

## Check Out Report:

100 Sample Street, Sample Area, TW12 3AB

Date out check out	10.04.17
Tenancy start and end dates	To be advised by Agent
Tenants present? Including name	No
Landlord present	No
Agent present	No

### **Please note:**

This report is based on any differences in the condition and cleanliness of the property on the check-out date in comparison to the inventory dated above. In the opinion of the assessor, the liability is detailed below, after allowance for fair wear and tear applicable to the term and type of occupation.

For ease of reference, rooms are listed in the order they appear on the Inventory.

This may not follow APIP guidelines if they were not used when the Inventory was completed.

This report is intended to be fair and accurate but responsibility rests with the Landlord, Tenant and Managing Agent to satisfy themselves as to its accuracy. We cannot accept any liability for errors or omissions.

Walls are numbered from left in any comments below.

An amended inventory is to hand.

*This report has been prepared by Gemma Markham On behalf of likeinventory on 10<sup>th</sup> April 2017*

## Disclaimer:

This Check-Out Report is a detailed narrative record from a visual inspection. It is compiled in good faith to provide an accurate descriptive record of the applicable property's contents and the condition and cleanliness of such contents on the date of the Check-Out Report compilation as stated on the cover of this document. It is the duty and ultimate responsibility of the Landlord, Tenant and if applicable, Agent to agree between them the accuracy of this Check-Out Report.

Whilst all care and diligence has been taken to provide a fair and accurate report of the condition of the property and contents, likeinventory will not be held responsible for any items missed or damage not seen after 7 days of the date of this report.

Likeinventory and its staff are not trained or qualified Property Surveyors. Under no circumstances should this Check-Out Report be used as a structural survey of a property. Further to this it should be noted that we are not specifically trained or qualified as legal experts on any type or kind of cloth, wood or other material, nor do we have any specific knowledge of antiques. This Check-Out Report should not be deemed to be a definitive statement of each and every item of equipment or furniture, nor indeed of the authenticity of the aforementioned items.

This Check-In Report does not provide the Landlord, Tenant or the Landlord/Tenant's Agent with any kind of guarantee regarding the safety of any equipment, furniture or other contents relating to the property. Any description serves merely as a record in accordance with the purpose of this Check-Out report. Items listed within the Check-In Report are deemed to be in good condition without any apparent defect unless otherwise stated. In the case of a significant defect of an item(s) such as clear or obvious damage or soiling, then such item(s) will be described appropriately.

It should be noted that it may not be possible to move certain items of furniture to facilitate inspection behind or beneath such items. In addition, it is not usual practice to inspect and details attics or cellars. Furthermore, we do not inspect rooms, which are locked unless a key has been provided. Nor do we inspect items that are packed for storage or in boxes. It should be noted that it is not our practice to individually list books, CD's, DVD's, cleaning items or other miscellaneous items such as the contents of garden sheds, greenhouses or garages.

Likeinventory and its staff do not check gas or electrical appliances and give no guarantee with regard to the safety or reliability of such items. It should also be noted that we do not inspect or test smoke alarms and that it is the responsibility of the Tenant to make sure that, where fitted, they are working correctly at all times.

The ultimate responsibility for the compliance with the Fire & Safety Regulations for furnishings, gas and electrical services is that of the instructing principal. Any note within a Check-Out Report compiled by likeinventory stating 'Fire label seen' should not be interpreted to mean that the item complies with the 'Furniture and Furnishings' (Fire) (Safety) (Amendments) 1993. The reference 'Fire label seen' is merely a record that the item was seen to have a label attached, at the time that the Check-Out Report, similar or the same as that described in the 'Guide to the Furniture and Furnishings' (Fire) (Safety) Regulations that was originally published by the Department of Trade & Industry in January 1997 (or subsequent editions). Under no circumstances should the note 'Fire label seen' be deemed as a specific statement of fact that the applicable item complies with the aforementioned Regulations.

**Gardening required:**

*Areas where gardening is required in order to restore the property to the standard noted at check –in at the vacating tenants expense:*

Area:	Item	Page no & discrepancy from check-in/inventory
Front Garden	N/A	
Rear Garden	Patio	P86 Chalk drawings around back door, small weeds around drain.
	Path	P86 Overgrown with grass/weeds towards rear.
	Grassed Area	P87 Overgrown, weeds throughout, no defined boundary to left where planted bed once was.
	Planted Beds	P87 Overgrown.
	Fence	P89 Dilapidated areas to LH boundary. Overgrown by ivy from neighbours' boundary.

**Notes:**

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**Items to make good:**

*If found to be of the result of tenants neglect, items or décor found to be broken, missing, damaged, to be repaired or replaced at the vacating tenant's expense*

Room/Item	Item:	Page no & discrepancy from check-in/inventory
Dining Room	Flooring	P34 Circular burn approx. 3x3cm to front of fireplace.
	Walls	P35 Multiple shallow indents under light switch, 1x nail.
Bedroom 2	Flooring	P67 Iron burn mark under radiator.

	Walls	P68 Large faint black furniture marks and patchy paintwork to RH wall.
	Ceiling	P68 Circular shaped area of chipped/marked paintwork towards RH alcove.
<b>Bedroom 1</b>	Door	P72 Chipped to low-level RH side of doorframe. Chipped and scuffed to top of reverse frame. Scuffed to top edge of door.

### Cleaning required:

*Items or areas where cleaning is required in order to restore the property to the standard noted at check-in at the vacating tenants expense:*

Room/Area:	Item:	Page no & discrepancy from check-in/inventory
<b>Porch</b>	Reverse Door	P12 Smear marks to handle.
	Flooring	P13 Orange powder to LHS, light debris.
<b>Entrance</b>	Door	P15 Blue sticker residue to glazing, minor smearable marks to chrome elements.
<b>Hallway</b>	Flooring	P18 Very light debris.
	Mat	P18 Stained throughout.
	Walls	P19 Finger marks to mid-level and around light switch on LH wall. Scuffed around double socket.
	Skirting	P19 Dusty, specifically to panelled edges of stairs.
	Switches	P21 Dirty, finger marked.
	Socket	P21 Dirty, dusty.
	Alarm Panel	P22 Dusty to top edge.

	Cupboard	P23 Finger marks around handle and to edges of both front and back of door.
<b>Lounge</b>	Door	P26 Grubby finger marks around handles, dusty to panelled edges, black scuffmarks to top on reverse of door.
	Flooring	P27 Debris and miscellaneous items found under sofas. Pink and yellow/green pen marks to centre.
	Walls	P27 Cobwebs to top and bottom corners in places. Faint finger marks below light switch.
	Switches	P29 Dirty, finger marked.
	Sockets	P29 Grubby marks in places, dusty to top edges.
	Window	P30 Dusty to frame, smeary and finger marked to internal glazing. Dusty with dead bugs to windowsill. Minor brown spot marks/stains to 3 or 4 of far RH slats to blind.
	Furniture	P31 Dirty and smeary marks throughout TV Stand. Floor standing lamp is dusty within shade.
<b>Dining Room</b>	Door	P33 Finger marks to left of handle on reverse of door. Smeary marks to handle and grubby brown marks to surrounding area to door front.
	Flooring	P34 Small items of debris in places. 2x circular black marks approx. 2x2cm in front of shelves and fireplace.
	Walls	P35 Grubby finger marks around and under light switch. Brown liquid marks to low-level corner on right of window. Occasional cobweb to upper-level of walls.

	<p>Skirting</p> <p>Sockets &amp; Telephone Point</p> <p>Window</p> <p>Furniture</p>	<p>P35 Light dust.</p> <p>P36 Dusty to top edge.</p> <p>P36 Smeary marks to internal glazing, watermarks and light dirt to external glazing, minor grubby marks to handle. Light dust to windowsill. Small brown stains to low-level slats on LH side.</p> <p>P37 Smeary marks to top of dining table. Dusty to shelves. Smeary marks to glazing and glass shelves. Grubby finger marks to front and reverse of frame to doors.</p>
<b>Kitchen</b>	<p>Door</p> <p>Back Door</p> <p>Flooring</p> <p>Skirting</p> <p>Walls</p> <p>Ceiling</p> <p>Radiator</p>	<p>P40 Grubby finger marks to mid-level on RH side of doorframe. Grubby splash marks to lower level of door. Grubby marks too and surrounding handle, with light dust to panelled edges on reverse door.</p> <p>P41 Grubby finger marks to LH side of frame, minor grubby small splash marks to low-level of door and glazing.</p> <p>P42 Debris and smeary marks. Yellow liquid mark to edge of RH side plinth.</p> <p>P43 Dusty, grubby marks and hair by back door.</p> <p>P43 Tiles are sticky to touch behind sink, minor splash marks to walls above sink. Faint finger marks to walls around back door, around light switch and below. Cobwebs to corner behind door.</p> <p>P44 Black residue stain/mark to RH side of light.</p> <p>P45 Dusty, small brown liquid splash marks.</p>

	<p>Window</p> <p>Base Units</p> <p>Sink</p> <p>Plinth and Cornice</p> <p>Work Surfaces</p> <p>Washing Machine</p> <p>Fridge</p> <p>Oven</p> <p>Cooker Hood</p>	<p>P46 Light dust to frame, liquid marks to internal glazing, minor grubby marks to handle. Dust to windowsill.</p> <p>P47 Faint water/greasy marks to door fronts. Small red marks and tarnished/dirty bracket to handle under sink.</p> <p>P49 Light water and smeary marks.</p> <p>P50 Minor grubby marks and hair to plinth. Minor grease to corners and side of units on either side of cooker hood.</p> <p>P50 Heavy debris, dirty.</p> <p>P51 Minor grubby marks and dirt embedded around buttons. Heavy grubby marks to doorframe. Minor soap residue and black spot marks to soap drawer. Mould to apparent to seal, completely blackened to inner seal.</p> <p>P51 Dusty to surface and handle. Fridge has been closed and turned off so when opened retains pungent smell. Yellow liquid marks inside freezer compartment and to ice cube. Hair found under salad drawer.</p> <p>P51 Smeary marks to front of door and stainless steel casing to front.</p> <p>P51 Minor smeary marks to underside and chimney.</p>
<b>Stairs</b>	<p>Skirting</p> <p>Bannister</p>	<p>P56 Light dust.</p> <p>P57 Paintwork appears grubby, slightly dusty between spindles. Heavy dust to edges over stairs.</p>

<b>Landing</b>	Walls	P58 Faint finger marks to low-level walls.
<b>Bedroom 3</b>	Walls	P62 Heavier black scuffmarks possibly caused by chair to low-level LH wall.
	Window	P63 Smeary marks to internal glazing. Light watermarks to external glazing.
<b>Bedroom 2</b>	Door	P67 Finger marks to doorframe. Pink mark below and grubby marks above handle on door.
	Ceiling	P68 Minor cobwebs, splash mark beyond light fitting.
	Window	P69 Smeary marks to internal and dirt/watermarks to external glazing. Dust and odd hair found to windowsill. Brown stain/mark to far right slat of RH blind.
	Furniture	P70 Faint white paint marks to external RH wall of wardrobe.
<b>Bedroom 1</b>	Door	P72 Grubby/smeary marks to both handles. Grubby/finger marks to surrounding area of door handle to both sides. Light brown splash marks to bottom LH panel of door.
	Walls	P73 Finger and grubby marks to wall on entrance. Heavier rub marks to left of radiator.
	Skirting	P73 Light dust and hair.
	Window	P75 Light dust and hair to frame. Minor smeary marks to internal and dirty/watermarks to external glazing. Minor mark to bottom of far RH slat to blind.
	Furniture	P75 The mattress appears slightly blackened in centre to surface. 1x red, 1x blue and pen marks found to



		underside of mattress. Both the lamp and shelving unit are both dusty.
<b>Bathroom</b>	Door	P78 Faint grubby marks to mid-level RH side of doorframe.
	Flooring	P78 Dusty, debris, hair found.
	Walls	P79 Splash marks to LH walls. Watermarks / light scale to tiles over basin and around bath.
	Skirting	P79 Dusty, hair in places.
	Window	P81 Light dust to frame. Smeary marks throughout internal and watermarked to external glazing.
	Bath	P82 Watermarks, faint white residue to walls of bath, black marks to base of bath towards head end, watermarks to tap.
	Bath Panel	P82 Minor watermarks to front panel, dirty and watermarks to end panel.
	Shower Unit	P82 Hair found on riser bar.
	Shower Screen	P82 Patches of scale to glass.
	Toilet	P82 Urine marks to underside rim of seat. Hair, dust, liquid marks to underside of bowl/base.
	Basin	P82 Watermarks, dust and dirty marks to underside of basin. Light lime scale to nozzle of cold tap.
	Mirror	P84 Heavy smeary marks

### Notes:

Lounge:  
Side Table listed in lounge is located in Dining Room.  
Addition of Panasonic TV not recorded in original inventory.

Dining Room:  
Purple lamp is located in bedroom one.

Bedroom 1:  
Ironing board, not recorded on inventory remains inside cupboard.

**Items found to be fair wear & tear:**

*Discrepancies from the inventory / check-in judged to be fair wear and tear.*

<b>Room/Area:</b>	<b>Item:</b>	<b>Page no &amp; discrepancy from check-in/inventory</b>
<b>Porch</b>	Reverse Door	P12 Small chip above handle.
<b>Entrance</b>	Reverse Door	P15 Minor, small chip to base of door.
<b>Hallway</b>	Flooring Walls Skirting Radiator	P18 Pile is lightly flattened to central walkways from use. P19 Faint rub/scuff marks in places. P19 Minor and sparse rub marks. P23 Faint rub marks to top edge on LH side.
<b>Lounge</b>	Walls	P27 Faint rub marks to right of fireplace.
<b>Dining Room</b>	Flooring Walls Skirting	P34 Pile is slightly flattened to main walkways around table from use. Minor furniture indents. P35 Minor and sparse rub/scuff marks in places. P35 Minor rub marks, painted over defect under window (white paint used)
<b>Kitchen</b>	Back Door	P41 Paintwork is cracking/peeling to bottom leading edge.

	<p>Mat</p> <p>Flooring</p> <p>Walls</p> <p>Switches</p> <p>Base Unit</p> <p>Hob</p>	<p>P42 Curling to corner with age and use.</p> <p>P42 Metal threshold is slightly loose and coming away from edge.</p> <p>P43 Faint rub marks above shelves.</p> <p>P45 Worn to Cooker Switch</p> <p>P47 Heavily tarnished handle to right of oven, possibly caused by heat.</p> <p>P51 Worn instructions around dials and to ignition button.</p>
<b>Stairs</b>	<p>Flooring</p> <p>Walls</p> <p>Skirting</p> <p>Bannister</p>	<p>P56 Lightly flattened pile to tread of stairs.</p> <p>P56 Faint rub/scuff marks to low-level walls.</p> <p>P56 Cracking paintwork to top leading edge on RH side, single minor chip.</p> <p>P57 2-3 minor chips to paintwork from use.</p>
<b>Landing</b>	<p>Flooring</p> <p>Walls</p>	<p>P58 Visible seam to centre and very lightly rippled between bedroom 3 and 2. Pile is lightly flattened to walkways from use.</p> <p>P58 Light scuff marks to low-level walls. Very minor chips to corner edges.</p>
<b>Bedroom 3</b>	<p>Door</p> <p>Flooring</p>	<p>P61 Minor indents to internal edge on RH side.</p> <p>P61 Pile lightly flattened to walkways from use.</p>

	Walls  Skirting  Furniture	P62 Very sparse and faint rub marks in places.  P62 Minor cracking on paintwork to top edge on RH wall.  P64 Minor chips to top, front leading edge.
<b>Bedroom 2</b>	Door	P67 Very minor chips from mid to low-level of doorframe. Minor chips and rub mark to top of reverse doorframe. Minor marks to low-level RH side of door.
<b>Bedroom 1</b>	Walls	P73 Minor and faint rub/scuff marks in places.
<b>Bathroom</b>	Door  Walls  Shower Screen  Shower unit  Storage Unit	P78 Painted over defects between hooks to right.  P79 Very small chip below mirror.  P82 Seal is heavily discoloured with minor mould.  P82 Shower head is heavily discoloured.  P84 Possible water/steam damage causing small cracks to laminate.

### Landlords responsibility/maintenance:

*Items on the inventory / check-out which require attention and have been highlighted for review by the agent and / or landlord.*

Room/Area:	Item:	Page no & discrepancy from check-in/inventory
Lounge Dining Room Kitchen Bedrooms Bathroom	Blinds	It requires that new blinds must be "safe by design" or be supplied with the appropriate child safety devices installed. <a href="https://www.rospa.com/rospaweb/docs/advice-services/home-safety/blind-cord-safety.pdf">https://www.rospa.com/rospaweb/docs/advice-services/home-safety/blind-cord-safety.pdf</a>

<b>Kitchen</b>	Wall Unit	Exposed screw coming through rear RH corner of bottom shelf, inside unit to left of cooker hood.
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**Items to query:**

*Damage to the property, or a change in the inventory, which may not be the vacating tenant's responsibility, or where the responsibility is questioned / unclear and further investigation may be required.*

<b>Room/Area:</b>	<b>Item:</b>	<b>Page no &amp; discrepancy from check-in/inventory</b>
<b>Lounge</b>	Ceiling	P28 Dotted liquid mark to left of light fitting – unsure if this is splash marked or coming through.
<b>Kitchen</b>	Base Units	P47 Unit door under the sink is swollen and cracking from possible water damage. The base inside unit is also severely worn and marked under pipes. Unsure if this is historic from leak or due to negligence.
	Plinth and Cornice	P40 Sellotape has been used to secure plinth, to RH side units, edging is also lightly chipped and coming away.
	Hob	P51 Hob found dismantled, burners removed and not replaced. White spot (possibly corrosive) marks to stainless steel on left and far RH corner.
	Cooker Hood	P51 Found dismantled with filters removed and not replaced,
<b>Bedroom 3</b>	Ceiling	P62 Paintwork appears discoloured to corners over window.
	Radiator	P62 Radiator appears to have dropped towards LH side, wall fixings appear in place.

<b>Bedroom 2</b>	Walls	P68 Paintwork under window appears slightly patchy/discoloured.
	Ceiling	P68 Brighter patches of white painted areas over door and to same edge closer to window.
<b>Bedroom 1</b>	Ceiling	P73 Large area of patchy paintwork in corner to right of window, also leading to light fitting,
<b>Bathroom</b>	Walls	P79 Paintwork has bubbled to left of toilet, unsure of cause.
	Radiator	P80 Paintwork has peeled and heavy rust to bottom leading edge. Unusual for tenancy length.
	Toilet	P82 Possible seat/lid change. Current seat appears dilapidated to edges and peeling. Heavily used condition.

<b>Meters:</b>		
<b>Meter</b>	<b>Serial Number</b>	<b>Reading</b>
<b>GAS</b>	G4 A0434359 08 01 2008	08028
<b>ELECTRIC</b>	S2AS-100 F99FX 66362	44515
<b>WATER</b>	Not located or recorded on check in.	

<b>Keys:</b>			
	<b>Location:</b>	<b>Number:</b>	<b>Comments</b>
<b>Returned to Nexus</b>			

## Declarations:

### Tenant Declaration

Whilst every care has been taken to ensure the accuracy of this schedule, the Landlord and the Tenant(s) are reminded that it is their responsibility to check the accuracy of this schedule.

I/we confirm that the contents of this check-out and condition report are a fair and correct schedule of the contents therein.

Lead Tenant Name:

Lead Tenant Email:

Lead Tenant Signature:

Tenant(s) Forwarding address.....

.....

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Contact number(s).....

.....

***The tenant(s) acknowledges that the report must be signed at point of check-out and any discrepancies are brought to the assessor's attention immediately.***

### Assessor Declaration:

I can confirm that the contents of this check-out and condition report are a fair and correct schedule of the contents therein.

Assessor Name:

Assessor Email:

Assessor Signature: