
7.12	Thermostat control	Black metallic wall mounted with touch screen	Intact, not tested	<i>As Inventory & Schedule of Condition</i>
7.13	Smoke alarm	White plastic ceiling mounted	Push button tested and responded, alarm heard at the time of inspection	<i>As Inventory & Schedule of Condition</i>
FURNITURE				
7.14	Bedside units	2 matching dark grey gloss laminate wooden bedside units, each with open storage area and also drawers	Various small angle chips and chip indents noted to exposed corner edges to externals, light surface scratches to external top, in good overall condition	<i>As Inventory & Schedule of Condition</i>

7. BEDROOM (CONT.)				
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
7.15	Bedframe	Beige fabric covered king size bedframe with padded headboard, medium wood pine slats to underside	Small black spot marks to left hand side of frame, few light rub marks to low level, in good used condition, fire resistant	<i>As Inventory & Schedule of Condition</i>
7.16	Bed mattress	Off white flower patterned king size David Philips bed mattress	Not fully inspected due to mattress protector, button in very good overall condition, no significant stain marks visible, fire resistant	<i>As Inventory & Schedule of Condition</i>
MISCELLANEOUS ITEMS				
7.17	Table lamp	2 matching table lamps, each with chrome effect base, white fabric rectangular shade	Working	<i>As Inventory & Schedule of Condition</i>
7.18	Doorstop	Metallic floor fitted with black rubber top		
7.19	Mirror	Circular wall mounted in dark metallic frame	Intact	<i>As Inventory & Schedule of Condition</i>
7.20	Mattress protector	White fabric king size	Couple of stain marks noted, few small bits, not clean, used	<i>As Inventory & Schedule of Condition</i>
7.21	Pictures	2 rectangular wall mounted with picture of women with in black wooden effect frame		
INBUILT WARDROBE				
7.22	Inbuilt wardrobe	A fitted unit as follows		
7.22.1	-doors	Triple light grey gloss laminate wooden doors, matching doorframe, inbuilt handles to doors	Light grubby finger rub marks around mid section of leading edge to doors, 1 large and 2 small chip indents to external high level of far left hand side door	<i>As Inventory & Schedule of Condition +</i> CHECK OUT NOTES: Contents possibly moved to hallway cupboard
7.22.2	-internal	Grey laminate wooden internal surfaces		
7.22.3	-units from L to R	Single door unit, rectangular fitted mirror to internal of door, 5 shelves, white plastic fuse switch	In very good overall condition	<i>As Inventory & Schedule of Condition</i>

7. BEDROOM (CONT.)				
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
7.22.4	-right hand side unit	Double doors, internal shelf with built in light fitting with motion sensor and, light grey laminate wooden effect hanging rail with stainless steel supports	Light working	<i>As Inventory & Schedule of Condition</i>
7.22.5	-contents	White fabric possible duvet in white striped cover, white pillow, black satin effect bed throw, grey fabric throw cushion	Unable to fully inspect and described items as seen piled up inside unit, all in used condition	<i>As Inventory & Schedule of Condition</i>
7.22.6	-hangers	Selection of assorted hangers		



7. BEDROOM (CONT.)				
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
		 Ref #7	 Ref #7	 Ref #7
		 Ref #7		

8. WINTER GARDEN				
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
WINDOWS/WALLS				
8.1	Windows	Selection of double glazed panes, grey metallic casing, 3 inbuilt air vents to top, opening windows with stainless steel lever handles, Yale lock	Light weathering to external, few light surface scratches to bottom of casing, opening mechanism not tested	<i>As Inventory & Schedule of Condition +</i> CHECK OUT NOTES: Far right window handle heavily loose with gap, issue noted by tenant on the inventory already, possibly got worse during tenancy
		 Ref # 8.1		
8.1.1	- Security glass panels	2 large double glazed panel forward of opening windows	Intact	<i>As Inventory & Schedule of Condition</i>

8. WINTER GARDEN (CONT.)				
Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
8.2	Privacy panel	Grey tinted glass panel section to left hand side	Intact	<i>As Inventory & Schedule of Condition</i>
CURTAINS/BLINDS				
8.3	Blind	Grey metallic slatted sliding panel	In good used condition, working, light scuff marks and few light scratches to low level to left hand side	<i>As Inventory & Schedule of Condition</i>
CEILING				
8.4	Ceiling	White painted 2 white metallic disks Inbuilt access panel	In good condition	<i>As Inventory & Schedule of Condition</i>
LIGHTS				
8.5	Lights	4 ceiling mounted light fittings	Working	<i>As Inventory & Schedule of Condition</i>
FLOOR				
8.6	Floor	Light laminate wooden effect tile flooring , grey grouting	In good condition, light discolouration to grouting	<i>As Inventory & Schedule of Condition +</i> CHECK OUT NOTES: Couple of small orange possible rust spot marks to far left of room Tenant Liability - Tenant
 <p>Ref # 8.6</p>		 <p>Ref # 8.6</p>		
ELECTRICAL FITTINGS				
8.7	Alarm unit	White plastic ceiling mounted	Not tested, intact	<i>As Inventory & Schedule of Condition</i>

8. WINTER GARDEN (CONT.)

Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
				
				
				
				

9. SCHEDULE OF CONDITION

Ref	Name	Condition at Inventory & Schedule of Condition	Condition at Check Out
9.1	Property details	1 bedroom furnished flat with winter garden	<i>As Inventory & Schedule of Condition</i>
9.2	General Cleanliness	Professional standard, minimal issues	Professional standard, no issues
9.3	Decorative condition	In good overall decorative condition with some defects as noted in report below	<i>As Inventory & Schedule of Condition</i>
9.4	Maintenance & Management	No major issues to report Bathtub inbuilt showerhead holder appears to be not properly functioning as shower hose is not pulling back in anymore	<i>As Inventory & Schedule of Condition +</i> CHECK OUT NOTES: Balcony door handle loose, screw needs to be tightened Right hand side window handle now very loose with gap, issue noted by tenant on the inventory, possibly got worse during tenancy Left hand side water tap very loose to basin Needs Maintenance - Agent
9.5	External areas	Very good overall condition	<i>As Inventory & Schedule of Condition</i>

9. SCHEDULE OF CONDITION (CONT.)			
Ref	Name	Condition at Inventory & Schedule of Condition	Condition at Check Out
9.6	Windows & Curtains / Blinds	All glazing intact All curtains found in working order	<i>As Inventory & Schedule of Condition</i>
9.7	Walls & Ceilings	In good overall condition, light usage, rub and scuff marks noted, few paint chips as specified in report below Some repair marks to ceiling around ceiling showerhead	<i>As Inventory & Schedule of Condition</i>
9.8	Floors	In good overall condition, all intact	<i>As Inventory & Schedule of Condition</i>
9.9	Woodwork	In good condition, all fittings and fixtures are intact	<i>As Inventory & Schedule of Condition</i>
9.10	Bathroom(s)	In good condition All fittings and fixtures are intact Water running, shower not tested	<i>As Inventory & Schedule of Condition</i>
9.11	Kitchen Units & Worktop(s)	In very good overall condition, all intact with light defects as noted in report below Large chip to worktop	<i>As Inventory & Schedule of Condition</i>
9.12	Appliances	All tested for power unless otherwise stated All controls intact	<i>As Inventory & Schedule of Condition</i>
9.13	Furniture	Good overall condition	<i>As Inventory & Schedule of Condition</i>
9.14	Electrics & Lights	All electrical fittings and fixtures are intact All lights in working order	<i>As Inventory & Schedule of Condition</i>
9.15	Appliance manuals	Seen in black folder in kitchen unit (not fully inspected)	<i>As Inventory & Schedule of Condition</i>
9.16	Tenant Present	No	<i>As Inventory & Schedule of Condition</i>

10. CLEANLINESS SUMMARY			
Ref	Name	Condition at Inventory & Schedule of Condition	Condition at Check Out
10.1	General Cleanliness	Professional standard, minimal issues	Professional standard, no issues
10.2	Windows	Clean to internal, only light weathering to external	<i>As Inventory & Schedule of Condition</i>

10. CLEANLINESS SUMMARY (CONT.)			
Ref	Name	Condition at Inventory & Schedule of Condition	Condition at Check Out
10.3	Curtains	Clean	<i>As Inventory & Schedule of Condition</i>
10.4	Carpets & other floors	Clean	<i>As Inventory & Schedule of Condition</i>
10.5	Joinery	Clean	<i>As Inventory & Schedule of Condition</i>
10.6	Bathrooms	Clean	<i>As Inventory & Schedule of Condition</i>
10.6.1	- Shower plates and surrounding area	Clean	<i>As Inventory & Schedule of Condition</i>
10.7	Kitchen units & Appliances	Kitchen units – clean Appliances – clean	<i>As Inventory & Schedule of Condition</i>
10.8	Furniture	Generally clean apart from few small bits remaining underside of sofa cushion and cushions of dining chairs	Clean
10.9	Air-grills / vents	Clean	<i>As Inventory & Schedule of Condition</i>
10.10 	MVHR filters inside NUAIRE unit	Generally dust free but 1 of them grey shaded	Clean
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>23 Dec 2024 15:47</p> <p>Ref # 10.10</p> </div> <div style="text-align: center;">  <p>23 Dec 2024 15:47</p> <p>Ref # 10.10</p> </div> </div>			
10.11	Signs of smoking or pets	No	<i>As Inventory & Schedule of Condition</i>
10.12	Odours	No	<i>As Inventory & Schedule of Condition</i>

Miscellaneous Responsibilities		
Ref	Action Required	Comments
4.1 OPEN PLAN KITCHEN & LIVING ROOM » Door external	Fair wear & tear	CHECK OUT NOTES: 1 long linear scratch over letterbox Some grubby marks to midsection below spyhole
6.2 BATHROOM » Ceiling	Agent Attention	CHECK OUT NOTES: Discolouration possibly got worse
6.4 BATHROOM » Walls	Fair wear & tear	CHECK OUT NOTES: Light drip marks right of toilet to low levels
7.5 BEDROOM » Ceiling	Agent Attention	slightly loose the right hand side

Tenant Responsibilities		
Ref	Action Required	Comments
4.4 OPEN PLAN KITCHEN & LIVING ROOM » Curtains	Tenant Liability	CHECK OUT NOTES: Thread pull to bottom left hand side corner
4.5 OPEN PLAN KITCHEN & LIVING ROOM » Ceiling	Tenant Liability	CHECK OUT NOTES: 1 square tape mark noted below air vent
4.7 OPEN PLAN KITCHEN & LIVING ROOM » Walls	Tenant Liability	CHECK OUT NOTES: Heavy rub marks and possible washed off marks noted mid to low levels left of tv unit and heavier shaded rub marks to low level same wall
4.8 OPEN PLAN KITCHEN & LIVING ROOM » Floor	Tenant Liability	CHECK OUT NOTES: Few scratches in kitchen area 1 chip near dining table
4.12 OPEN PLAN KITCHEN & LIVING ROOM » Sofa	Tenant Liability	CHECK OUT NOTES: Couple of faded brownish stain marks to left hand side seat cushion Couple of faded brown stain marks to back cushions
4.22 OPEN PLAN KITCHEN & LIVING ROOM » Throw cushions	Tenant Liability	CHECK OUT NOTES: few faded stain spot marks noted

Tenant Responsibilities		
4.25 OPEN PLAN KITCHEN & LIVING ROOM » Rug	Tenant Liability	2 x large faded stain marks to centre under coffee table; 1 x large brown stain marks front of chair 1 x thread pull near coffee table and light thread pull to edges Light shading and discolouration to outer edges from normal use
4.32 OPEN PLAN KITCHEN & LIVING ROOM » Kitchen units	Requires Light Cleaning	Oily splash marks to underside of wall units around extractor
4.34 OPEN PLAN KITCHEN & LIVING ROOM » Worktop	Tenant Liability	CHECK OUT NOTES: Various additional small angle chips around sink now to edges Light whitened discolouration around sink
4.40 OPEN PLAN KITCHEN & LIVING ROOM » Extractor hood	Tenant Liability	Crack to light shade
4.44 OPEN PLAN KITCHEN & LIVING ROOM » Oven	Tenant Liability	Cover behind handle is deformed to left hand side
6.10 BATHROOM » Bath	Tenant Liability	CHECK OUT NOTES: Heavy tarnishing which is possible chemical damage to bottom mixer tap
7.4 BEDROOM » Curtains	Tenant Liability	CHECK OUT NOTES: Few scratches to midsection with a couple of small holes
7.5 BEDROOM » Ceiling	Requires Light Cleaning	CHECK OUT NOTES: Air vent not clean Dusty
8.6 WINTER GARDEN » Floor	Tenant Liability	CHECK OUT NOTES: Couple of small orange possible rust spot marks to far left of room

Agent Responsibilities		
Ref	Action Required	Comments
9.4 SCHEDULE OF CONDITION » Maintenance & Management	Needs Maintenance	Bathtub inbuilt showerhead holder appears to be not properly functioning as shower hose is not pulling back in anymore CHECK OUT NOTES: Balcony door handle loose, screw needs to be tightened Right hand side window handle now very loose with gap, issue noted by tenant on the inventory, possibly got worse during tenancy Left hand side water tap very loose to basin

Declaration

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

Terms and Conditions

TERMS & CONDITIONS

By accepting the services, you are considered to have accepted both the fees and the terms and conditions.

The term "Clerk" refers to either Norale Property Solutions Ltd or the individuals selected by Norale Property Solutions Ltd to inspect the Premises in order to create the Inventory or conduct the Check-in or Check-out process.

The term "Premises" refers to a house, apartment, or another type of property, whose contents are intended to be documented in the Inventory.

The term "Inventory" refers to the catalogue of items located at the Property, which will be created in compliance with the subsequent conditions.

Once instructions are accepted, the Clerk will either inspect the Premises or arrange for an inspection to be conducted, with the aim of compiling the Inventory.

The property inspection conducted during Check-out is not a comprehensive examination of every single item in the property, and it may not always reveal items that are concealed, appear to be intact, or undamaged, or are described inadequately in the Inventory. Additionally, while carrying out any necessary work based on comments made during Check-out, further issues may be uncovered. Moreover, any stains or marks on carpets or soft furnishings that are noted in the Report may be determined by the cleaners to require professional cleaning. The Clerk cannot be held responsible for any additional work that may be required to restore the property to its original condition at the start of the tenancy.

In the event that the Clerk is unable to access the Premises at the agreed-upon time and location with the Instructor or within a reasonable period of time thereafter, there will be no additional obligations under the terms of the contract, except for the right to bill the other party for a portion of the Fee that would have been due if the instruction had been fulfilled.

Norale Property Solutions Ltd has the right to invoice the individual, individuals, or company that issued the instruction. If the instructions to compile the Inventory are given by a letting agent, this agreement is considered to have been established between Norale Property Solutions Ltd and the letting agent acting as the principal, and the invoice will be issued to and paid by the letting agent, unless otherwise agreed upon in writing with Norale Property Solutions Ltd. If the invoice is not paid in full within 5 days of receipt, then, without prejudice to any other rights or remedies of Norale Property Solutions Ltd, it is entitled to charge interest on the outstanding amount at a rate of 1% above the base rate established by HSBC on the date of the invoice, compounded weekly from the date of the invoice until payment is made in full.

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