

Check Out



MAISON INVENTORY AND PROPERTY SERVICES

07947136086

info@maisonpropertyservices.co.uk

Property inspected by Clerky Clerk

Address

123 Sample Street
Sample City
Sampleshire
AB1 2CD



Carried Out

**December
4th 2021**

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Notes

This report has been carried out referring to a copy of the original inventory carried out prior to check in. The CHECK OUT REPORT serves to highlight any differences from the original report and as such, any items not mentioned retain the same condition as at Inventory.

The property will be inspected as thoroughly upon check out as it was upon check in. Obvious or significant discrepancies will be reported to the Managing Agent/Landlord. The report will record all damaged/soiled/missing items and whether in the opinion of the Clerk, the tenant is responsible and thus liable for charges. However, the law allows for Fair Wear & Tear and this will be taken into consideration when the Check Out report is compiled. If professionally cleaned at the commencement of the tenancy, the property must be professionally cleaned (or of a similar standard) for the check out. Particular areas of note are: Sanitary ware, carpets and kitchen appliances/white goods/cupboards and work surfaces. Gardens must be left in accordance with the tenancy agreement otherwise charges may be added to the Check Out report. At the end of the tenancy all items should be ready and in the same location as listed in the Inventory. Failure to do so will result in handling charges being passed on to the tenant. Where items have not been returned to their original position and are not easily seen they made be noted as "Not Seen" on the Check Out and their replacement may be charged for. All beds should be left unmade with the linen folded. Bedding and linen should be clean and ironed where relevant. Beds (bases & mattresses) and pillows will be examined for staining and damage not previously noted on the inventory. Charges will be made in the form of cleaning charges, compensation or a percentage of the replacement cost as appropriate. Charges may be added to the Check Out Report if marking to walls and woodwork is found to be excessive and if crockery, china, glassware and utensils are found to be chipped cracked, burnt or soiled beyond what is considered Fair Wear & Tear. If the property is furnished all items will be checked for damage and charges may be incurred if damage is considered beyond Fair Wear & Tear. At the allotted time of Check Out all cleaning must be completed, personal items removed and keys handed over. Failure to comply will result in the clerk aborting the call and further charges being added to the Check Out Report. The Inventory Clerk acts as an independent and reasonable body and will avoid any unnecessary criticism or derogatory comments when compiling the inventory and check out report.

Disclaimers

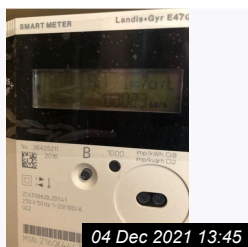
Whilst all care and diligence has been taken to provide a fair and accurate report of the condition of the property and its contents at check out, Maison Inventory and Property Services will not be held responsible for any items missed, damaged or not seen after 7 days of the date of this report Please note that we are unable to lift heavy items of furniture or fully test appliances Property left in lofts, cellars and locked rooms, which has not been inventoried is the sole responsibility of the landlord

1. SCHEDULE OF CONDITION

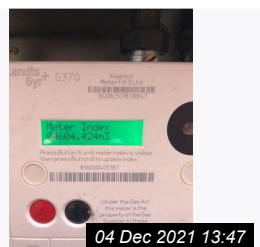
Ref	Name	Condition at Inventory	Condition at Check Out	Additional Comments
1.1	Inventory Clerk	Trish Bayliss	<i>As Inventory</i> + Austin Inventories Beth Stephens - Maison Inventories	
1.2	Tenants Present	No	<i>As Inventory</i>	
1.3	Cleanliness	Professionally cleaned	<i>As Inventory</i> + ; Not Cleaned to an acceptable standard	
1.4	Carpets /flooring	Pro cleaned. Marked as listed	<i>As Inventory</i> + ; Not professionally cleaned	
1.5	Curtains & Blinds	Good condition	<i>As Inventory</i>	
1.6	Décor condition	Marked as listed	<i>As Inventory</i> + ; Some cleaning required; Some filled holes	
1.7	Garden Tidy	Seasonal but tidy	<i>As Inventory</i> + ; Untidy; Additional built structure (large planter) on patio	
1.8	Alarm code	N/A	<i>As Inventory</i>	

2. METER READINGS

Ref	Name	Serial Number & Location	Reading at Inventory	Reading at Check Out	Additional Comments
2.1	Electric Meter	Serial Number : Z160K44439 Location : Lounge cupboard	Reading : 07187	<i>As Inventory</i> + Reading: 08023	
2.2	Gas Meter	Serial Number : BGSML501878847 Location : Outside to side	Reading : 04121.759	<i>As Inventory</i> + Reading: 04604.424	



Ref # 2.1



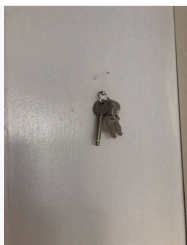
Ref # 2.2

3. ALARMS

Ref	Name	Location Room & Floor	Test Result at Inventory	Test Result at Check Out	Additional Comments
3.1	Smoke Alarms	3 x Smoke Alarms	Working	As Inventory + Tested for light but not audio - Appears in good condition	
3.2	Carbon monoxide detector	1 x Carbon monoxide	Working	As Inventory + Intermittent beeping noise heard possible low battery Needs Maintenance - Landlord	

4. KEYS

Ref	Name	Description	Additional Comments
4.1	Front door	2 x Yale's	
4.2	Back door	3 x Yale's	
4.3	Window	6 x Key's	
4.4	Side gate	1 x Chubb	
4.5	Shed padlock	2 x Keys	



Ref #4



04 Dec 2021 13:56

Ref #4



04 Dec 2021 13:57

Ref #4



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Ref #4



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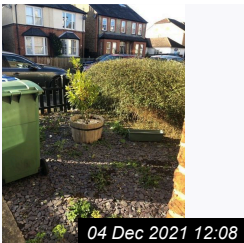
Ref #4

5. MANUALS

Ref	Name	Description	Additional Comments
5.1	Manuals	Boiler <i>Not seen at property;</i>	

6. FRONT GARDEN

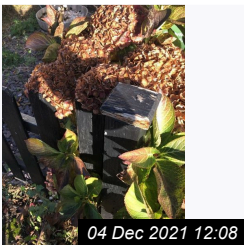
Ref	Name	Description	Condition at Inventory	Condition at Check Out	Additional Comments
6.1	Gate	Black low level wooden picket fence with no gate	Weathered, paint chipped in places & moss marked	<i>As Inventory</i>	
6.2	Pathway	Crazy paved pathway	Weathered & SL moss marked	<i>As Inventory + ;</i> Mattress to side of property Needs Maintenance - Tenant	
6.3	Shingled Area	Large grey shingled area to left had side with a small section of white shingle to corner with a hydrangea plant	Well stocked, good order	<i>As Inventory + ;</i> weeds coming through Needs Maintenance - Tenant	
6.4	Plant Pot	Lightwood barrel plant pot with white stones to inside and a plant	Plant GC	<i>As Inventory + ;</i> weeds in pot	
6.4.1	-	Low level hedge to left hand side	Cut & tidy, trimmed	<i>As Inventory</i>	
6.5	Plant Pot	Green plastic plant pot to windowsill	IU, no plant	<i>As Inventory + ;</i> Now on the floor	
6.6	Bracket	Black cast iron bracket with wicker plant holder and plant inside	Plant SL dead	<i>As Inventory + ;</i> No Wicker plant holder seen	



Ref #6



Ref #6



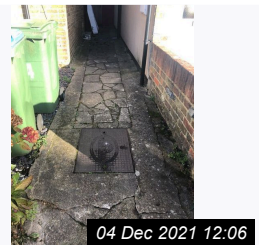
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Ref # 6.1

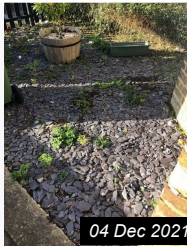


Ref # 6.1



Ref # 6.2

6. FRONT GARDEN (CONT.)



04 Dec 2021 12:06

Ref # 6.3



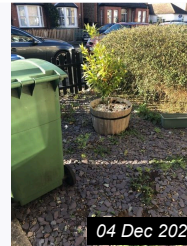
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Ref # 6.3



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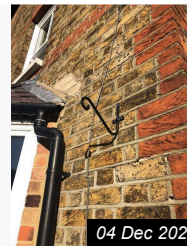
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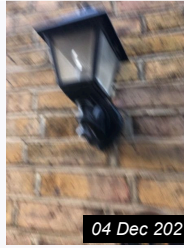
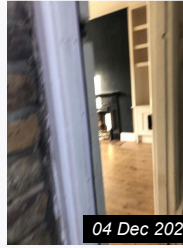
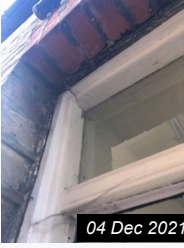
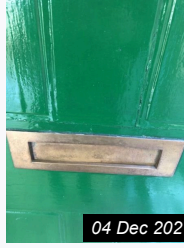
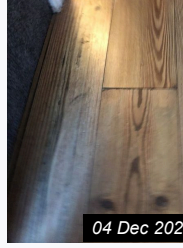


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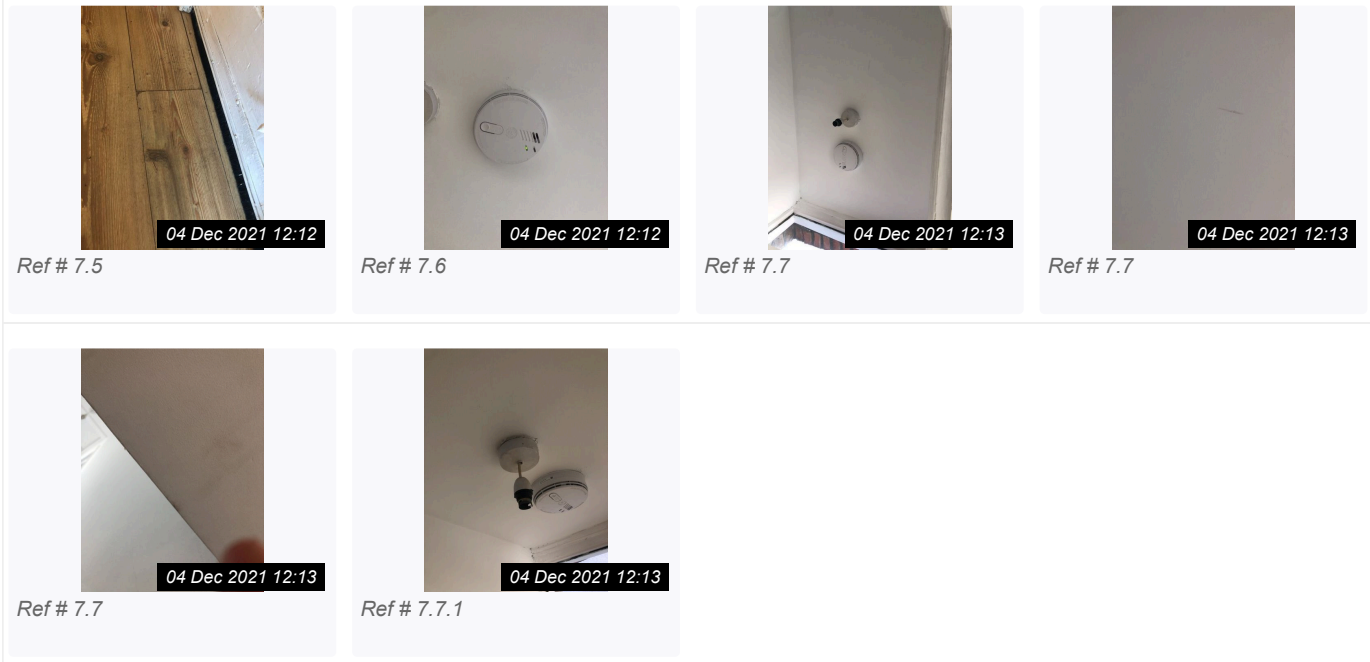
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7. FRONT ENTRANCE/HALL

Ref	Name	Description	Condition at Inventory	Condition at Check Out	Additional Comments
7.1	Step	Black concrete step leading up to front door	Paint heavily chipped	As Inventory	
7.1.1	-	Black & brass No:34	Weathered	As Inventory	
7.2	Light	Black cast iron outside lantern light	NT	As Inventory + Not working Needs Maintenance - Landlord	
7.3	Door Frame	White painted doorframe	Marked & scuffed	As Inventory + Cobwebs Needs Cleaning - Tenant	
7.4	Letter Box	Green painted wooden panelled front door with brass letterbox, knocker, Yale lock & spyhole Reverse of door is white painted with painted over bolts to top and low level, reverse of letterbox, spyhole & Yale lock	1 nail to top, all brass is tarnished, door cracking in places with some paint chips & rubbed to LL, paint is rubbed to bolts	As Inventory	
7.5	Flooring	Light wood effect laminate flooring	Some minor chips to edges otherwise GC	As Inventory	
7.6	Smoke alarm	Smoke alarm	WO	As Inventory + ; tested for light only audio not tested	

7. FRONT ENTRANCE/HALL (CONT.)					
7.7	Ceiling	White painted ceiling		Some light marks and scratches	
7.7.1	-	White plastic ceiling rose and flex with bare bulb	WO	As Inventory + No bulb Needs Replacing - Landlord	
 04 Dec 2021 12:09 Ref #7					
 04 Dec 2021 12:09 Ref # 7.1  04 Dec 2021 12:09 Ref # 7.1.1  04 Dec 2021 12:09 Ref # 7.2  04 Dec 2021 12:10 Ref # 7.3					
 04 Dec 2021 12:10 Ref # 7.3  04 Dec 2021 12:10 Ref # 7.3  04 Dec 2021 12:11 Ref # 7.4  04 Dec 2021 12:11 Ref # 7.4					
 04 Dec 2021 12:12 Ref # 7.4  04 Dec 2021 12:12 Ref # 7.4  04 Dec 2021 12:12 Ref # 7.4  04 Dec 2021 12:12 Ref # 7.5					

7. FRONT ENTRANCE/HALL (CONT.)

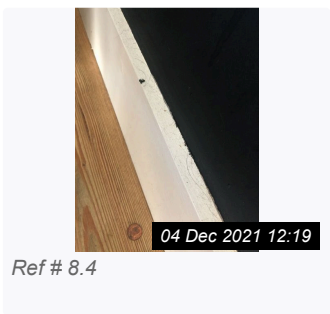
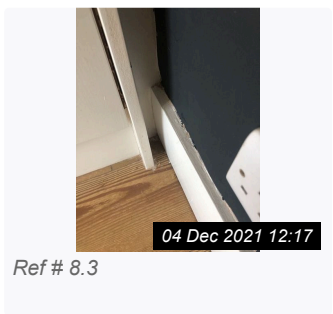
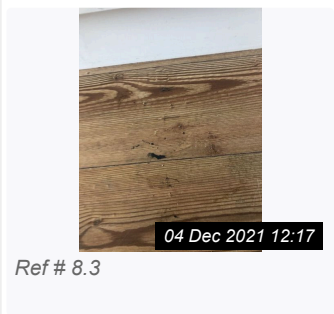
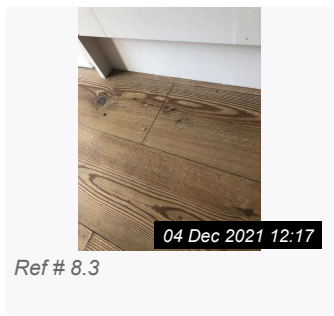
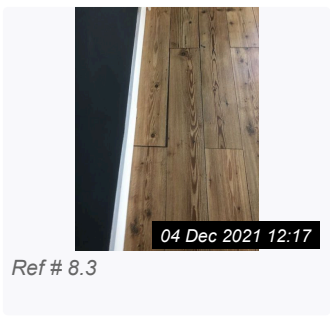
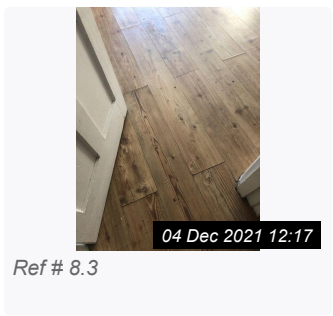
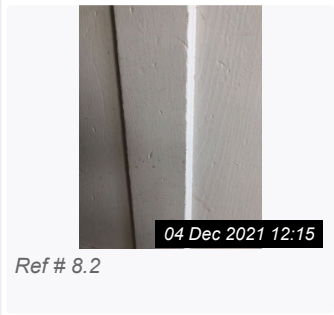
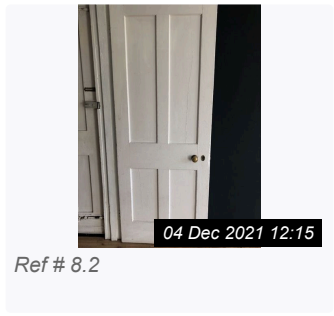
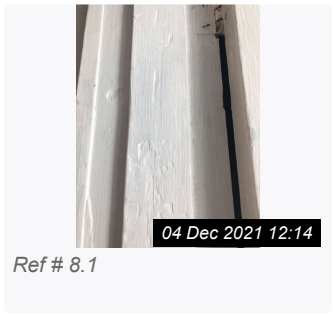
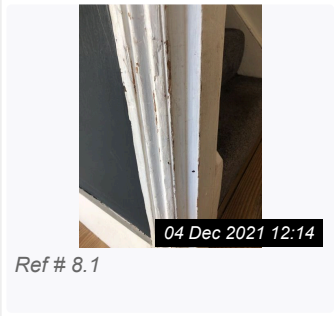
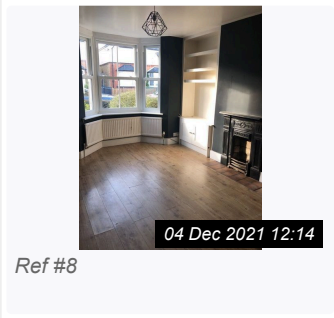


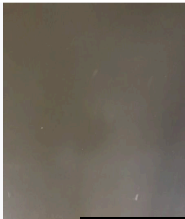
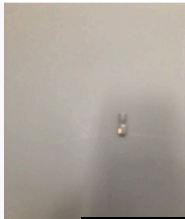
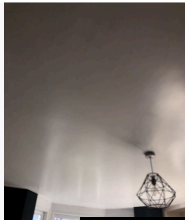
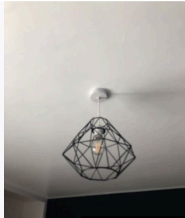
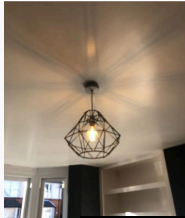
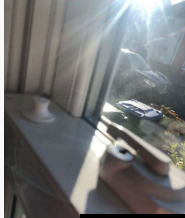
8. LOUNGE

Ref	Name	Description	Condition at Inventory	Condition at Check Out	Additional Comments
8.1	Door Frame	White painted doorframe	Patchy in appearance, nibble chips and some marks	<i>As Inventory</i>	
8.2	Door	Pine wood panelled door with brass handle <i>Painted white since inventory;</i>	MCWAAU, cracked to panels in places, brass tarnished	MCWAAU, cracked to panels in places, brass scratched and tarnished Paint heavily scratched to rear Dusty and dirty Needs Cleaning - Tenant	
8.3	Flooring	Continuation of hall flooring with no carpet bar	Chip on entry by the door, SL chips to angles & SL rubbed to edges, gaps, otherwise GC	<i>As Inventory +</i> Condition remains the same but dusty and marked in places Needs Cleaning - Tenant	
8.4	Skirting Boards	White painted skirting boards	Some minor marks otherwise GC	<i>As Inventory +</i> Condition remains the same but dust and hair in places Needs Cleaning - Tenant	

8. LOUNGE (CONT.)					
8.5	Walls	Dark grey emulsion walls	Furniture marks, 3 picture hooks, 1 nail	As Inventory + 1 picture hooks one nail Painted over filled holes above fire place Painted over damage from door handle	
8.6	Ceiling	White painted ceiling over smooth plaster		Crack to ceiling Needs Maintenance - Investigate	
8.6.1	-	Ceiling rose with flex and bare bulb	WO	As Inventory + Metal shade additional	
8.7	Radiator	White painted radiator with end cap and thermostat	Heavy marks to front, flaking	As Inventory + No change	
8.8	Switch and Sockets	White plastic light switch and sockets			
8.9	Windows	White UPVC double glazed sash windows with white handles and locks	Glass sound & SL soiled to outside	As Inventory + Cobwebs inside around latches Needs Cleaning - Tenant	
8.9.1	-	Thin white painted window ledge	Some marks & scuffs	As Inventory + Filled defect	
8.10	Cupboard	White painted wooden built in low level cupboard with white wooden painted handle housing electric meter and fuse box	Bare floor to inside & NUM	As Inventory + Dirty to top Needs Cleaning - Tenant	
8.11	Units	2 white painted built in shelving units with 3 shelves and a double cupboard to low level with chrome pull knobs	Both units have holes to top of cupboard for cables & TV aerial cable protruding from RHS cupboard, SL marks to shelves	As Inventory + Shelves dusty Needs Cleaning - Tenant	
8.12	Fireplace	Black cast iron fireplace & surround with cast iron inset fireplace with grate & brick back	IU	As Inventory + Mantel piece smeared some cobwebs Needs Cleaning - Tenant	
8.13	Tiled	Two tone brown tiled hearth	Tile appears to be lifting to RHS	As Inventory	

8. LOUNGE (CONT.)



8. LOUNGE (CONT.)			
 04 Dec 2021 12:20 Ref # 8.5	 04 Dec 2021 12:20 Ref # 8.5	 04 Dec 2021 12:20 Ref # 8.5	 04 Dec 2021 12:20 Ref # 8.5
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 04 Dec 2021 12:24 Ref # 8.7	 04 Dec 2021 12:24 Ref # 8.7	 04 Dec 2021 12:25 Ref # 8.9	 04 Dec 2021 12:25 Ref # 8.9
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8. LOUNGE (CONT.)



04 Dec 2021 12:29

Ref # 8.11



04 Dec 2021 12:29

Ref # 8.11



04 Dec 2021 12:30

Ref # 8.12



04 Dec 2021 12:30

Ref # 8.12



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Ref # 8.13



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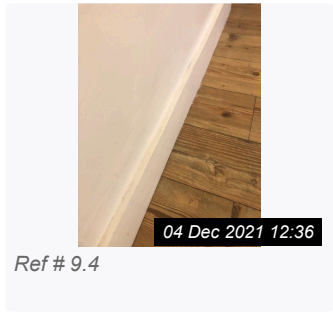
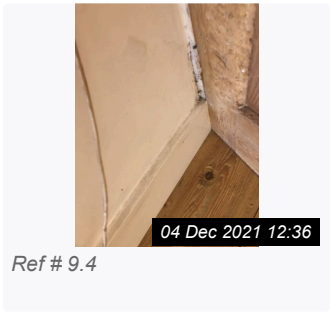
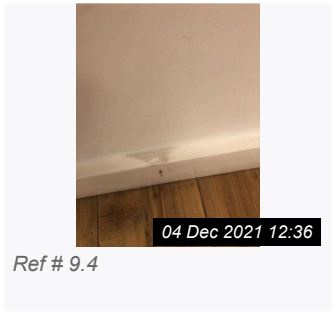
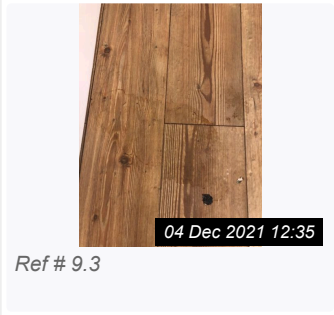
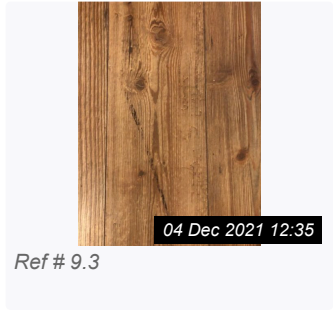
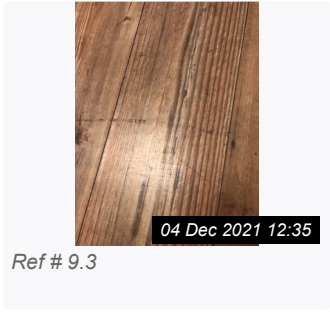
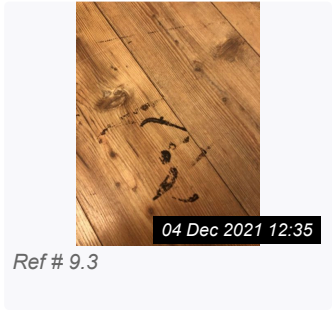
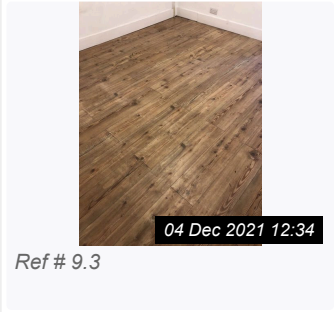
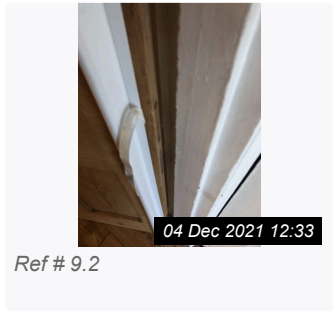
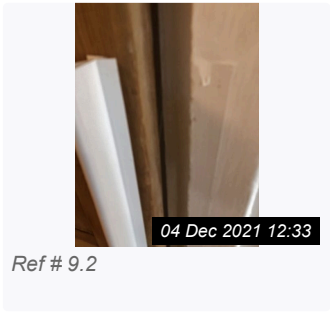
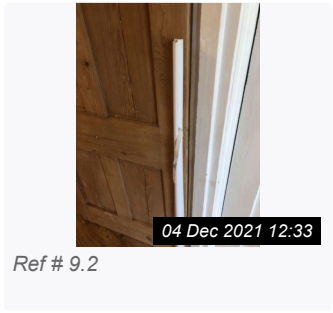
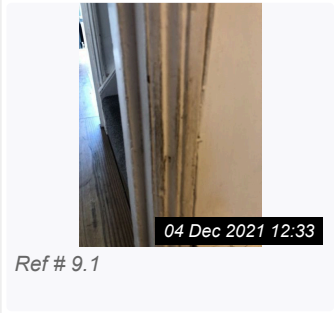
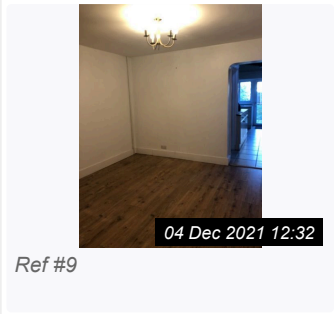
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9. DINING ROOM

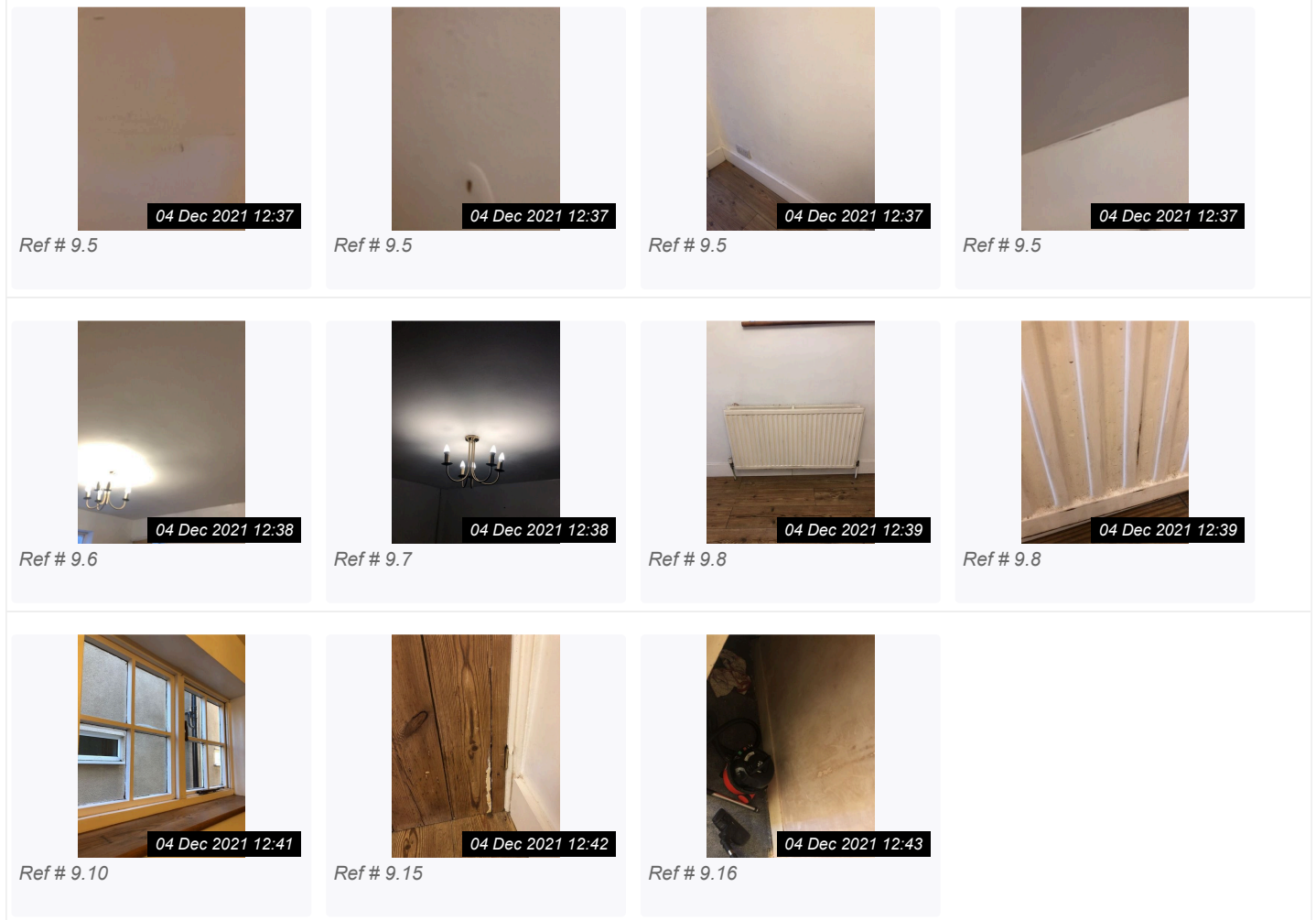
Ref	Name	Description	Condition at Inventory	Condition at Check Out	Additional Comments
9.1	Door Frame	White painted doorframe	Patchy in appearance	As Inventory	
9.2	Door	Pine wood panelled door with brass knob handle and lock	MCWAAU, paint specks, brass handle is good condition, panels cracked	As Inventory + Plastic soft close panel added but broken off from frame Needs Maintenance - Tenant	
9.3	Flooring	Continuation of hall flooring	SL gaps by kitchen entry otherwise GC	As Inventory + Black marks Residue dirty Needs Cleaning - Tenant	
9.4	Skirting Boards	White painted skirting boards	Crack to far wall otherwise GC	As Inventory + Dusty and marked Needs Cleaning - Tenant	

9. DINING ROOM (CONT.)					
9.5	Walls	White painted emulsion walls	Chips above radiator	As Inventory + Scuffed and marked condition consistent with use	
9.6	Ceiling	White painted ceiling over smooth plaster			
9.7	Light	Brass candelabra ceiling light with 4 bulbs	Working, sli loose	As Inventory + Cobwebs Needs Cleaning - Tenant	
9.8	Radiator	White painted radiator with end cap and thermostat	Some sli marks, disc	As Inventory + Dusty and dirty Needs Cleaning - Tenant	
9.9	Switch and Sockets	White plastic light switch and sockets			
9.10	Wooden	White painted wooden framed windows with brown lever handles	Patchy	As Inventory	
9.11	window sill	Pine painted wooden windowsill	ODU, some marks	As Inventory	
9.12	Telephone Point	Openreach telephone point	Marked and PM	As Inventory	
9.13	Box	Small white box- use unknown and cable to side of door	Box is not fitted and cable loose and taped over, chewed and PM	As Inventory	
Understairs Cupboard					
9.14	Door Frame	White painted doorframe	Nibble chipped to edges, scuffed	As Inventory	
9.15	Door	Pine wood panelled door with black door latch handle	Handle PM & scuffed, MCWAAU	As Inventory	
9.16	Carpet	Grey carpet	Not fitted and does not cover the whole floor	As Inventory	
9.17	Skirting boards	White painted skirting boards	DISC & marked	As Inventory	
9.18	Walls	Unpainted walls			
9.19	Painted	Cream painted dado rail	DISC & marked	As Inventory	
9.20	Ceiling	Ceiling			

9. DINING ROOM (CONT.)					
9.21	Fittings	Extension lead stored	NT	As Inventory + Not present	
9.22	Carpet	Spare section of carpet stored		Not seen at property	
9.23	Hoover Stored	Red & black Henry hoover stored	NT	As Inventory	



9. DINING ROOM (CONT.)



10. BATHROOM

Ref	Name	Description	Condition at Inventory	Condition at Check Out	Additional Comments
10.1	Door Frame	White painted door frame	ODU	As Inventory	
10.2	Door	Wooden panelled door with black handle and latch and black to reverse	MCWAAU, paint specks, handle PM and chipped, bolt is rusty	As Inventory	
10.3	Threshold	Chrome threshold	Scratched	As Inventory	
10.4	Flooring	White ceramic floor tiles with dark grey grouting	Tile on entrance to LHS heavy ODU/crack	As Inventory + Dirty marked and hair Needs Cleaning - Tenant	

10. BATHROOM (CONT.)					
10.5	Walls	Part tiled to walls in white ceramic tiles with white grouting, sl different size tiles behind WC	Grouting sl disc around sink area and sealant marks to tiles to LL behind basin tiles, tiles behind WC have not grouting and have pieces of cardboard in between	As Inventory + Mould climbing up corner of tiles in shower; cobwebs Needs Cleaning - Tenant	
10.6	Light	Part light blue emulsion walls	ODU, esp to LHS, 2 old fitment holes with paint chips around, 2 pin holes to LHS and further pin holes above bath, 1 painted over dent, 1 pin, chips on entrance	As Inventory	
10.7	Ceiling	Part white painted ceiling	Very patchy and has colour of walls in places	As Inventory	
10.7.1	-	Part wooden beamed ceiling	Different shades of brown	As Inventory	
10.7.2	-	Plastic light to wooden beam	GC, WO	As Inventory	
10.8	Switch and Sockets	White pull cord light switch with white plastic toggle	Cord appears new	As Inventory + ; Cord discoloured to bottom; Condition consistent with use	
10.9	Basin	White ceramic ideal standard basin with chrome hot and cold tap, chrome waste and chrome plug with no chain	Clean and sound, RHS tap sl loose, sealant sli mould marked, waste tarnished, crack to top of RHS tap, sealant marked to pedestal	As Inventory + Water marks and residue Needs Cleaning - Tenant	
10.10	WC	White ceramic ideal standard WC with white plastic seat and lid and chrome push down flush	Clean and sound, black large sticker to front of cistern, seat disc to underneath	As Inventory + Marks and residue Needs Cleaning - Tenant	
10.11	Bath	White ceramic bath with chrome hot and cold mixer tap with chrome effect shower hose and cream and chrome shower head, chrome riser bar with plastic soap tray	Hose unravelling sli by tap, sealant messy and heavily marked, shower head pitted, soap tray sli scaled to underside edges, heavy ODU to side of bath which is chipped and rust marked, sealant rust marked behind taps	As Inventory	
10.12	Power Point	Shavers only point	NT	As Inventory	
10.13	Bath	White plastic bath panel	PM and cracked to LL	As Inventory + Residue and marks Needs Cleaning - Tenant	

10. BATHROOM (CONT.)

10.14	Shower	Glass shower door with plastic edging	Clean and sound	As Inventory + Water marked and green on plastic seal	
10.15	Mirror	Wall mounted mirror with 4 chrome studs	Silvering but sound	As Inventory	
10.16	Radiator	Chrome wall mounted ladder style radiator	SL PM, rust marks to edges	SL PM, rust marks to edge Dusty	
10.17	Toilet Roll Holder	Chrome wall mounted toilet roll holder	Loose, and sl PM to edges	As Inventory	
10.18	Shelf	Pine shelf to wall	Sl rubbed to edges	As Inventory	
10.19	Skylight	Light wood framed skylight	Soiled outside and varnished rubbed	As Inventory + Cobwebs inside Needs Cleaning - Tenant	



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Ref #10



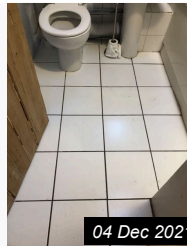
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Ref # 10.2



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Ref # 10.4



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Ref # 10.4



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Ref # 10.4



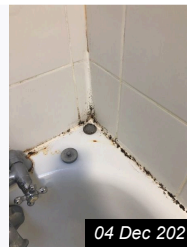
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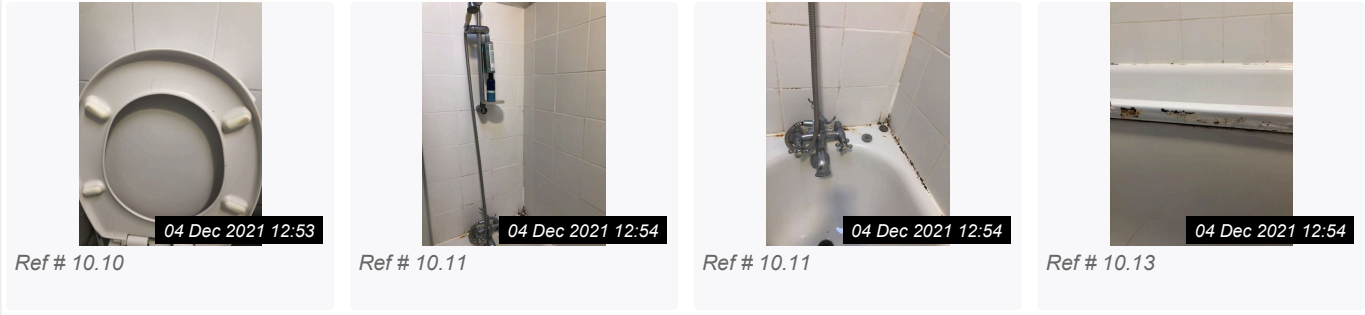
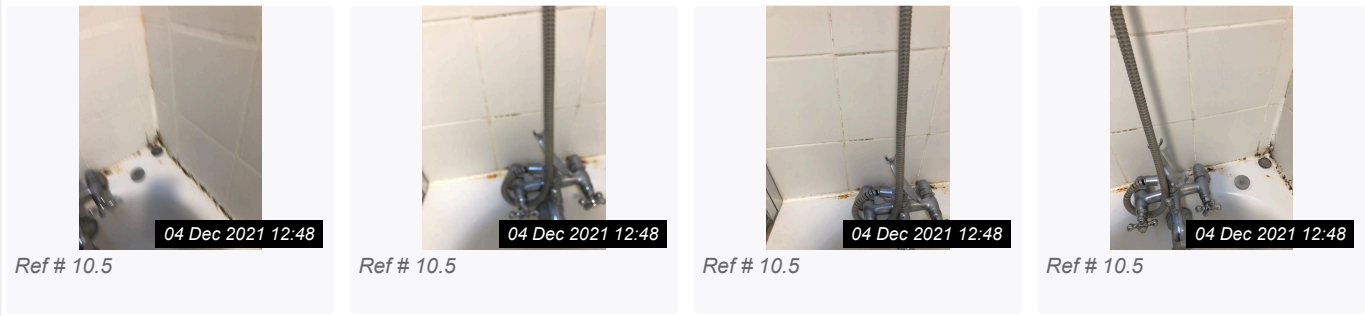
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10. BATHROOM (CONT.)



10. BATHROOM (CONT.)



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Ref # 10.14



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Ref # 10.16



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Ref # 10.16



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Ref # 10.19

11. KITCHEN

Ref	Name	Description	Condition at Inventory	Condition at Check Out	Additional Comments
11.1	Archway	Cream painted emulsion archway leading to kitchen			
11.2	Threshold	Brass effect threshold	Heavily scuffed and marked and loose	As Inventory	
11.3	Floor	Brown ceramic floor tiles with brown grouting	Heavy ODU/chipped on entry to left of radiator	As Inventory + Cracked tile in front of freezer Marked and residue Needs Cleaning - Tenant	
11.4	Skirting Boards	White painted skirting boards	ODU, chipped and some scuffs	As Inventory + Dust hair and marked to top Needs Cleaning - Tenant	
11.5	Walls	Light stone painted emulsion walls	2 pin holes to RHS on entry, 2 holes above window, chrome stuck on fitment with 2 plastic hooks by back door, 1 pin and cream plastic vent to left of cooker hood with is disc	As Inventory + Some marks and scuffs	
11.6	Tiles	Part tiled walls in cream ceramic tiles with white grouting	Grout sli disc in places esp above hob and sink	As Inventory	
11.7	Window Sill	Tiled window sill to match			
11.8	Ceiling	White painted ceiling over smooth plaster with brown wooden beams	Beams ODU, MCWAAU, PM	As Inventory	
11.9	Smoke alarm	Smoke alarm	Working	As Inventory + ; Tested light only audio not tested	

11. KITCHEN (CONT.)					
11.10	Bulb	Ceiling rose with flex and bare bulb	WO	As Inventory + Additional black and white metal shades appear in good condition	
11.11	Radiator	White painted radiator with end cap and thermostat	Chips to front	As Inventory	
11.12	Window	White UPVC window with chrome pull handles	Clean and sound	As Inventory	
11.13	Window Door	White UPVC door with glass pane and chrome lever handle with yale lock	Clean and sound	As Inventory + Frame dirty to bottom Window dirty and smeared to bottom Needs Cleaning - Tenant	
11.13.1	-	White painted wooden window with brown handles and locks	ODU, glass sound, clean but soiled outside, PM to edges of glass, 2 painted hooks to frame	As Inventory	
11.13.2	-	Small brown wooden Velux window	Heavily soiled outside	As Inventory + Cobwebs inside Needs Cleaning - Tenant	
11.14	Window Sill	Pine window sill	ODU, scratches, scuffed, PM and ring marked	As Inventory	
11.15	Kitchen Units	Kitchen units with chrome pull handles and matching kickboards Units to HL:		Soiled with various pots pans and trays left behind Needs Cleaning - Tenant	
11.16	Cooker	Chrome cooker hood	Not working, no panels or filters	As Inventory	
11.17	Carbon monoxide	Carbon monoxide detector	WO, fitted to side of cupboard	As Inventory + ; Making intermittent beeping noise Needs Maintenance - Landlord	
11.18	Freezer	White BEKO undercounter freezer with 3 pull out drawers	Chipped to 2nd drawer down, heavily cracked to back but clean	As Inventory + ; water in trays	

11. KITCHEN (CONT.)					
11.19	Fridge	White BEKO fridge with 2 large glass shelves, 2 small glass shelves, 1 chrome bottle tray, 1 large salad tray, bottle tray and 2 further door trays	Clean	As Inventory + Heavily spoiled with mould in places Needs Cleaning - Tenant	
11.20	Oven	Black Bush electric oven with glass door, black tray and chrome tray with handle, 4 electric rings to top	GC clean, sticker to front	As Inventory + Heavily soiled Needs Cleaning - Tenant	
11.21	Curtain	Open unit with a cream dear patterned curtain on net rod	IU, side of unit heavily chipped	As Inventory + ; Marked and dirty Needs Cleaning - Tenant	
11.22	Stop Cock	Open unit with stop cock	ODU, walls heavily marked and paint patchy and chipped	As Inventory	
11.23	Sink	Double under sink unit with 2 dummy drawers above and no shelves inside	Doors heavily chipped to top and water damaged to top and bottom, doors do not sit flush, PM to front of doors, RHS handle to drawer is loose, no cover to the back, shelf is heavily marked, 4 grey plastic mats to shelf, 3 plastic fitments on inside with various fitment holes	As Inventory	
11.24	Worktop	Wooden worktop	MCWAAU, rubbed marks to LHS and RHS of cooker, small chip to front, PM to RHS of cooker and rubbed around sink area, white mark above fridge	As Inventory	
11.25	Sink	Stainless steel 1 1/s sink and drainer with chrome hot and cold taps, push down waste and chrome basket to centre sink	Clean	Water marked and residue Needs Cleaning - Tenant	
11.25.1	-	Light brown and grey rug	WIU, fraying to edge by units	As Inventory + ; replacement black doormat	
11.26	Wall Mounted	3 dark wood wall mounted shelves	GC	As Inventory	

11. KITCHEN (CONT.)



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Ref #11



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Ref #11



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Ref #11



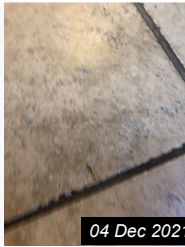
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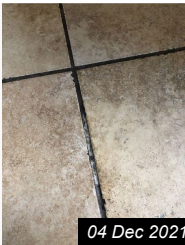
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Ref # 11.3



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Ref # 11.5



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Ref # 11.10



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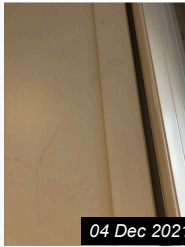
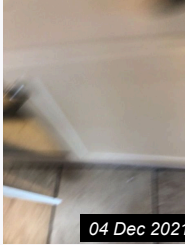
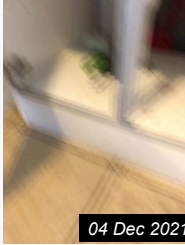
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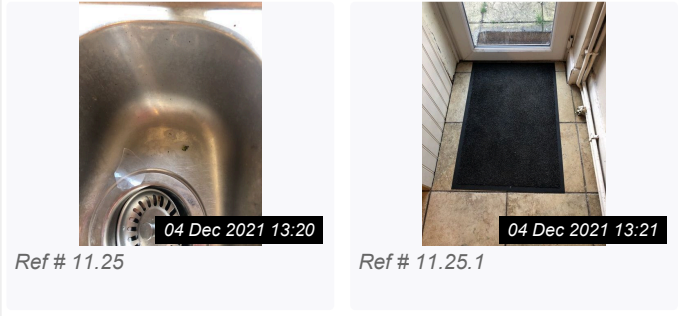
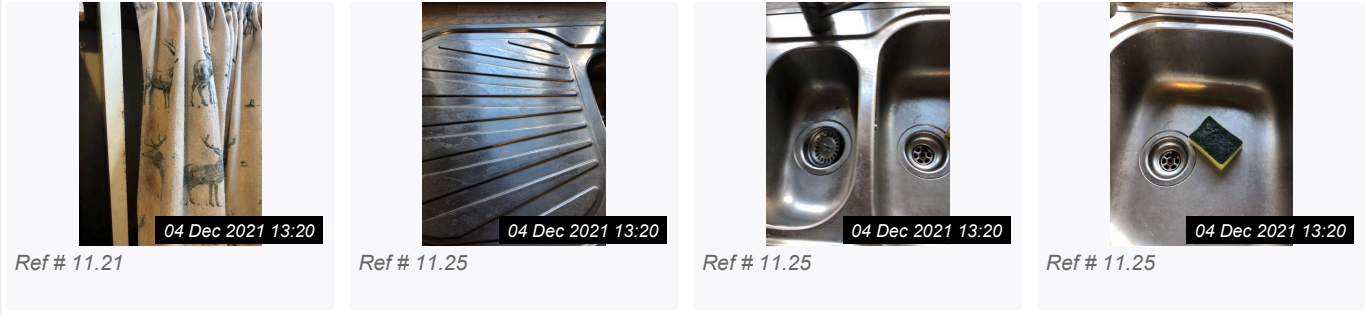
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11. KITCHEN (CONT.)

 04 Dec 2021 13:07 Ref # 11.13	 04 Dec 2021 13:08 Ref # 11.13.2	 04 Dec 2021 13:10 Ref # 11.15	 04 Dec 2021 13:11 Ref # 11.15
 04 Dec 2021 13:12 Ref # 11.15	 04 Dec 2021 13:14 Ref # 11.15	 04 Dec 2021 13:14 Ref # 11.15	 04 Dec 2021 13:14 Ref # 11.15
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11. KITCHEN (CONT.)



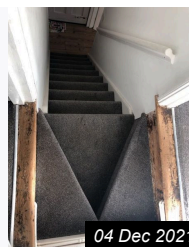
12. STAIRS AND LANDING

Ref	Name	Description	Condition at Inventory	Condition at Check Out	Additional Comments
12.1	Skirting Boards	Pine wood skirting boards	Heavily rubbed and black marks to top of stairs, chipped and PM	As Inventory + Marked and dusty with hair Needs Cleaning - Tenant	
12.2	Skirting	Part white painted skirting to top of stairs	GC, SL marks	As Inventory	
12.3	Carpet	Grey fitted carpet	GC, Pro-cleaned	As Inventory + Small black mark Dusty Needs Cleaning - Tenant	
12.4	Walls	Green emulsion walls Now painted white;	Patchy	Marks scuffed and marked Needs Cleaning - Tenant	
12.5	Handrail	Pine wood handrail to left hand side			
12.6	Ceiling	White painted ceiling	SI scuff marks by light switch, paint chipped around ceiling rose	As Inventory	
12.7	Smoke alarms	2 x Smoke alarms	WO, 1 not tested	As Inventory + ; tested for light only, audio not tested	
12.8	Light switch	White plastic light switch			
12.9	Loft Access	White painted loft access	ODU, disc and patchy in appearance, 2 chrome hooks either side and further small hook	As Inventory	



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Ref #12



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Ref #12

12. STAIRS AND LANDING (CONT.)



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Ref # 12.1



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Ref # 12.3



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Ref # 12.3



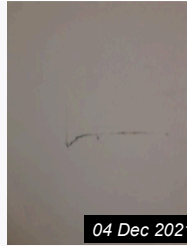
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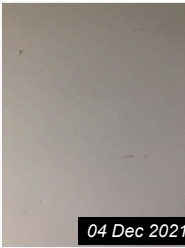
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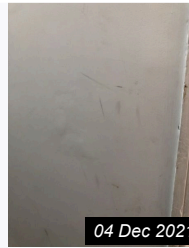
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Ref # 12.7



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Ref # 12.8

13. BEDROOM ONE

Ref	Name	Description	Condition at Inventory	Condition at Check Out	Additional Comments
13.1	Door Frame	White painted doorframe	Patchy in appearance, ODU, nibble chips	<i>As Inventory</i>	
13.2	Door	Pine wood panelled door with brass pull handle and chubb lock and chrome double hook to rear	MCWAAU, paint specked, patchy in appearance, handle loose, chubb lock painted over in white, rubbed and chipped to edges, cracks showing, hook PM and tarnished	<i>As Inventory</i>	

13. BEDROOM ONE (CONT.)					
13.3	Carpet	Chrome carpet bar	Dented	<i>As Inventory</i>	
13.3.1	-	Grey fitted carpet	GC, FI & Pro cleaned, sli flat to walkways	<i>As Inventory +</i> Appears in good condition Furniture indentations	
13.4	Skirting Boards	White painted skirting boards	Nibble chips and scuffs throughout	<i>As Inventory +</i> Dusty to top Needs Cleaning - Tenant	
13.5	Walls	White emulsion walls	Patchy, 2 nail holes and 1 pin hole to left of window, paint chipped above door frame and paint chipped to LL on entrance	<i>As Inventory</i>	
13.6	TV cable	White painted ceiling over smooth plaster with white TV cable protruding	GC	<i>As Inventory</i>	
13.7	Bulb	Ceiling rose with flex and bare bulb	WO	<i>As Inventory +</i> Additional blue and gold lamp shade Appears in good condition	
13.8	Switch and sockets	White plastic light switch and sockets			
13.9	Radiator	White painted radiator with thermostat but no end cap	Heavy marks to the front	<i>As Inventory</i>	
13.10	Window	White UPVC sash window and white handles and locks	Glass sound but SL soiled outside, 4 fitment holes to top of frame & 2 to the RHS	<i>As Inventory</i>	
13.10.1	-	Thin white painted window ledge	Marked & scuffed	<i>As Inventory</i>	
13.11	Curtain	Pine curtain pole with matching finials and rings. No curtains seen	GC	<i>As Inventory</i>	
13.12	Wall	2 pine wall mounted shelves	1 lighter in appearance, 1 cracked to underside	<i>As Inventory</i>	
13.13	Fireplace	Pine surround fireplace with cast iron inset fire & grate	WIU, MCWAAU, paint specked & ODU	<i>As Inventory</i>	

13. BEDROOM ONE (CONT.)



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Ref #13



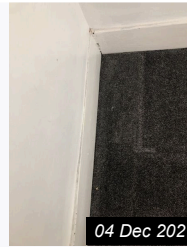
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Ref # 13.4



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Ref # 13.7



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Ref # 13.7

14. BEDROOM TWO

Ref	Name	Description	Condition at Inventory	Condition at Check Out	Additional Comments
14.1	Door Frame	White painted door frame	Patchy in appearance heavy ODU, chipped throughout & white plastic fitment to side of the door-use unknown	As Inventory	
14.2	Door	Pine wood panelled door with brass pull handle and Chubb lock	MCWAAU	As Inventory	
14.3	Carpet	Chrome carpet bar	Dented & lifting SL to LHS	As Inventory	
14.3.1	-	Grey fitted carpet	GC, FI, Pro cleaned, faded to centre	As Inventory + Furniture indentations Marked in places Dust in places Needs Cleaning - Tenant	

14. BEDROOM TWO (CONT.)

14.4	Skirting Boards	White painted skirting boards	Chipped throughout, disc under radiator, nail heads popped	As Inventory + Dusty and dusty and dirty to top Needs Cleaning - Tenant	
14.5	Walls	Dark green emulsion walls	ODU, 1 brass picture hook, Various star sticker marks to back wall LHS of the door, unpainted behind radiator	As Inventory + Numerous redundant fitment holes filled Needs Maintenance - Investigate	
14.6	Ceiling	White painted ceiling over smooth plaster	TV Cable coming through above door	As Inventory + Damp patch near door Needs Maintenance - Investigate	
14.7	Bulb	Ceiling rose with flex and bare bulb	WO	As Inventory	
14.8	Switch and Sockets	White plastic light switch and sockets			
14.9	Radiator	White painted radiator with thermostat and no end cap	Heavy marks/rubs throughout	As Inventory	
14.10	Window	White UPVC double glazed sash window with handles and locks	Glass sound but SL soiled to outside, various fitment holes to frame	As Inventory	
14.11	Curtain	Pine curtain pole with finials	No rings or curtains	As Inventory	
14.12	Wall Mounted	4 pine wall mounted shelves	GC	As Inventory + Only 2 shelves remain Needs Maintenance - Investigate	



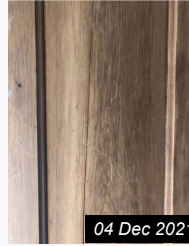
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14. BEDROOM TWO (CONT.)



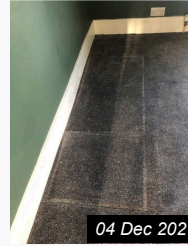
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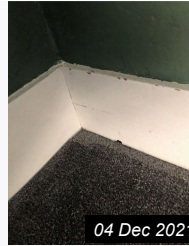
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Ref # 14.3.1



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Ref # 14.4



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Ref # 14.4



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Ref # 14.5



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Ref # 14.5



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Ref # 14.5



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Ref # 14.6



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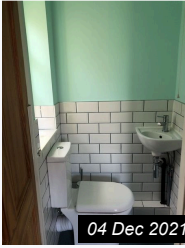
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15. EN SUITE

Ref	Name	Description	Condition at Inventory	Condition at Check Out	Additional Comments
15.1	Door Frame	White painted doorframe	Long plastic fitment to door frame and door, use unknown	As Inventory	
15.2	Door	Pine wood panelled door with brass handle, no lock	MCWAAU, ODU, PM, worn in places	As Inventory	
15.3	Carpet	Chrome carpet bar			

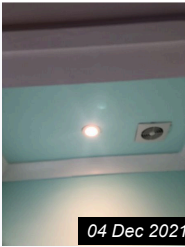
15. EN SUITE (CONT.)					
15.4	Flooring	Blue plastic effect large floor tiles with blue grouting	Clean and sound, grouting has white marks in places and sli disc	As Inventory	
15.5	Walls	Part white ceramic tiles to walls with blue grouting	Clean and sound	As Inventory	
15.5.1	-	Part turquoise emulsion walls	1 pin and paint chipped above basin	As Inventory	
15.6	Coving	White painted coving	Patchy in appearance	As Inventory	
15.7	Ceiling	Turquoise emulsion ceiling	ODU around vent	As Inventory	
15.8	Spotlight	1 inset spot light	WO, has a gap around	As Inventory	
15.9	Vent	White plastic vent to ceiling	NT	As Inventory	
15.10	Light Switch	White pull cord light switch and toggle	WO	As Inventory	
15.11	Switch	White plastic isolator switch			
15.12	Basin	White ceramic corner basin with chrome hot and cold taps, chrome waste with push down plug	Plug working but stiff, clean and sound	As Inventory + Heavily soiled requires cleaning Needs Cleaning - Tenant	
15.13	WC	White ceramic WC with white plastic seat and lid and chrome push down flush	Clean and sound	As Inventory + Dirty and residue Bowl heavily stained Needs Cleaning - Tenant	
15.14	Window	White painted wooden window with obscure glass and brass vent to top	Clean and sound but sli soiled outside, paintwork chipped and rubbed	As Inventory	
15.15	Window Sill	White painted wooden window sill	GC	As Inventory + Paintwork damaged and marked Needs Cleaning - Tenant	
15.16	Toilet Brush	White plastic toilet brush and holder	In bathroom	As Inventory	

15. EN SUITE (CONT.)



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Ref #15



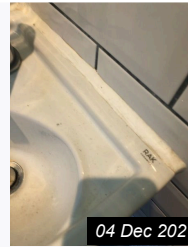
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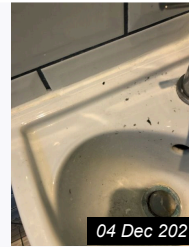
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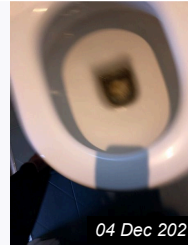
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Ref # 15.15



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Ref # 15.15

16. REAR GARDEN

Ref	Name	Description	Condition at Inventory	Condition at Check Out	Additional Comments
16.1	Mat	Rubber mat	IU	As Inventory	

16. REAR GARDEN (CONT.)					
16.2	Patio area	Patio area	Weathered, 1 tile cracked	As Inventory + ; weeds growing between tiles; Additional large wooden planter; Patio discoloured Needs Maintenance - Tenant Needs Cleaning - Tenant	
16.3	Laid to lawn	Laid to lawn area	Very patchy and seasonal and large square area with no grass	As Inventory + ; Grass appears unseasonally long Needs Maintenance - Tenant	
16.4	Pathway	Concrete pathway to side of house	Weathered	As Inventory	
16.5	Gate	Wooden gate with black lever handle and chubb lock	Weathered	As Inventory	
16.6	Fence Panels	Wooden fence panels to boundaries	Weathered, some newer than others, RHS has some wooden battens fitted	As Inventory	
16.7	Border area	Border area with wooden edging to left with various plants	Wood edge is chipped and weathered, plants GC	As Inventory + ; Overgrown and untended Needs Maintenance - Tenant	
16.7.1	-	Border with wooden edging to RHS and plants	Tidy, wood weathered and chipped, plants GC	As Inventory	
16.7.2	-	Wooden section to grass halfway down on RHS			
16.8	Tree	Mature tree to rear	GC	As Inventory + ; Heavily covered in ivy	
16.9	Water Butt	Black water butt	Weathered	As Inventory	
16.10	Bin	Black wheelie bin with brown lid	SL rubbish to bottom	As Inventory	
16.10.1	-	Green wheelie bin with blue lid	Empty	As Inventory + ; At Front of property	
16.10.2	-	Black wheelie bin with green lid	Rubbish inside	As Inventory + ; At front of property	
16.11	Bucket	Green food waste bucket and lid			

16. REAR GARDEN (CONT.)					
16.12	Outside Tap	Outside tap with yellow hose			
16.13	Plant pot	Wicker plant pot with plant			
16.14	Plastic pot	Black plastic pot			
16.15	Shed	Wooden shed with 3 windows and felt roof, door with bolt and padlock	Weathered. Grey plastic pull out washing line to side	As Inventory	
16.16	Wooden Structure	Wooden planter	Item added after Check In	Wooden planter additional item since check in. Left by Tenant. Wood remnants from building of planter.; Removal may be required by LL.	

Needs
Maintenance -
Tenant



Ref #16



Ref # 16.1



Ref # 16.2



Ref # 16.2



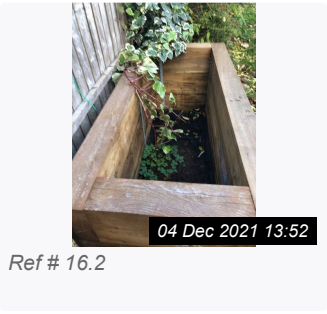
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Ref # 16.2



Ref # 16.2



Ref # 16.3

16. REAR GARDEN (CONT.)



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Ref # 16.3



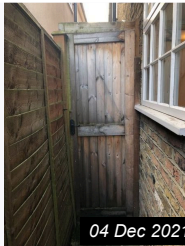
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Ref # 16.4



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Ref # 16.5



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Ref # 16.6



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Ref # 16.7



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Ref # 16.7



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Ref # 16.10



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Ref # 16.15



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Ref # 16.15



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Ref # 16.15



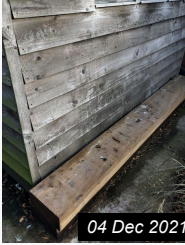
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Ref # 16.16



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Ref # 16.16

Landlord Responsibilities		
Ref	Action Required	Comments
3.2 Alarms » Carbon monoxide detector	Needs Maintenance	<i>As Inventory</i> + Intermittent beeping noise heard possible low battery
7.2 Front Entrance/Hall » Light	Needs Maintenance	<i>As Inventory</i> + Not working
7.7.1 Front Entrance/Hall » Ceiling	Needs Replacing	<i>As Inventory</i> + No bulb
11.17 Kitchen » Carbon monoxide	Needs Maintenance	Making intermittent beeping noise

Tenant Responsibilities		
Ref	Action Required	Comments
6.2 Front Garden » Pathway	Needs Maintenance	<i>As Inventory</i> + ; Mattress to side of property
6.3 Front Garden » Shingled Area	Needs Maintenance	<i>As Inventory</i> + ; weeds coming through
7.3 Front Entrance/Hall » Door Frame	Needs Cleaning	<i>As Inventory</i> + Cobwebs
8.2 Lounge » Door	Needs Cleaning	MCWAAU, cracked to panels in places, brass scratched and tarnished Paint heavily scratched to rear Dusty and dirty
8.3 Lounge » Flooring	Needs Cleaning	 Condition remains the same but dusty and marked in places
8.4 Lounge » Skirting Boards	Needs Cleaning	<i>As Inventory</i> + Condition remains the same but dust and hair in places
8.9 Lounge » Windows	Needs Cleaning	<i>As Inventory</i> + Cobwebs inside around latches
8.10 Lounge » Cupboard	Needs Cleaning	<i>As Inventory</i> + Dirty to top
8.11 Lounge » Units	Needs Cleaning	<i>As Inventory</i> + Shelves dusty
8.12 Lounge » Fireplace	Needs Cleaning	<i>As Inventory</i> + Mantel piece smeared some cobwebs

Tenant Responsibilities		
9.2 Dining Room » Door	Needs Maintenance	<i>As Inventory +</i> Plastic soft close panel added but broken off from frame
9.3 Dining Room » Flooring	Needs Cleaning	<i>As Inventory +</i> Black marks Residue dirty
9.4 Dining Room » Skirting Boards	Needs Cleaning	<i>As Inventory +</i> Dusty and marked
9.7 Dining Room » Light	Needs Cleaning	<i>As Inventory +</i> Cobwebs
9.8 Dining Room » Radiator	Needs Cleaning	<i>As Inventory +</i> Dusty and dirty
10.4 Bathroom » Flooring	Needs Cleaning	<i>As Inventory +</i> Dirty marked and hair
10.5 Bathroom » Walls	Needs Cleaning	<i>As Inventory +</i> Mould climbing up corner of tiles in shower; cobwebs
10.9 Bathroom » Basin	Needs Cleaning	<i>As Inventory +</i> Water marks and residue
10.10 Bathroom » WC	Needs Cleaning	<i>As Inventory +</i> Marks and residue
10.13 Bathroom » Bath	Needs Cleaning	<i>As Inventory +</i> Residue and marks
10.19 Bathroom » Skylight	Needs Cleaning	<i>As Inventory +</i> Cobwebs inside
11.3 Kitchen » Floor	Needs Cleaning	<i>As Inventory +</i> Cracked tile in front of freezer Marked and residue
11.4 Kitchen » Skirting Boards	Needs Cleaning	<i>As Inventory +</i> Dust hair and marked to top
11.13 Kitchen » Window Door	Needs Cleaning	<i>As Inventory +</i> Frame dirty to bottom Window dirty and smeared to bottom

Tenant Responsibilities		
11.13.2 Kitchen » Window Door	Needs Cleaning	<i>As Inventory</i> + Cobwebs inside
11.15 Kitchen » Kitchen Units	Needs Cleaning	Soiled with various pots pans and trays left behind
11.19 Kitchen » Fridge	Needs Cleaning	<i>As Inventory</i> + Heavily spoiled with mould in places
11.20 Kitchen » Oven	Needs Cleaning	<i>As Inventory</i> + Heavily soiled
11.21 Kitchen » Curtain	Needs Cleaning	<i>As Inventory</i> + ; Marked and dirty
11.25 Kitchen » Sink	Needs Cleaning	Water marked and residue
12.1 Stairs And Landing » Skirting Boards	Needs Cleaning	<i>As Inventory</i> + Marked and dusty with hair
12.3 Stairs And Landing » Carpet	Needs Cleaning	<i>As Inventory</i> + Small black mark Dusty
12.4 Stairs And Landing » Walls	Needs Cleaning	Marks scuffed and marked
13.4 Bedroom One » Skirting Boards	Needs Cleaning	<i>As Inventory</i> + Dusty to top
14.3.1 Bedroom Two » Carpet	Needs Cleaning	<i>As Inventory</i> + Furniture indentations Marked in places Dust in places
14.4 Bedroom Two » Skirting Boards	Needs Cleaning	<i>As Inventory</i> + Dusty and dusty and dirty to top
15.12 En Suite » Basin	Needs Cleaning	<i>As Inventory</i> + Heavily soiled requires cleaning
15.13 En Suite » WC	Needs Cleaning	<i>As Inventory</i> + Dirty and residue Bowl heavily stained

Tenant Responsibilities		
15.15 En Suite » Window Sill	Needs Cleaning	<i>As Inventory</i> + Paintwork damaged and marked
16.2 Rear Garden » Patio area	Needs Maintenance	weeds growing between tiles
16.2 Rear Garden » Patio area	Needs Cleaning	Patio discoloured
16.3 Rear Garden » Laid to lawn	Needs Maintenance	Grass untended
16.7 Rear Garden » Border area	Needs Maintenance	Overgrown and untended
16.16 Rear Garden » Wooden Structure	Needs Maintenance	Wooden planter additional item since check in. Left by Tenant. Wood remnants from building of planter.; Removal may be required by LL.

Investigate Responsibilities		
Ref	Action Required	Comments
8.6 Lounge » Ceiling	Needs Maintenance	Crack to ceiling
14.5 Bedroom Two » Walls	Needs Maintenance	<i>As Inventory</i> + Numerous redundant fitment holes filled
14.6 Bedroom Two » Ceiling	Needs Maintenance	<i>As Inventory</i> + Damp patch near door
14.12 Bedroom Two » Wall Mounted	Needs Maintenance	<i>As Inventory</i> + Only 2 shelves remain

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.