

Check Out

Local Property Inventory

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Property inspected by Pinnacle Property Services

Address

2b Kings Drive
Gravesend
DA12



Carried Out

June
12th 2018

Property report created with  inventorybase

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Guidance Notes for Tenants

Check Out Report

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. 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 or checking the inventory.

1. SCHEDULE OF CONDITION			
Item	Description	Condition	Tenant Comments
1.1 General	This report is carried out as a conditional check out, no original report available for comparison		

2. METER READINGS

Item	Serial Number	Reading	Tenant Comments
2.1 Gas Meter	Porch Wall	06807	
2.2 Electric Meter	Porch Wall	7365	



Ref #2



Ref #2

3. EXTERIOR FRONT

Item	Description	Condition	Tenant Comments
3.1 Exterior Front	Paved front area with established tree; 2 x Bins; Exterior light	Needs light maintenance; Multiple rubbish items remain	



Ref #3

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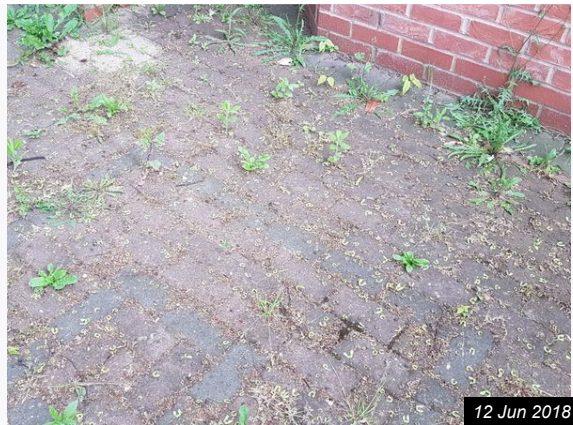
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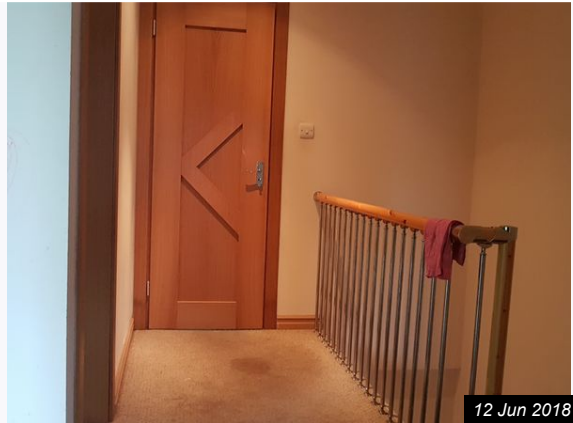
4. HALLWAY			
Item	Description	Condition	Tenant Comments
4.1 Porch Area	Brick built porch, 2 x white upvc windows with 1 opening to each; 2 x Meter boxes; External Light; Coat hook; Black metal post box	Not clean; Dust and cobwebs throughout; Wooden rack and small items left by the tenant	
4.2 Door	Dark wood door with 3 x frosted glazed panes and brushed chrome handle; Dark wood door with 2 x frosted glazed panes and brushed chrome handle	Good condition, not clean	
4.3 Walls	Painted magnolia	The paintwork is dirty throughout	
4.4 Ceiling	Painted white	Fair condition, cobwebs present, loft access - Not clean	
4.5 Flooring	Beige tiled flooring to the hallway; Beige carpet to the stairs and landing	The carpet is damaged to the landing and stained throughout; The tiles are not clean	
4.6 Heating	White grill top radiator with thermostatic controls	The casing is not clean	
4.7 Lighting	5 x Chrome recess lights; 4 x Recess lights	7 x Bulbs need replacing	
4.8 Additional	Under stairs cupboard , white wood door, housing consumer unit; Wall print	The paintwork is dirty.; Wall print left by the tenant	
4.9 Electrics	1 x Double light switch; 2 x Single light switches; 1 x Double socket; 2 x Pir; Alarm panel; Telephone point; 2 x Smoke Alarms	Untested, not clean	
4.10 Woodwork	Dark wood and chrome handrails and banisters; Tiled skirting boards to the lower level; Dark wood skirting board to the stairs and landing	All in good condition, Dirty throughout	

4. HALLWAY (CONT.)



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Ref #4



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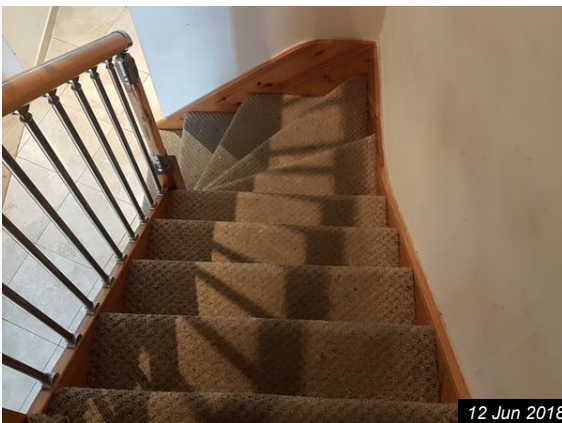
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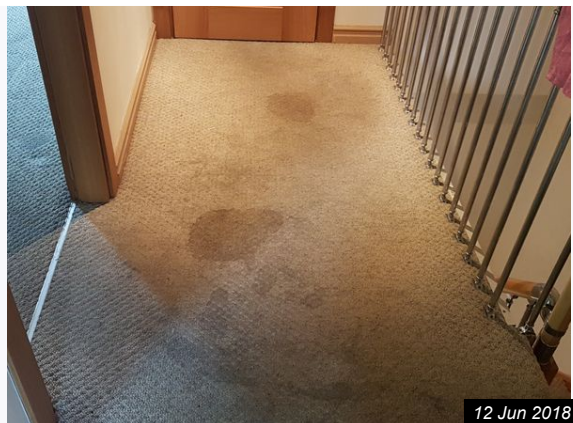
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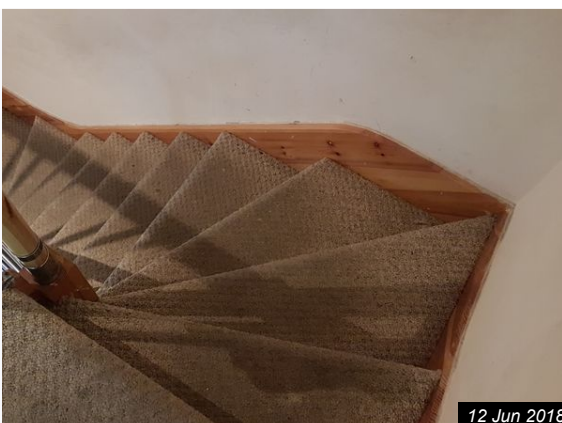
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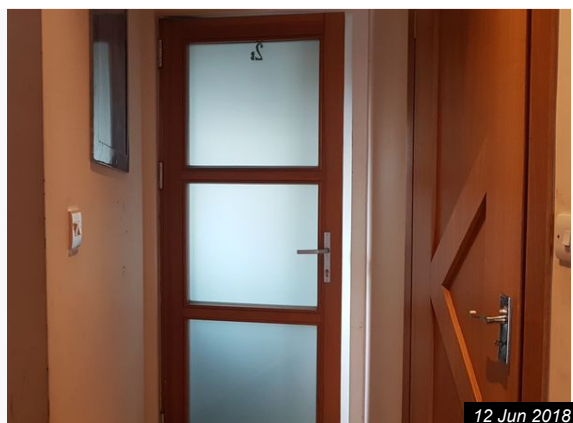
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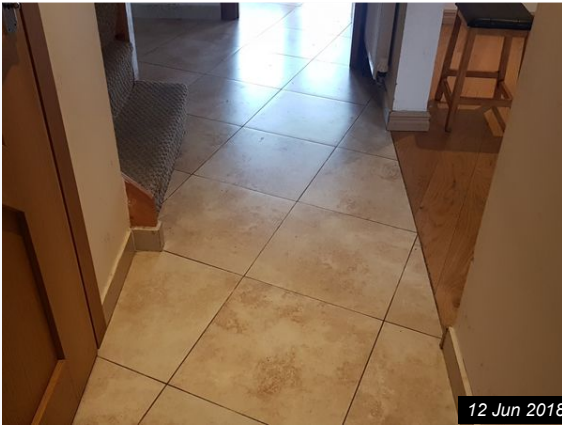
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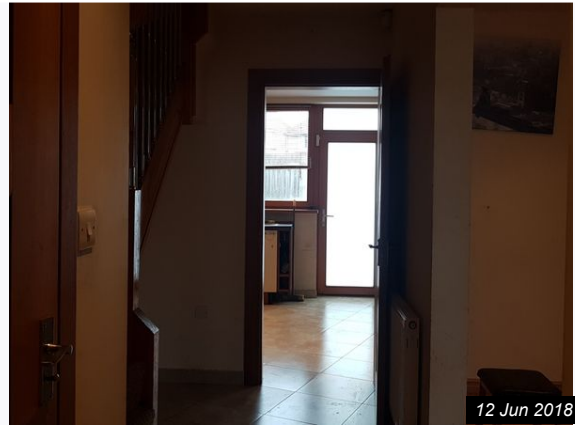
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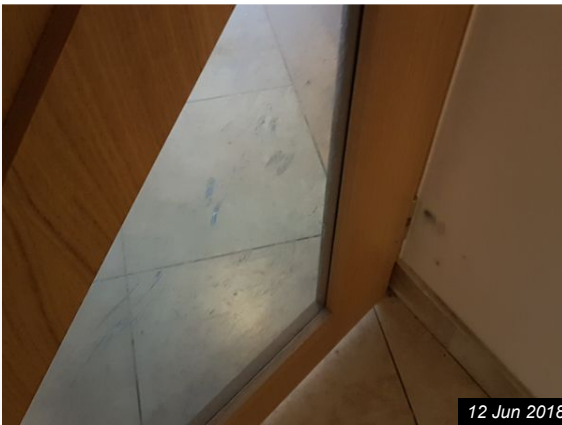
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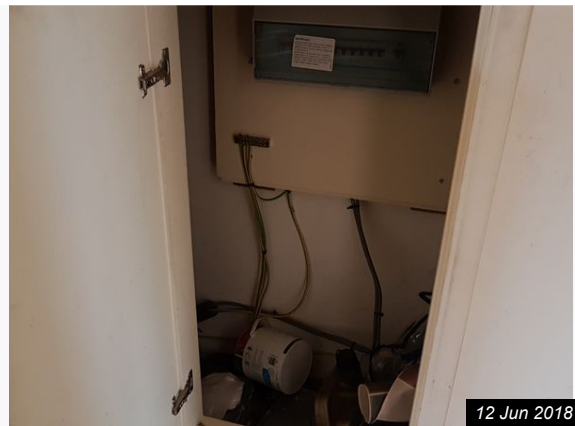
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4. HALLWAY (CONT.)



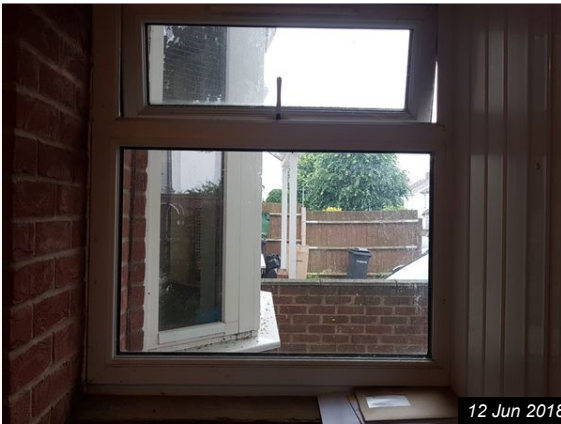
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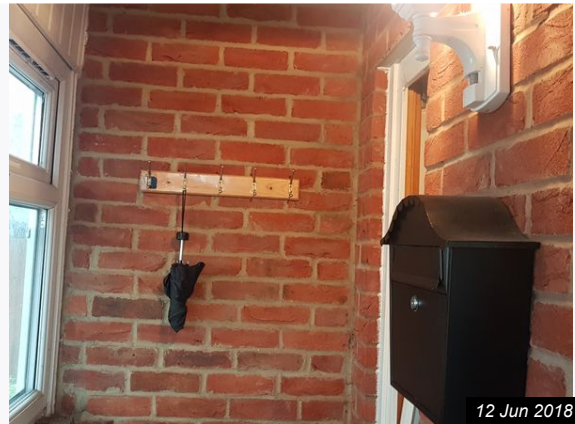
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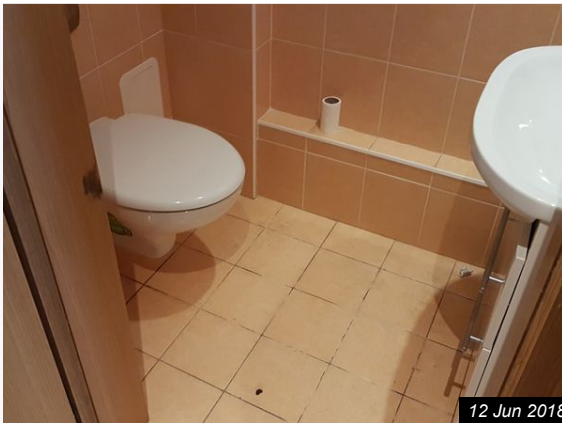
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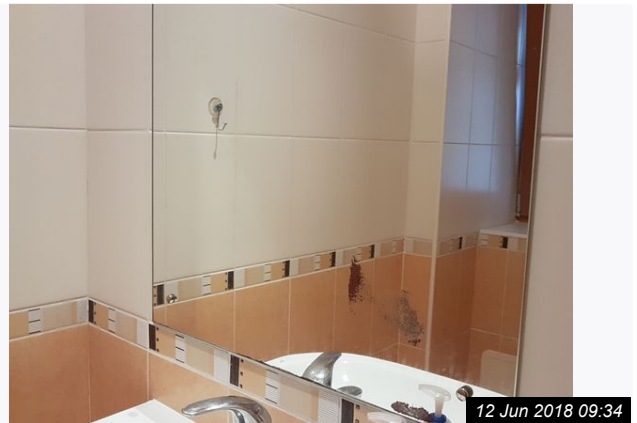
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5. WC			
Item	Description	Condition	Tenant Comments
5.1 Door	Dark wood door with brushed chrome handle	Good condition, not clean	
5.2 Walls	Terracotta/cream tiles	Good condition, no damage	
5.3 Flooring	Beige floor tiles	Good condition, not clean	
5.4 Lighting	2 x Chrome and frosted glass light fittings	1 x Bulb not working , not clean	
5.5 Toilet	White ceramic toilet with chrome plate flush and white seat and lid	Not clean	
5.6 Additional	Wall mirror	Tainted and not clean	
5.7 Basin	White ceramic sink with chrome mixer tap and waste, housed in a white gloss vanity unit with chrome handles	The chrome has limescale and watermarks and the sink and vanity unit are not clean	
5.8 Window	Dark wood frame, 1 x brushed chrome handle and 1 opening	Not clean	



Ref #5



Ref #5



Ref #5



Ref #5

5. WC (CONT.)



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Ref #5

6. LIVING ROOM			
Item	Description	Condition	Tenant Comments
6.1 Door	Dark wood doors with brushed chrome handles and 4 x frosted glazed panes	Good condition, not clean	
6.2 Walls	Painted magnolia; Feature wall in cream floral wallpaper	Scuffed and marked throughout. fixings remain in the walls	
6.3 Ceiling	Painted white	Fair condition, cobwebs present	
6.4 Woodwork	Dark wood skirting boards	Not clean	
6.5 Flooring	Dark wood effect flooring	Good condition, not clean, scuff marks visible	
6.6 Heating	White grill top radiator with thermostatic controls	Good condition, not clean	
6.7 Lighting	8 x Recess spot lights	4 Bulbs need replacing	
6.8 Electrics	2 x Double sockets ; 1 x light switch; 2 x Telephone points; Tv point; Satelite cable	Untested	
6.9 Window(s)	Dark wood frames, 3 panes, 1 brushed chrome handle and 1 opening	Good condition, not clean, mould to the frames	
6.10 Blinds	Dark wood blinds with cord controls x 3; Dark wood baton for curtain pole fixings	Good working order, not clean, broken slats noted	
6.11 Additional	Wall print ; Stool	Left by the tenant	



Ref #6



Ref #6

6. LIVING ROOM (CONT.)



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Ref #6



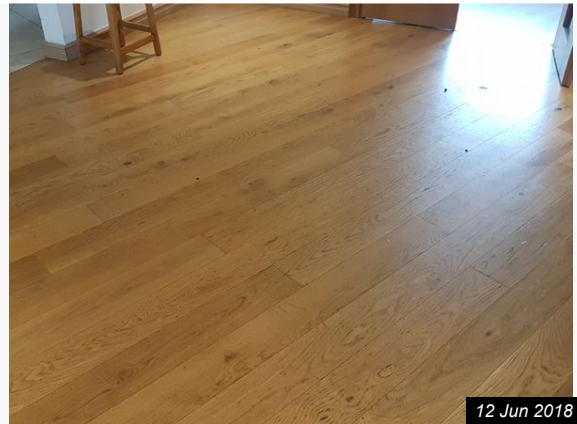
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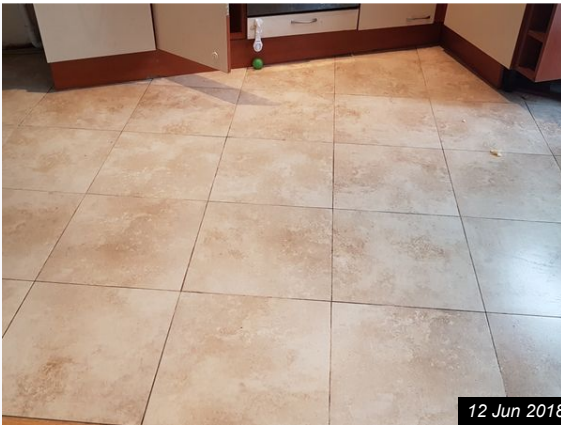


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Ref #6

7. KITCHEN			
Item	Description	Condition	Tenant Comments
7.1 Door	Dark wood door with brushed chrome handle, frosted glazed pane, frosted glazed fan light, yale lock and key; Dark wood doors with 4 frosted glazed panes and chrome handles	Good working order; Not clean	
7.2 Walls	Painted magnolia, part tiled in grey ceramic tiles and 1 feature wall in textured tile effect wallpaper	The paintwork is scuffed ,marked and dirty, the tiles are not clean and the grouting is discoloured and the wallpaper has small tears evident	
7.3 Ceiling	Painted white	Not clean, cobwebs present	
7.4 Flooring	Part wood effect flooring in poor condition Part tiled in beige ceramic floor tiles	The wood is not clean, the tiles are not clean and the grouting is discoloured.	
7.5 Heating	White grill top radiator with thermostatic controls	Not clean	
7.6 Lighting	12 x Recess spot lights	7 x Bulbs need replacing	
7.7 Additional	Wall bracket with portable tv; Table and chairs ; Rubbish	All remain in the property	
7.8 Window(s)	Dark wood frame with glazed pane and brushed chrome handle x 2	Not clean, mould to the seals and lower frame	
7.9 Blinds	Brown venetian blinds	Good working order, not clean, multiple broken slats	
7.10 Kitchen Cupboards	Dark and light wood units with chrome handles comprising; 3 x Single wall units, 2 with frosted doors; Boiler housing; 3 x single base units; 1 x Corner base; 3 x Draws	Poor condition, stained and marked throughout, food remains inside.; 1 x Broken handle	
7.11 Hob	CDA integrated hob, 4 x gas burners and 4 x dial controls	Not clean, greasy to the touch, burn marks to the gas burners	
7.12 Extractor	Integrated chimney extractor with light and filters	Very dirty, greasy and discoloured filters. The hood is greasy and sticky to the touch	
7.13 Sink	Stainless steel single bowl sink and chrome mixer taps and basket waste	Not clean, food deposits and brown staining to the waste. limescale and watermarks to the chrome	

7. KITCHEN (CONT.)			
7.14 Worktop	Black laminate rolltop worktop, dark coloured trim to the edging	Not clean, marks throughout, the trim is loose and broken	
7.15 Woodwork	Dark wood skirting boards	Not clean	
7.16 Oven	CDA integrated oven, black and chrome with mirrored door, 1 x chrome rack internally	Very dirty, burnt on marks to the door and chrome	
7.17 Electrics	3 x Fused switches; 6 x Double sockets; 1 x Quad light switch; Wall Boiler	Untested, not clean	



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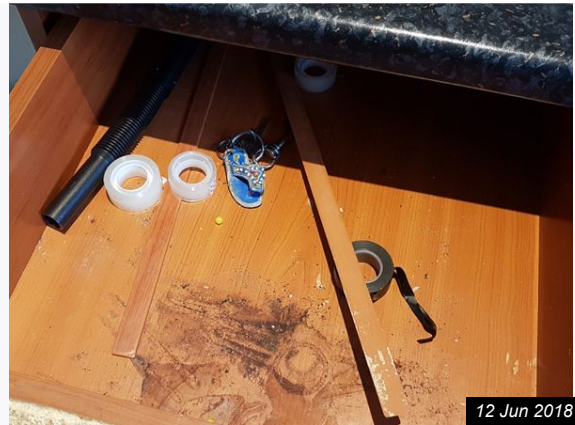
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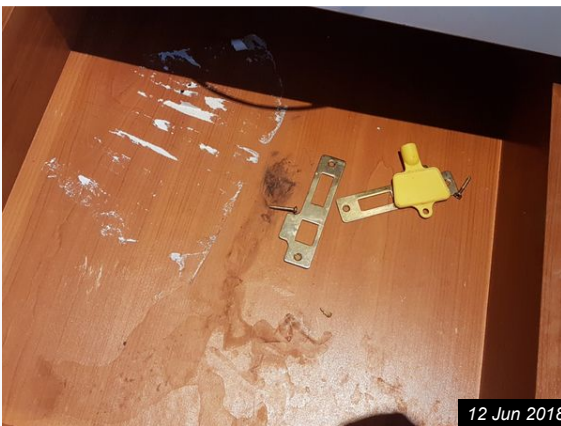
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7. KITCHEN (CONT.)



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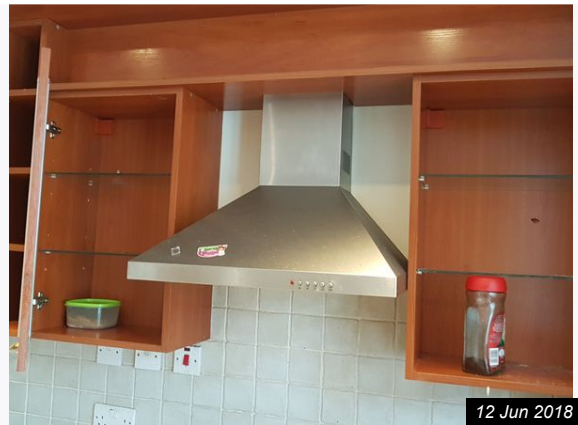
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7. KITCHEN (CONT.)



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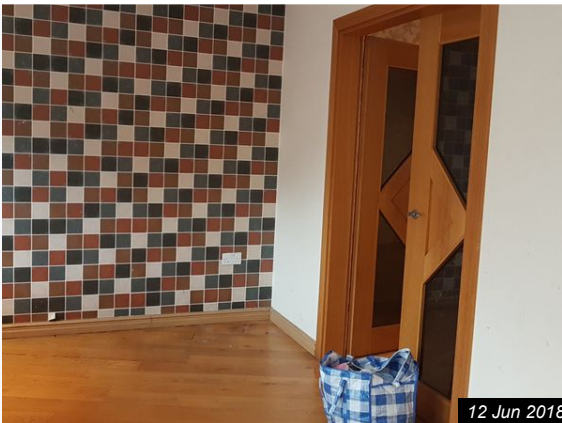
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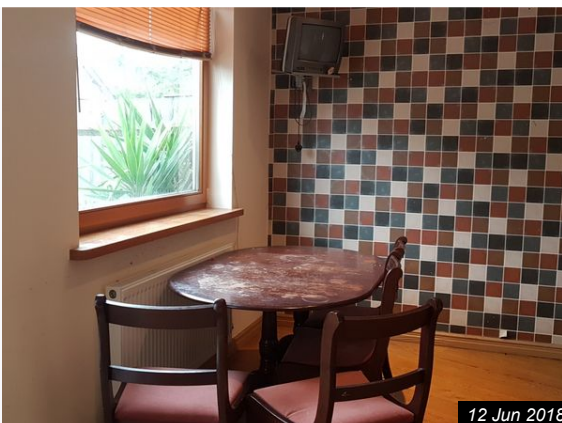
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7. KITCHEN (CONT.)

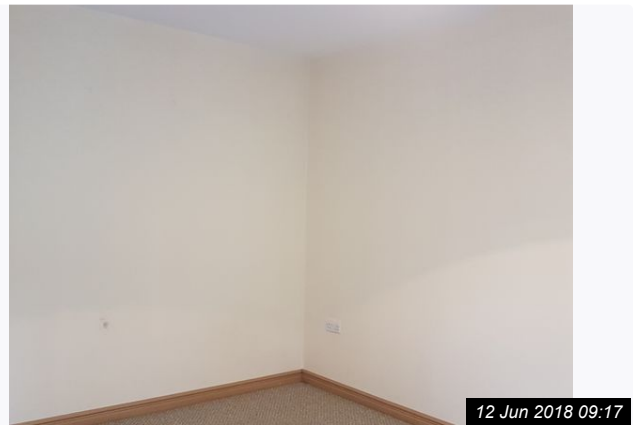


Ref #7

8. BEDROOM 1			
Item	Description	Condition	Tenant Comments
8.1 `Door	Dark wood door with brushed chrome handle	Good condition, not clean	
8.2 Walls	Painted magnolia	The paintwork is scuffed, marked and dirty throughout	
8.3 Ceiling	Painted white	Cobwebs present	
8.4 Woodwork	Dark wood skirting boards	Scuffed and not clean	
8.5 Flooring	Beige fitted carpet	Heavily stained throughout	
8.6 Heating	White grill top radiator with thermostatic controls	Good condition, not clean	
8.7 Lighting	Flex adn bulb with shade	Working, dusty condition	
8.8 Electrics	3 x Double sockets ; 1 x light switch; Tv point; 1 x Telephone point	Untested, not clean	
8.9 Window(s)	Dark wood frames, 3 panes, 1 brushed chrome handle and 1 opening	Good condition, not clean, mould residue throughout	
8.10 Blinds	Brown venetian blinds with cord controls	Good working order, not clean, slats broken	



Ref #8



Ref #8

8. BEDROOM 1 (CONT.)



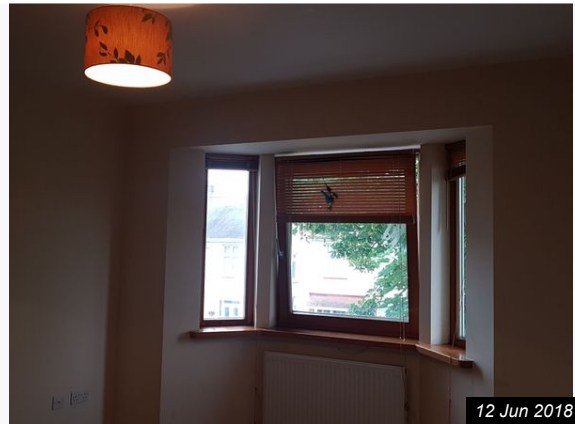
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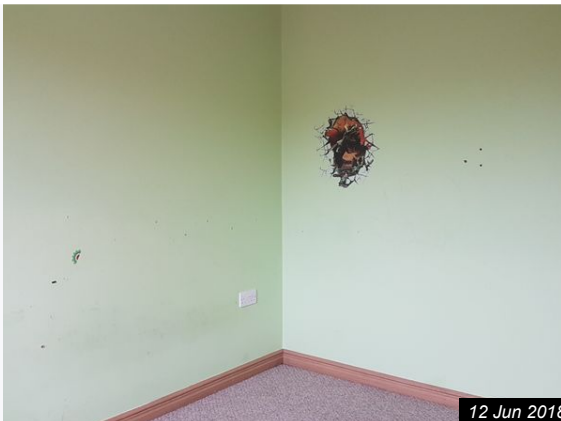


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Ref #8

9. BEDROOM 2			
Item	Description	Condition	Tenant Comments
9.1 Door	Dark wood door with brushed chrome handle	Good condition, not clean	
9.2 Walls	Painted green	The paintwork is scuffed, marked and dirty throughout; There are pen marks to the walls; Stencils remain on the walls	
9.3 Ceiling	Painted white	Cobwebs present	
9.4 Flooring	Beige fitted carpet	Heavily stained throughout	
9.5 Heating	White grill top radiator with thermostatic controls	Good condition, not clean	
9.6 Lighting	Flex and bulb	Working, dusty condition	
9.7 Window(s)	Dark wood frames, 1 pane, 1 brushed chrome handle and 1 opening	Good condition, not clean, mould residue throughout	
9.8 Woodwork	Dark wood skirting boards	Scuffed and not clean	
9.9 Electrics	3 x Double sockets ; 1 x light switch; Tv point; 1 x Telephone point	Untested, not clean	
9.10 Blinds / Curtains	Brown venetian blinds with cord controls; Black metal pole with end finials	The blind is not fixed to the wall; The pole is loose and uneven	
9.11 Additional	Chest of draws	Left by the tenant	



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Ref #9

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9. BEDROOM 2 (CONT.)



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Ref #9



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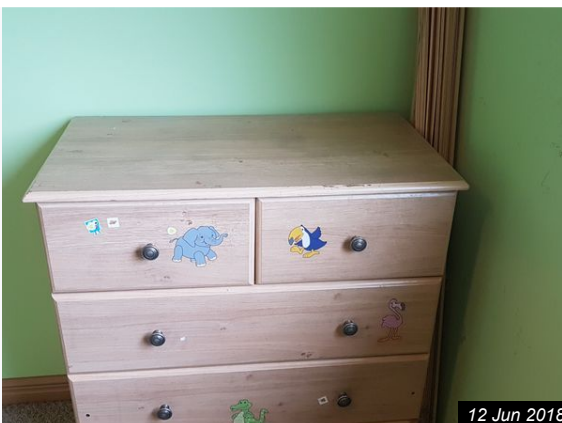
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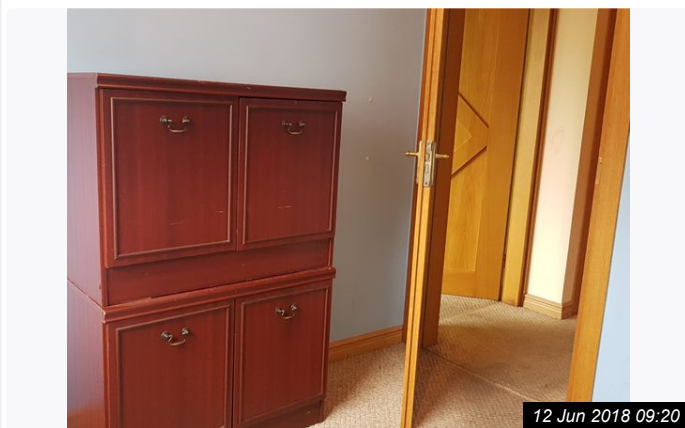
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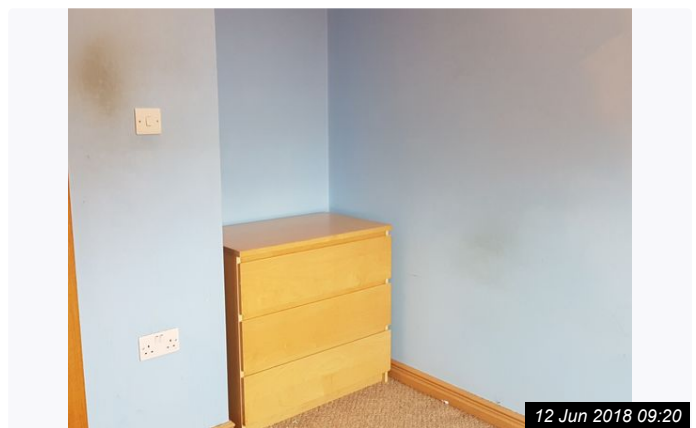
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10. BEDROOM 3			
Item	Description	Condition	Tenant Comments
10.1 Door	Dark wood door with brushed chrome handle	Good condition, not clean	
10.2 Walls	Painted Blue	The paintwork is scuffed, marked and dirty throughout	
10.3 Ceiling	Painted white	Cobwebs present	
10.4 Flooring	Beige fitted carpet	Heavily stained throughout	
10.5 Heating	White grill top radiator with thermostatic controls	Good condition, not clean	
10.6 Lighting	Flex and bulb	Working, dusty condition	
10.7 Window(s)	Dark wood frames, 1 pane, 1 brushed chrome handle and 1 opening	Good condition, not clean, mould residue throughout	
10.8 Woodwork	Dark wood skirting boards	Scuffed and not clean	
10.9 Electrics	3 x Double sockets ; 1 x light switch; Tv point; 1 x Telephone point	Untested, not clean	
10.10 Blinds	Brown venetian blinds with cord controls	Good working order, not clean	
10.11 Additional	Chest of draws ; 4 x Door cupboard	Left by the tenant	



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Ref #10

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10. BEDROOM 3 (CONT.)



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Ref #10



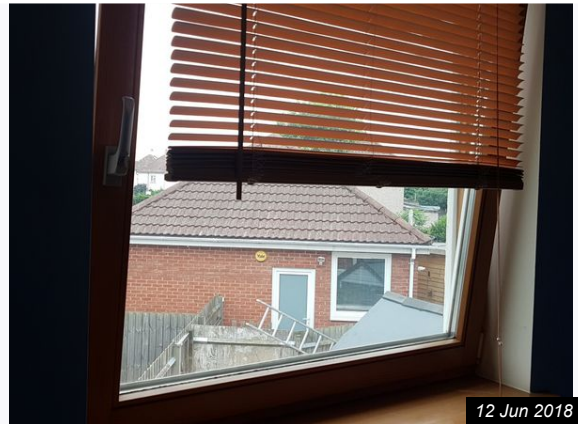
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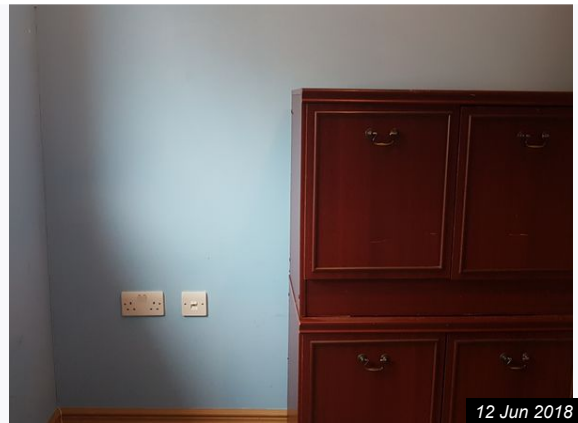
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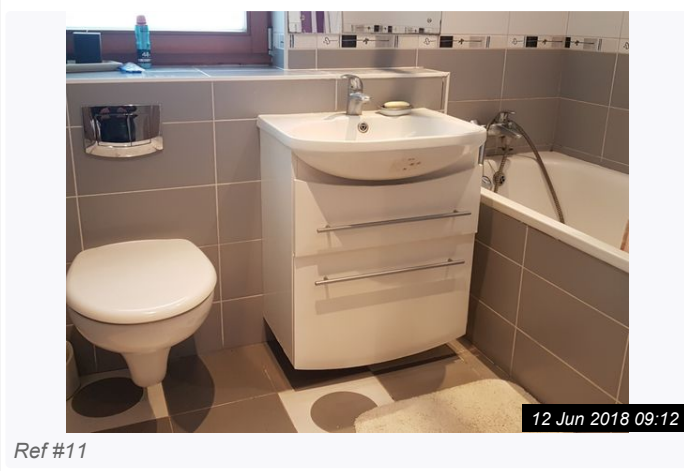
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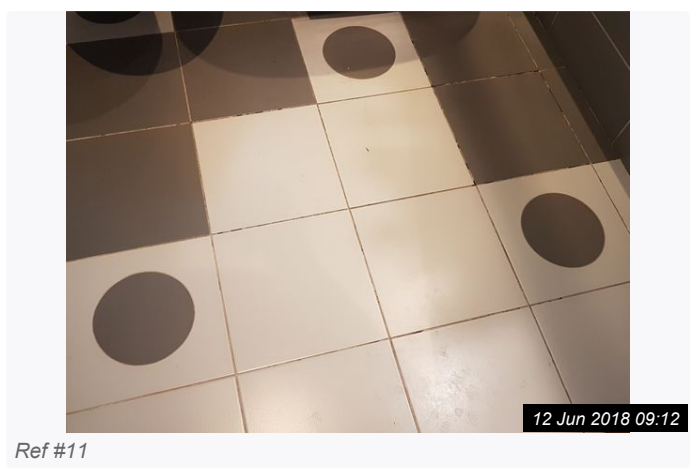
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Ref #10

11. BATHROOM			
Item	Description	Condition	Tenant Comments
11.1 Door	Dark wood door with brushed chrome handle	Good condition, not clean	
11.2 Walls	Grey and white ceramic tiles; Fixed vent	Good condition, not clean, mould to the lower grouting and sealant; The vent is very dusty	
11.3 Ceiling	Painted white	Mould residue above the window	
11.4 Flooring	Grey and white ceramic floor tiles	Not clean, grouting missing and loose tiles evident	
11.5 Heating	Chrome heated ladder rail	Not clean, rust and watermarks noted	
11.6 Lighting	4 x Recess lights	1 x Bulb not working	
11.7 Additional	Wall mounted mirror	Not clean, tainted to the edges	
11.8 Window(s)	Dark wood frame, 1 glazed pane and brushed chrome handle	Not clean, mould evident to the lower frame and seals	
11.9 Bath	White bath, chrome mixer taps and shower attachments	Not clean, limescale and water marks to the chrome and mould residue surrounding the bath and sealant	
11.10 Sink	White ceramic sink, chrome mixer taps, housed in white gloss vanity unit with chrome handles	Not clean, limescale to the chrome and stains and marks to the vanity unit	
11.11 Toilet	White ceramic toilet with white seat and lid and chrome flush	Not clean, stains and marks to the seat	
11.12 Accessories	Chrome effect shower pole; Purple striped shower curtain; 2 x Bath Mats	Rust marks throughout; The shower curtain is discoloured; The mats are not clean	



Ref #11



Ref #11

11. BATHROOM (CONT.)



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Ref #11



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Ref #11



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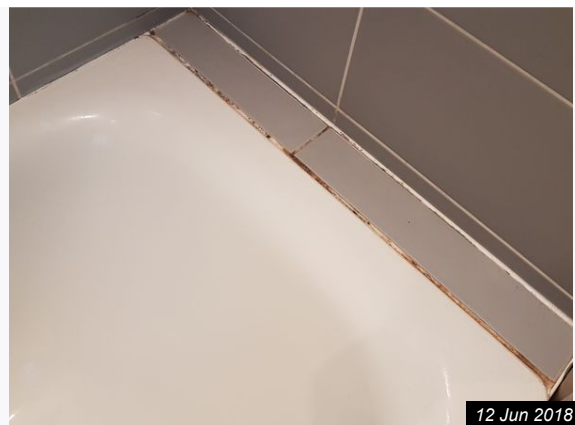
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11. BATHROOM (CONT.)



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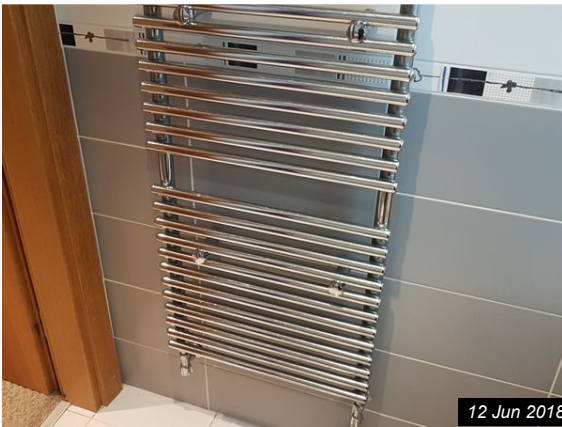
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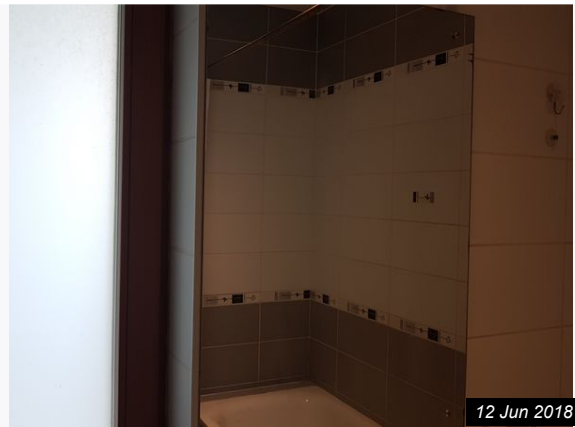
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Ref #11



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Ref #11

12. GARDEN			
Item	Description	Condition	Tenant Comments
12.1 Rear Garden	Paved throughout, fenced around with rear gate	Multiple items of rubbish remain from the tenant; 1 x Fridge freezer remains	



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Ref #12



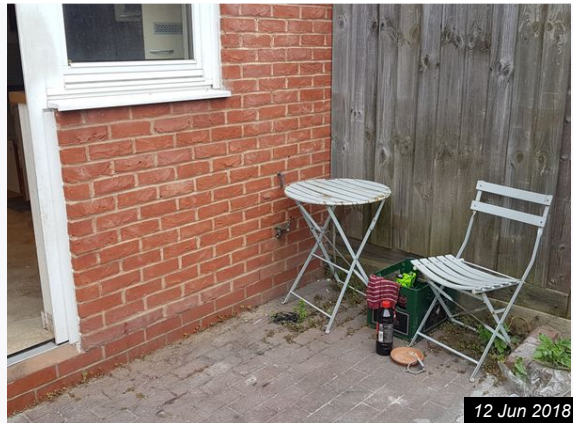
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Ref #12

Declaration

I/We the undersigned, tenant / landlord 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.

Signed by the
Signature
Print Name
Date	/ /

Signed by the
Signature
Print Name
Date	/ /

Terms and Conditions

Terms & Conditions

This inventory provides a fair and accurate record of the contents and condition of the contents of the property and the property's internal condition.

Disclaimer

This inventory has been prepared by an inventory clerk who is not an expert in buildings, furnishings, decoration, woods, antiques or a qualified surveyor. This inventory relates only to the furniture and all the landlord's 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 & Furnishings (Fire) (Safety) Regulations 1988 – (1993)

The fire and safety regulation regarding furnishing, 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

The inventory will be compiled on the basis that unless stated, listed items are in good clean condition, free from obvious soiling, damage or defects. The Inventory Compilation, Check-in or Check-out will be compiled by the Clerk assuming that the Clerk is able to do so in a manner that is safe and not detrimental to their well-being. All electrical items will be tested for power only, unless the Clerk deems testing unsafe. Smoke Detectors and Security Alarms will be noted but not tested for functioning capabilities. Windows are not checked to see whether they open or not. It is the Tenants responsibility to report on non-opening windows. All static, loose or movable items in this inventory are listed as far as possible from left to right starting at the main door. Settling cracks to walls and ceilings are accepted and will not be mentioned unless necessary. All measurements are in centimetres/metres and are approximate to within 1 centimetre unless stated otherwise. Mattresses will be inspected where accessible and will not be examined should the bed be made up. Garden plants and garden livestock will not be included in the Inventory. Contents of garages and garden sheds other than gardens tools will not be listed unless they are considered to be of value in excess of ten pounds