



Your Company Name
56 Orchard Street
Weston-super-Mare
Somerset
BS23 1RL

0208 54 22 333
-
www.kpr-uk.co.uk

Check out Report

1 Keystone Road, Weston Super Mare, Somerset
BS23 1RL



Prepared by: James Darlison
Your Company Name

Report date: 27th April 2017

Guidance Notes

Tenant guidelines for inspections

Check in inspection

Before you sign the declaration ensure that you are happy with all the statements made in the inventory. If there are any issues you must inform the check in clerk at the time, so that it can be recorded on the report. The condition of items and rooms are deemed to be clean, undamaged and fit for purpose unless otherwise stated in the inventory. You will receive a full copy of the inventory to keep. You must refer to the inventory at check out time, so keep it in a safe place.

At Mid term inspection

If a midterm inspection has been booked, you will be informed of the date in writing and will be expected to allow a clerk to enter the property to carry out the inspection. At this point you must inform the clerk of any damage or maintenance issues with the property so they can be dealt with.

At Check out inspection

It will be expected for the property and its contents to be returned to the condition and location at check in – use the inventory as a guide. Any items missing from location may be deemed lost / broken and charged for.

Tenant details

Tenant name:	Not Known	Mobile	-
Work	-	Email	-
Moved in date	-		
Forwarding Address	1 Keystone Way		
Tenants present?	-	Return deposit by:	Bacs
Account no.	12345678	Sort code	-

Schedule of condition

	Move in	Move out
Overall interior condition	Good	Fair
Overall decoration condition	Good	Good
Overall woodwork condition	Good	Good
Overall cleanliness condition	Fair	Fair
Overall flooring condition	Fair	Fair
Overall bathroom(s) condition	Fair	Fair
Overall kitchen and appliances condition	Good	Good
Overall exterior condition	Good	Good
Overall furniture and furnishings condition	Fair	Fair
Ambient odour?		No

Utilities

	Electricity	Gas	Water	Oil
In property?	Yes	Yes	Yes	No
Meter location	Cupboard in kitchen	LPG cylinder located in parking	Front of main driveway	-
Stopcock location	-	-	Under the sink	-
Meter reading	009256	-	00134.18	-
Keycard	No	-	-	-
Supplier	-	LPG	-	-
Serial number	-	1 full and 1 half full	-	-
Self contained sewage tank at property?		No		
Date last emptied		-		
Wheelie Bin / recycling bins comments		Storage area marked no 2 for bins.		
Have the council tax authority been notified?	Yes			
Has the phone been disconnected?	Yes			
Has the mail been redirected?	Yes			
Is the heating left on low?	Yes			

28-04-2017 09:48 / Electricity_photo / X4zdf8hiv



28-04-2017 09:54 / Gas_photo / Tf3x4o4io



Other utilities continued

28-04-2017 10:00 / Water_photo / N04bjilb1



Health and safety

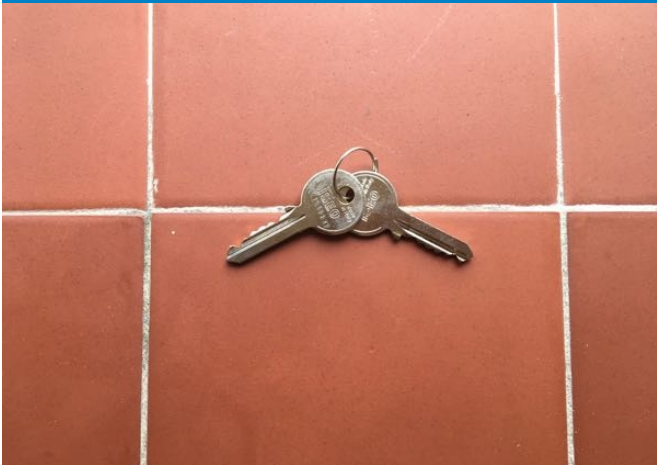
		Location / Notes	Tested
Smoke detectors in property?	Yes	Master bedroom, dining room, landing by second bedroom	Yes
Carbon monoxide detector?	No	–	–
		Location / Notes	
Fire extinguisher in property?	No	–	
Fire blanket in property?	No	–	

Keys received from tenants

Key type	Quantity and lock type
Front door	2 Yale key

Keys handed to the tenants continued

28-04-2017 09:52 / Keys Photo / Rcl0wqjpp



Damage issues for 1 Keystone Road, Weston super Mare, Somerset BS23 1RL

	Room / Item	Responsibility	Notes
1	Bathroom / Floor	Tenant	Faint scuff marks / Laminate is flaking to side bath panel
2	Bedroom 2 / Floor	Tenant	Burn mark / 3 burn marks
3	En suite / Internal door	-	Good condition and domestically clean / Paint chipped in places
4	En suite / Floor	Landlord	Fair wear and tear and domestically clean / Tear in vinyl where the door was catching
5	Entrance and Hallway / Woodwork	-	Chipped / Chips and scuffs to right hand skirting board
6	Kitchen / Floor	Tenant	Fair wear and tear and domestically clean / Paint mark
7	Lounge / Window	Tenant	Paint marks / Paint mark to roller blind

Maintenance issues for 1 Keystone Road, Weston super Mare, Somerset BS23 1RL

	Room / Item	Trade required	Notes
1	Entrance and Hallway / Walls	Handyman	Inside front door frame starting to show signs on damp
2	Entrance and Hallway / Front door	Locksmith	Door handle very wobbly
3	Bathroom / Bath	Handyman	Broken chain on plug
4	Dining room / Walls	Painter and Decorator	Cracking to plaster and damp to wall but front door
5	Bedroom / Lighting	Electrician	One bulb not working

Cleanliness issues for 1 Keystone Road, Weston super Mare, Somerset BS23 1RL

	Room / Item	Trade required	Notes
1	Bathroom / Shower	–	Good condition and domestically clean / Mould on shower seal
2	Bathroom / Hand basin	–	Needs cleaning / Sink needs a wipe down
3	Bedroom / Floor	–	Needs vacuuming thoroughout / Very dirty, needs to be cleaned
4	Bedroom 2 / Floor	–	Burn mark / Needs hovering through
5	Bedroom 3 / Floor	–	Staining / Staining to floor
6	Dining room / Window furnishings	–	Fair wear and tear but not clean / Dirty marks to blinds
7	En suite / Extractor fan	–	In working order and domestically clean / Needs cleaning
8	Entrance and Hallway / Front door	–	Fair wear and tear but not clean / Sticky residue left on the door.
9	Kitchen / Floor	–	Fair wear and tear and domestically clean / Needs cleaning where the fridge was
10	Kitchen / Kitchen units	–	Needs a finish clean / Scuffing on door

Entrance and Hallway

Front door

IN: Faint scuff marks

OUT: Fair wear and tear but not clean

27-04-2017 15:40 / Front Door /
G39go5c15

MOVE IN

27-04-2017 15:41 / Front Door / G5quacz9



MOVE IN Door handle badly tarnished and wobbly

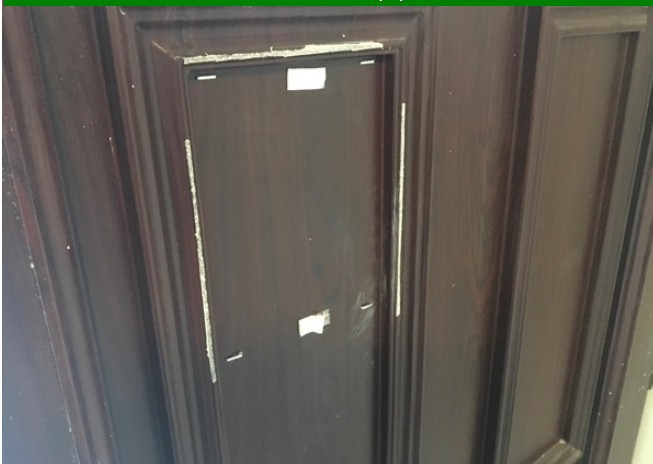
27-04-2017 15:42 / Front Door /
RoqyowbgaMOVE IN Door handle badly tarnished
and wobbly

28-04-2017 09:03 / Front Door / 4z1ucqwq2 / MAINTENANCE



MOVE OUT

28-04-2017 09:04 / Front Door / Kxb5w8q7q / CLEANING



MOVE OUT

Ceiling

IN: Good condition and domestically clean

OUT: Good condition and domestically clean

Walls

IN: Fair wear and tear and domestically
clean

OUT: Fair wear and tear and domestically clean

Entrance and Hallway continued

27-04-2017 15:44 / Walls / N507yzjxu



MOVE IN Paint smudge

27-04-2017 15:45 / Walls / Z2hermvuc



MOVE IN Deep scratch in plaster

28-04-2017 09:04 / Walls / Lnad7gxd



MOVE OUT Scuff mark still there from when the tenants moved in.

28-04-2017 09:12 / Walls / Or3thuayd /
MAINTENANCE



MOVE OUT

Woodwork

IN: Good condition and domestically clean

OUT: Chipped

28-04-2017 09:06 / Woodwork / 7zpiwn7yg / DAMAGE



MOVE OUT

Floor

IN: Good condition and domestically clean

OUT: Good condition and domestically clean

Heating

IN: In working order and domestically clean

OUT: In working order and domestically clean

Entrance and Hallway continued

28-04-2017 09:14 / Heating / 2n6xdv96k



MOVE OUT

Light switch	IN: In working order and domestically clean	OUT: In working order and domestically clean
Lighting	IN: In working order and domestically clean	OUT: In working order and domestically clean

Bathroom

General photos

28-04-2017 09:18 / General Photo / 9d0ud3oz1



MOVE OUT

Internal door	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Ceiling	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Walls	IN: Good condition and domestically clean	OUT: Good condition and domestically clean

27-04-2017 15:51 / Walls / N77zg7btd



MOVE IN

Bathroom continued

28-04-2017 09:15 / Walls / lgeoe7kun



MOVE OUT Filled holes still there from when tenant moved in.

Woodwork	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Floor	IN: Faint scuff marks	OUT: Faint scuff marks

27-04-2017 15:52 / Floor / linn4agmt



MOVE IN

28-04-2017 09:17 / Floor / 0oczgg8ai / DAMAGE



MOVE OUT

Extractor fan	IN: In working order and domestically clean	OUT: In working order and domestically clean
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Hand basin

IN: Good condition and domestically clean

OUT: Needs cleaning

27-04-2017 15:54 / Hand Basin / 9qawza454



MOVE IN

27-04-2017 15:54 / Hand Basin / Yu07oczvi



MOVE IN

27-04-2017 15:55 / Hand Basin / 3cx0ike6



MOVE IN

28-04-2017 09:18 / Hand Basin / Lu8z7bayc



MOVE OUT

28-04-2017 09:18 / Hand Basin / Qkc3vdruq



MOVE OUT

Toilet

IN: Good condition and domestically clean

OUT: Good condition and domestically clean

Bathroom continued

27-04-2017 15:55 / Toilet / H2099lykv



MOVE IN

27-04-2017 15:56 / Toilet / T7wr31mgl



MOVE IN

28-04-2017 09:20 / Toilet / 0ecmyam6j



MOVE OUT

28-04-2017 09:20 / Toilet / L8q3uyj66



MOVE OUT

Bath

IN: Good condition and domestically clean

OUT: Good condition and domestically clean

27-04-2017 15:58 / Bath / Jm339bby2



MOVE IN

27-04-2017 15:58 / Bath / 0co9c7bnb



MOVE IN

Bathroom continued

27-04-2017 15:58 / Bath / Unq0gx9tn



MOVE IN

28-04-2017 09:18 / Bath / Qqnu5agsz / MAINTENANCE



MOVE OUT

Shower

IN: Good condition and domestically clean

OUT: Good condition and domestically clean

27-04-2017 16:00 / Shower / Qrzng1lpc



MOVE IN

27-04-2017 16:00 / Shower / Thfwr1mtn



MOVE IN

Bathroom continued

27-04-2017 16:00 / Shower / T01rfly93



MOVE IN

27-04-2017 16:00 / Shower / 1rd0n06ut



MOVE IN Slight signs of moulding

28-04-2017 09:15 / Shower / 22k0l0j0y / CLEANING



MOVE OUT

Lighting

IN: In working order and domestically
clean

OUT: In working order and domestically clean

27-04-2017 16:01 / Lighting / S2s3parun



MOVE IN

Bathroom continued

28-04-2017 09:19 / Lighting / Ua7j4ymwt



MOVE OUT

Heating

IN: In working order and domestically clean

OUT: In working order and domestically clean

27-04-2017 16:01 / Heating / 2m23m1ym



MOVE IN

28-04-2017 09:19 / Heating / 45vb9jhwk



MOVE OUT

Shelf

IN: Good condition and domestically clean

OUT: Good condition and domestically clean

Bathroom continued



MOVE IN



MOVE OUT

Toilet roll holder

IN: Good condition and domestically clean

OUT: Good condition and domestically clean



MOVE IN



MOVE IN

Bathroom continued

28-04-2017 09:19 / Toilet Roll Holder / Vaxuyaube



MOVE OUT

28-04-2017 09:20 / Toilet Roll Holder / Aiwuowasa



MOVE OUT

Toothbrush holder	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Towel rail	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Towel ring	IN: Good condition and domestically clean	OUT: Good condition and domestically clean

Lounge

Internal door

IN: Good condition and domestically clean

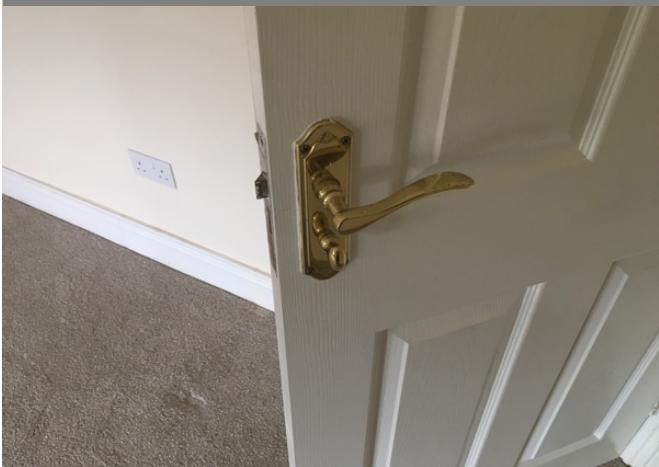
OUT: Good condition and domestically clean

27-04-2017 16:04 / Internal Door / Qd8killkpt



MOVE IN

27-04-2017 16:04 / Internal Door / Yz6wcs3o3



MOVE IN

27-04-2017 16:04 / Internal Door / F97hx94m2



MOVE IN

28-04-2017 09:22 / Internal Door / 0hem8yb42



MOVE OUT

28-04-2017 09:22 / Internal Door / I5ox83dis



MOVE OUT

Lounge continued

28-04-2017 09:23 / Internal Door / Gteewzoxd



MOVE OUT

Window

IN: Good condition and domestically clean

OUT: Paint marks

27-04-2017 16:06 / Window / Ubl99obig



MOVE IN

28-04-2017 09:23 / Window / 12y8pzcncz / DAMAGE



MOVE OUT

Ceiling

IN: Good condition and domestically clean

OUT: Good condition and domestically clean

Walls

IN: Good condition and domestically clean

OUT: Good condition and domestically clean

Woodwork

IN: Good condition and domestically clean

OUT: Good condition and domestically clean

Lounge continued

27-04-2017 16:07 / Woodwork / 47tdj2zps



MOVE IN

28-04-2017 09:24 / Woodwork / 47lilpxno



MOVE OUT

Floor

IN: Fair wear and tear and domestically
clean

OUT: Furniture indent marks

27-04-2017 16:08 / Floor / 2d9963lu0



MOVE IN

27-04-2017 16:08 / Floor / 4p6rfzct9



MOVE IN

Lounge continued

28-04-2017 09:24 / Floor / Fcg7cqqtz



MOVE OUT

28-04-2017 09:24 / Floor / A7z6hrn7p



MOVE OUT

28-04-2017 09:25 / Floor / Xr1nl695a



MOVE OUT

Light switch

IN: In working order and domestically
clean

OUT: In working order and domestically clean

Lighting

IN: In working order and domestically
clean

OUT: In working order and domestically clean

27-04-2017 16:09 / Lighting / Rk80omgh1



MOVE IN

27-04-2017 16:09 / Lighting / Dce0owuuj



MOVE IN

Lounge continued

28-04-2017 09:25 / Lighting / Owajigygu



MOVE OUT

28-04-2017 09:26 / Lighting / T0qbp2o5u



MOVE OUT

Socket	IN: Not tested or examined	OUT: Not tested or examined
Heating	IN: In working order and domestically clean	OUT: In working order and domestically clean

27-04-2017 16:09 / Heating / Ds6tp1b2h



MOVE IN

28-04-2017 09:25 / Heating / lob1jytrl



MOVE OUT

Window furnishings	IN: Fair wear and tear and domestically clean	OUT: Fair wear and tear and domestically clean
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Lounge continued

27-04-2017 16:10 / Window Furnishings / 8cz5y4ni6



MOVE IN

28-04-2017 09:26 / Window Furnishings / 4zzj8z8zl



MOVE OUT

Curtains

IN: Good condition and domestically clean

OUT: Good condition and domestically clean

27-04-2017 16:11 / Curtains / 94sc1nwir



MOVE IN

27-04-2017 16:11 / Curtains / 4s9ymd971



MOVE IN

Lounge continued

28-04-2017 09:25 / Curtains /
M2vcpxphq



MOVE OUT

28-04-2017 09:25 / Curtains /
Bxnj4wr dy



MOVE OUT

Curtain pole	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
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Stairs

General photos

28-04-2017 09:29 / General Photo /
Gshwd9otw



MOVE OUT

Walls	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Woodwork	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Floor	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Light switch	IN: In working order and domestically clean	OUT: In working order and domestically clean
Lighting	IN: In working order and domestically clean	OUT: In working order and domestically clean
Smoke detector	IN: In working order and domestically clean	OUT: In working order and domestically clean

Master Bedroom

General photos

28-04-2017 09:28 / General Photo / Kf78qvnin



MOVE OUT

Window	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Window 2	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Ceiling	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Walls	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Woodwork	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Floor	IN: Fair wear and tear and domestically clean	OUT: Needs vacuuming throughout

27-04-2017 16:20 / Floor / ljuosrs3x



MOVE IN

Master Bedroom continued

28-04-2017 09:27 / Floor / Kdg7b8wvg / CLEANING



MOVE OUT

28-04-2017 09:27 / Floor / Psa32sxnc / CLEANING



MOVE OUT

Lighting

IN: Good condition

OUT: Good condition

27-04-2017 16:20 / Lighting / Zsitcg1yc



MOVE IN

28-04-2017 09:28 / Lighting / 847xavn1w / MAINTENANCE



MOVE OUT

Socket

IN: Not tested or examined

OUT: Not tested or examined

Smoke detector

IN: In working order and domestically clean

OUT: In working order and domestically clean

Master Bedroom continued

27-04-2017 17:23 / Smoke Detector / L82g3ci56



MOVE IN

28-04-2017 09:28 / Smoke Detector / Xmxdwndyh



MOVE OUT

Heating	IN: In working order and domestically clean	OUT: In working order and domestically clean
Window furnishings	IN: Good condition and domestically clean	OUT: Good condition and domestically clean

Dining room

Window	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Ceiling	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Walls	IN: Good condition and domestically clean	OUT: Cracking

27-04-2017 16:25 / Walls / N83uw8inn



MOVE IN Cracking on wall

27-04-2017 16:26 / Walls / Eo04dc4mo



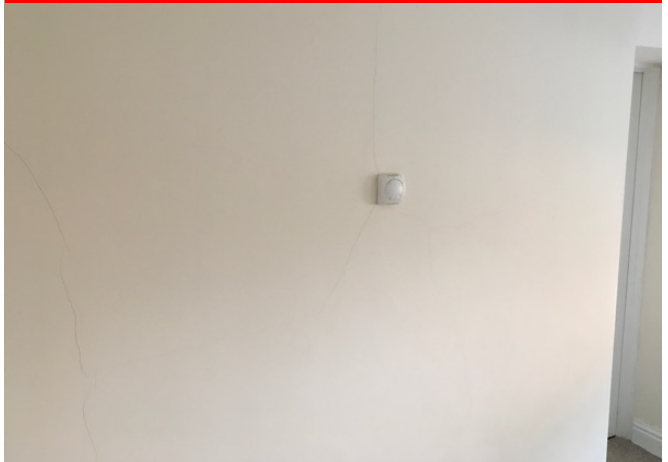
MOVE IN

28-04-2017 10:04 / Walls / Ujtsvoqmj / MAINTENANCE



MOVE OUT

28-04-2017 10:04 / Walls / Zdcgrq5m9 / MAINTENANCE



MOVE OUT

28-04-2017 10:06 / Walls / 3jj2d8zw8 / MAINTENANCE



MOVE OUT

Woodwork	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Floor	IN: Fair wear and tear and domestically clean	OUT: Fair wear and tear and domestically clean

27-04-2017 16:27 / Floor / Uahncb86o



MOVE IN

27-04-2017 16:27 / Floor / Baftspvg8



MOVE IN

28-04-2017 10:05 / Floor / Oqwxuijph



MOVE OUT

28-04-2017 10:05 / Floor / Mf9n788ja



MOVE OUT

Smoke detector	IN: In working order and domestically clean	OUT: In working order and domestically clean
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28-04-2017 10:06 / Smoke Detector / Bivuidun1



MOVE OUT

Light switch	IN: In working order and domestically clean	OUT: In working order and domestically clean
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Dining room continued

27-04-2017 16:27 / Light Switch / R7ho7nobw



MOVE IN

28-04-2017 10:06 / Light Switch / Fhz6yip6e



MOVE OUT

Lighting

IN: In working order and domestically
clean

OUT: In working order and domestically clean

27-04-2017 16:27 / Lighting / Z75komj5v



MOVE IN

Dining room continued

28-04-2017 10:07 / Lighting / Opz0djer6



MOVE OUT

Socket	IN: Not tested or examined	OUT: Not tested or examined
Heating	IN: In working order and domestically clean	OUT: In working order and domestically clean

27-04-2017 16:28 / Heating / J7gf08o13



MOVE IN

28-04-2017 10:07 / Heating / 0ixnpfsz8



MOVE OUT

Window furnishings	IN: Good condition and domestically clean	OUT: Fair wear and tear but not clean
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Dining room continued

27-04-2017 16:28 / Window Furnishings / Bpm8koncb



MOVE IN

27-04-2017 16:28 / Window Furnishings / Q5lo0ri3n



MOVE IN

28-04-2017 10:07 / Window Furnishings / 2l72jeqb6 / CLEANING



MOVE OUT

28-04-2017 10:07 / Window Furnishings / Wgzu9ubrj / CLEANING



MOVE OUT

Kitchen

Internal door

IN: Good condition and domestically clean

OUT: Good condition and domestically clean

27-04-2017 16:29 / Internal Door / 9izefiha5



MOVE IN

27-04-2017 16:29 / Internal Door / Bvchbmwiq



MOVE IN

27-04-2017 16:29 / Internal Door / Cpjltnboy



MOVE IN

28-04-2017 09:29 / Internal Door / Tezhibscm



MOVE OUT

Window

IN: Good condition and domestically clean

OUT: Good condition and domestically clean

Kitchen continued

27-04-2017 16:30 / Window / 6qrtlsluxy



MOVE IN

28-04-2017 09:30 / Window / 6uahzk8mm



MOVE OUT

Ceiling	IN: Good condiion and domestically clean	OUT: Good condiion and domestically clean
Walls	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Woodwork	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Floor	IN: Fair wear and tear and domestically clean	OUT: Fair wear and tear and domestically clean

Kitchen continued

27-04-2017 16:31 / Floor / Uqq5zpp3t



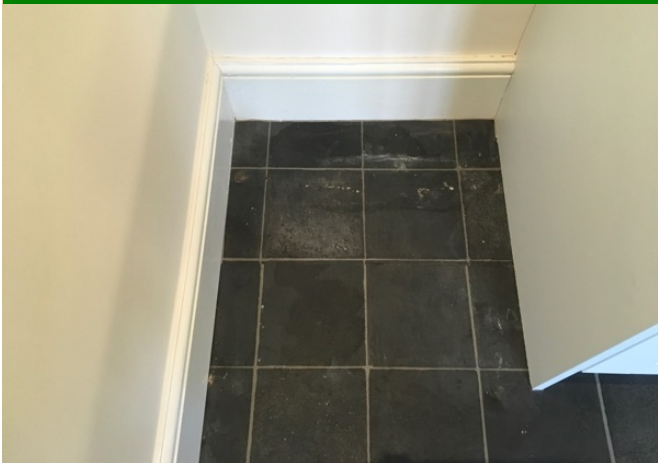
MOVE IN

28-04-2017 09:31 / Floor / 36xwltqqg / DAMAGE



MOVE OUT

28-04-2017 09:30 / Floor / W1kuy8t57 / CLEANING



MOVE OUT

Light switch

IN: In working order and domestically

OUT: In working order and domestically clean

27-04-2017 16:32 / Light Switch / Or2jyyx5i



MOVE IN

Kitchen continued

28-04-2017 09:31 / Light Switch / 732yyy9f2



MOVE OUT

Lighting

IN: In working order and domestically clean

OUT: In working order and domestically clean

27-04-2017 16:32 / Lighting / Wlisc03ya



MOVE IN

27-04-2017 16:33 / Lighting / Glrwqgl5u



MOVE IN

27-04-2017 16:33 / Lighting / V6kz8vu5b



MOVE IN

Kitchen continued

28-04-2017 09:31 / Lighting / Abjbx271p



MOVE OUT

28-04-2017 09:31 / Lighting / Mx7bedesn



MOVE OUT

28-04-2017 09:31 / Lighting / 08f5as7mx



MOVE OUT

Lighting 2

IN: Working and clean

OUT: Working and clean

27-04-2017 16:33 / Lighting 2 / Npgmz2jhh



MOVE IN

Kitchen continued

28-04-2017 09:32 / Lighting 2 / Hst809ihx



MOVE OUT

Socket	IN: Not tested or examined	OUT: Not tested or examined
Heat detector	IN: In working order and domestically clean	OUT: In working order and domestically clean

27-04-2017 17:22 / Heat Detector / 5oxh4uqir



MOVE IN

28-04-2017 09:32 / Heat Detector / G71638kmr



MOVE OUT

Heating	IN: In working order and domestically clean	OUT: In working order and domestically clean
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Kitchen continued

27-04-2017 16:33 / Heating / H246vqyga



MOVE IN

28-04-2017 09:32 / Heating / Dukjj1reg



MOVE OUT

Kitchen units

IN: Good condition and domestically clean

OUT: Needs a finish clean

27-04-2017 16:34 / Kitchen Units / 6ifkqgox2



MOVE IN

27-04-2017 16:34 / Kitchen Units / Lm3sv0ziz



MOVE IN

Kitchen continued

27-04-2017 16:34 / Kitchen Units / Zvgbz4o9z



MOVE IN

27-04-2017 16:34 / Kitchen Units / Zc65q7ync



MOVE IN

27-04-2017 16:34 / Kitchen Units / U8s3swstm



MOVE IN

27-04-2017 16:34 / Kitchen Units / 23oqav7cl



MOVE IN

28-04-2017 09:32 / Kitchen Units / Nvco077wt



MOVE OUT

28-04-2017 09:32 / Kitchen Units / Xwmdfqb3r



MOVE OUT

Kitchen continued

28-04-2017 09:33 / Kitchen Units / Y0nj2unz6



MOVE OUT

28-04-2017 09:33 / Kitchen Units / W7y9sr06s



MOVE OUT

28-04-2017 09:33 / Kitchen Units / Arhs2r752



MOVE OUT

28-04-2017 09:33 / Kitchen Units / Gvcikq95z



MOVE OUT

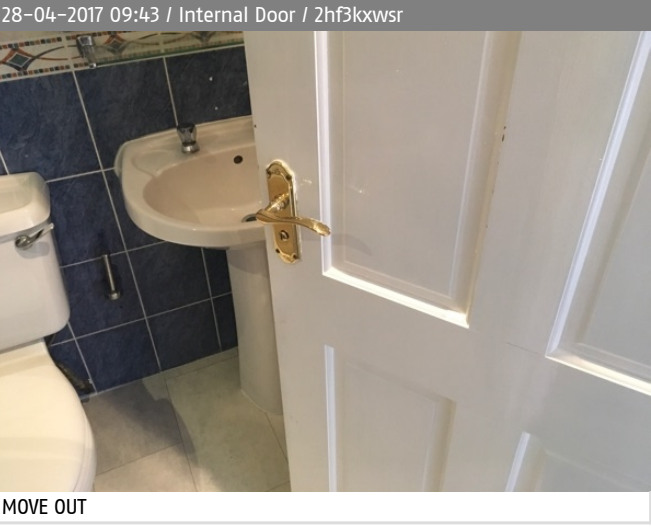
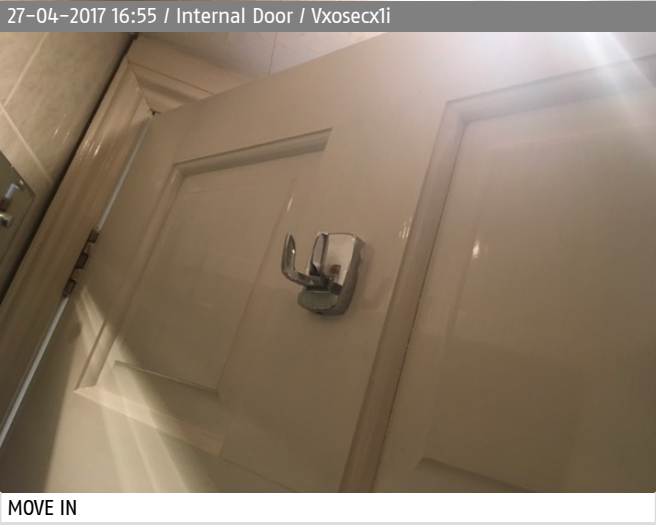
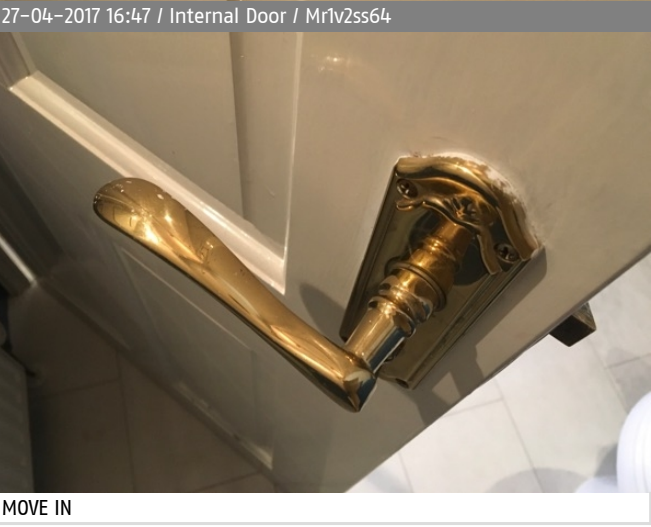
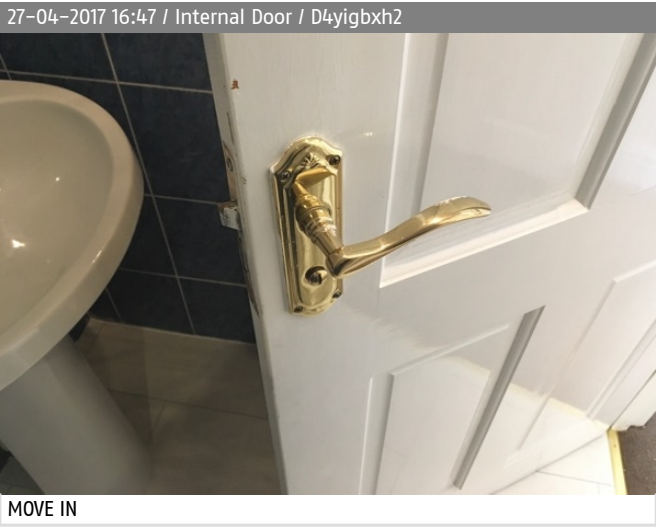
Sink	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Worktops	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Window furnishings	IN: Fair wear and tear and domestically clean	OUT: Fair wear and tear and domestically clean
Curtains	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Curtain pole	IN: Good condition	OUT: Good condition

Stairs and landing

Ceiling	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Walls	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Woodwork	IN: Fair wear and tear and domestically clean	OUT: Fair wear and tear and domestically clean
Floor	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Light switch	IN: In working order and domestically clean	OUT: In working order and domestically clean
Lighting	IN: In working order and domestically clean	OUT: In working order and domestically clean
Smoke detector	IN: In working order and domestically clean	OUT: In working order and domestically clean

En suite

Internal door	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
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En suite continued

28-04-2017 09:43 / Internal Door / Lzwewfp3k / DAMAGE



MOVE OUT

Ceiling	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Walls	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Woodwork	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Floor	IN: Fair wear and tear and domestically clean	OUT: Fair wear and tear and domestically clean

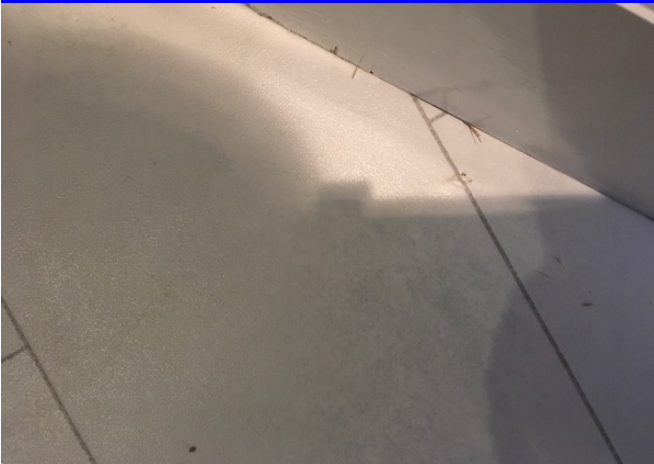
27-04-2017 16:49 / Floor / Y3lh5ylap



MOVE IN Small rip where door has jammed on it

En suite continued

28-04-2017 09:44 / Floor / Xstobl6s6 / DAMAGE



MOVE OUT

Extractor fan

IN: In working order and domestically

OUT: In working order and domestically clean

27-04-2017 16:49 / Extractor Fan / 2vc8xoqk2



MOVE IN

28-04-2017 09:46 / Extractor Fan / 6cbs806wv



MOVE OUT

28-04-2017 09:47 / Extractor Fan / Zwc7tco0h / CLEANING



MOVE OUT

Hand basin

IN: Good condition and domestically clean

OUT: Good condition and domestically clean

Toilet

IN: Good condition and domestically clean

OUT: Good condition and domestically clean

Bath	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Lighting	IN: In working order and domestically clean	OUT: In working order and domestically clean
Heating	IN: In working order and domestically clean	OUT: In working order and domestically clean
Shelf	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Toilet roll holder	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Toothbrush holder	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Towel ring	IN: Good condition and domestically clean	OUT: Good condition and domestically clean

Bedroom 2

Internal door

IN: Good condition and domestically clean

OUT: Good condition and domestically clean

27-04-2017 16:56 / Internal Door / Jgh0ktura



MOVE IN

27-04-2017 16:56 / Internal Door / 0b5zs1pnu



MOVE IN

27-04-2017 16:56 / Internal Door / 344pphpso



MOVE IN

27-04-2017 16:57 / Internal Door / Swepfmsi5



MOVE IN

27-04-2017 16:57 / Internal Door / Qkf0ylczm



MOVE IN

Bedroom 2 continued

28-04-2017 09:39 / Internal Door / 1of8l6yp6



MOVE OUT

28-04-2017 09:39 / Internal Door / Bnt3swk92



MOVE OUT

Window	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Ceiling	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Walls	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Woodwork	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Floor	IN: Fair wear and tear and domestically clean	OUT: Burn mark

27-04-2017 17:02 / Floor / D1s0z4ank



MOVE IN

Bedroom 2 continued

28-04-2017 09:40 / Floor / Kgobzwqle / DAMAGE



MOVE OUT

28-04-2017 09:40 / Floor / Hqz0q8n75 / DAMAGE



MOVE OUT

28-04-2017 09:40 / Floor / Odwpz2nte / CLEANING



MOVE OUT

Light switch

IN: In working order and domestically

OUT: In working order but not clean

clean

27-04-2017 16:59 / Light Switch / T5pab8rwl



MOVE IN

Bedroom 2 continued

28-04-2017 09:41 / Light Switch / 6ilv6j3i7



MOVE OUT

Lighting

IN: In working order and domestically clean

OUT: In working order and domestically clean

27-04-2017 16:59 / Lighting / 1d0z1qjgc



MOVE IN

28-04-2017 09:41 / Lighting / Ay763thl4



MOVE OUT

Socket

IN: Not tested or examined

OUT: Not tested or examined

Heating

IN: In working order and domestically clean

OUT: In working order and domestically clean

Bedroom 2 continued

27-04-2017 16:59 / Heating / N2otslrya



MOVE IN

28-04-2017 09:42 / Heating / Dndupaoe3



MOVE OUT

Chest of drawers

IN: Fair wear and tear and domestically

OUT: Fair wear and tear and domestically clean

27-04-2017 17:00 / Chest Of Drawers / Sdl5htxoo



MOVE IN

27-04-2017 17:01 / Chest Of Drawers / Aezv8qibe



MOVE IN

Bedroom 2 continued

28-04-2017 09:42 / Chest Of Drawers / Cv1b07rlr



MOVE OUT Damage is on the original inventory

Fitted wardrobe

IN: Good condition and domestically clean

OUT: Good condition and domestically clean

27-04-2017 17:01 / Fitted Wardrobe / Juyu7jg4v



MOVE IN

27-04-2017 17:01 / Fitted Wardrobe / R2i5kb5vg



MOVE IN

27-04-2017 17:01 / Fitted Wardrobe / Jdy3xztq



MOVE IN

Bedroom 2 continued

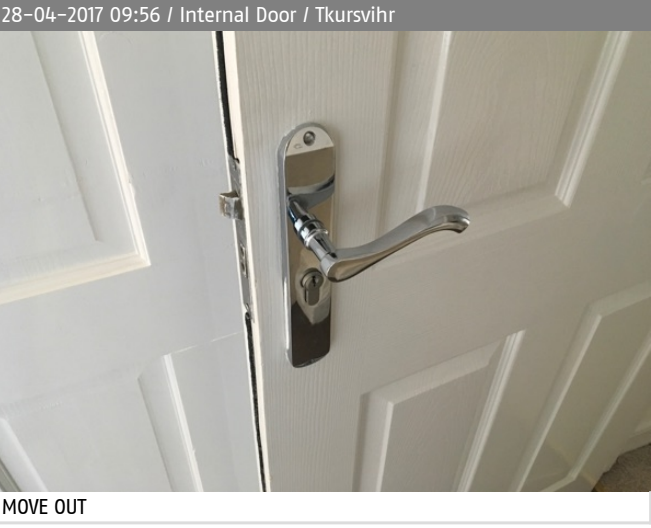
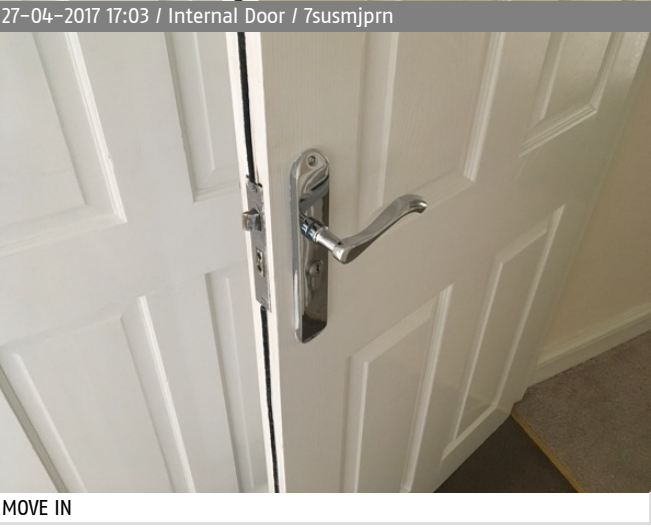
28-04-2017 09:42 / Fitted Wardrobe / 2c3p2qgpw



MOVE OUT

Bedroom 3

Internal door	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
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Bedroom 3 continued

28-04-2017 09:56 / Internal Door / 6ij8usj24



MOVE OUT

Window

IN: Good condition and domestically clean

OUT: Good condition and domestically clean

27-04-2017 17:04 / Window / Z27hcso4e



MOVE IN

28-04-2017 09:57 / Window / Saqmpdaov



MOVE OUT

Ceiling

IN: Good condition and domestically clean

OUT: Good condition and domestically clean

Bedroom 3 continued

27-04-2017 17:04 / Ceiling / Goznagyrs



MOVE IN

27-04-2017 17:04 / Ceiling / Qn5olfk06



MOVE IN

28-04-2017 09:57 / Ceiling / Ytewmnljw



MOVE OUT

Walls	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Woodwork	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Floor	IN: Fair wear and tear and domestically clean	OUT: Staining

27-04-2017 17:05 / Floor / 8pk8pr7az



MOVE IN

Bedroom 3 continued

28-04-2017 09:57 / Floor / Sv8znj2de / CLEANING



MOVE OUT

Light switch

IN: In working order and domestically

OUT: In working order and domestically clean

28-04-2017 09:58 / Light Switch / Au536o76f



MOVE OUT

Lighting	IN: In working order and domestically	OUT: In working order and domestically clean
Socket	IN: Not tested or examined	OUT: Not tested or examined
Heating	IN: In working order and domestically clean	OUT: In working order and domestically clean

Bedroom 3 continued

27-04-2017 17:06 / Heating / Fh7vjleks



MOVE IN

28-04-2017 09:58 / Heating / 9robe16bm



MOVE OUT

Chest of drawers

IN: Fair wear and tear and domestically

OUT: Fair wear and tear and domestically clean

27-04-2017 17:05 / Chest Of Drawers / 6ek4kk8et



MOVE IN

27-04-2017 17:05 / Chest Of Drawers / Lgkkg6qw9



MOVE IN

Bedroom 3 continued

28-04-2017 09:58 / Chest Of Drawers / Hk5utgfu7



MOVE OUT

Store Cupboard

Internal door	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Ceiling	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Walls	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Woodwork	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Floor	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
Boiler	IN: In working order and domestically clean	OUT: In working order and domestically clean

Front of property

Room notes

Laid to shingle with path leading to front door.

Rear of property

Room notes

Through the gate marked number 2. Laid to lawn with covered patio area. Parking area is 2 spaces marked number 2

Terms and conditions

You are reminded that it is your responsibility at the beginning of the tenancy to note any specific discrepancies on the inventory that you do not agree with i.e. marks on walls, carpets, etc. Please sign every page. YOU MUST RETURN THE INVENTORY WITHIN 7 DAYS OTHERWISE WE UNDERSTAND THAT YOU AGREE WITH THE CONTENTS THROUGHOUT THE REPORT.

If no amendments are made, this inventory & schedule of condition will be regarded as a true record of the condition of the property and will be used to assess all damage for check-out purposes at the end of the tenancy.

An inventory is a report, which includes the internal condition of the property and an accurate description of the fixtures and fittings. It is compiled shortly before the commencement of the tenancy and checked at the termination for any dilapidations that may have accrued during the term of the tenancy.

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

Cleaning

Unless specifically stated in this Inventory & Schedule of Condition, the property is considered to be clean at the start of the tenancy. The property should be clean and tidy upon departure. A cleaning charge may be incurred if the property and, or fixtures and fittings, are left in an unsatisfactory state. Please ensure correct cleaning materials are used for different surfaces (bath, windows etc). Laminate flooring should be cleaned using a dry or slightly damp cloth/mop – water saturation will cause damage.

Carpets

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

Decoration

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

Ventilation

It is important to ensure that the property is adequately ventilated in order to avoid damage & staining from condensation.

Parking Areas

Please be aware that oil causes permanent staining and damage to certain to surfaces (especially tarmac). You may be charged for any damage or deterioration caused by leakage of oil onto surface areas.

Stored Items

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

Keys

All keys to the property must be handed over to the agent prior to the inventory check out, or if the tenant is attending the check out appointment they must hand them over the agent attending.

THIS REPORT IS STORED ON COMPUTER AND THE ORIGINAL RETURNED TO YOU FOR SAFE KEEPING

Disclaimer

This inventory does not guarantee the safety of any equipment or contents and does not set out to do so.

A representative of Keystone Property Reports who is not a qualified surveyor or a qualified trades-person, or qualified to value the contents of the property has prepared this inventory.

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

FURNITURE AND FURNISHINGS (FIRE SAFETY) REGULATIONS 1988/1993

The fire and safety regulation regarding furnishings, gas, electrical and similar services are ultimately the responsibility of the instructing principal. Where the inventory notes "fire Regulation Label Attached" this should not be interpreted to mean the item complies with the "furniture and 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" published by the Department of Trade and industry January 1997 (or subsequent date). It is not a statement that the item can be considered to comply with the regulations.

USING THE INVENTORY

All static, loose or moveable items in this inventory are listed from left to right viewed from the doorway of that room.

Multiple items may be grouped together and may require locating.

Fixed items such as light switches, electrical sockets, telephone points, electric, blanking plates and fuse boxes are deemed serviceable and in place. Light fittings are assumed to come complete with a serviceable bulb(s) unless otherwise stated.

Any visible cracks to walls and ceilings will be documented and form part of this inventory.

At the point of check in the inventory will be recorded in correspondence to the fair wear and tear guide and the descriptions detailed below:

Tenant Declaration

I/We confirm that all information supplied throughout the above subsequent Check Out Report is fair and correct . I/We confirm that any issues noted have been discussed fully with the report preparer and that I/we have been advised that charges may be incurred for any agreed dilapidations. I/we have been made aware by the preparer that any issues noted may not necessarily be the responsibility of the tenant(s) as a result of wear and tear and other factors. I/we understand that it remains the responsibility of the tenant/Agent/Landlord to agree on any dilapidations from any issues arisen from this report before finalisation of the deposit return. If the property is rented to multiple tenant(s), only one tenant signature certifies the approval of all tenant(s). Please note that any advice given or comments made are for recommendation only and strongly recommend that if ever in doubt consult the scheme your deposit is held within consult your own advice from either the Citizens advice bureau or a legal advisor.

Tenant signature(s)

Name Not Known
Date 27th April 2017
Clerk signature



Name James Darlison
Date 28/04/2017