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Check-Out

Address



Property type

3 Bedroom Furnished Flat

Date

13th January 2022

Instructed by



Link to photos



Supporting Document

Arnold Inventories Check-In Report Dated
14th January 2021

All items as per check-in unless otherwise
stated










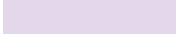
Property summary

	Check-In	Check-Out
Condition	Good Condition	Good Condition
Cleanliness	Professional level clean	Good domestic level clean
- Kitchen & Appliances	Appliances are clean, washing machine inner seal is not clean Kitchen units are clean Oven is not clean Dishwasher is watermarked	Appliances are clean Kitchen units are clean Extractor seals are greasy
- Bathroom(s)	Clean	Very light debris seen in en-suite and bathroom Fittings are clean
- Flooring	Flooring appears to be steam cleaned	Floors generally clean Carpet is clean
- Windows, curtains, and blinds	Windows not cleaned to interior Curtains do not appear steam cleaned	Windows are clean to interior
- Other	Soft furnishings appear steam cleaned	Light dust to skirting in places Soft furnishings are generally clean
Alarms - Smoke	Tested for power, power heard Smoke alarm bedroom 1 face not seen not working	Smoke alarms have been tested for power: 1 x smoke alarm in bedroom one has been removed Smoke alarm in kitchen unable to test due to no power button, however green light seen
Alarms - Carbon Monoxide	No carbon monoxide alarm present No solid fuel burning appliance located in the property.	No carbon monoxide alarm present No solid fuel burning appliance located in the property.
Comments	None	Lights in hallway and reception not working at end of report. Fuse box was checked but no clear issue was seen.





Keys

Key Description	Pick-up Location	Other Comments
Keys are as follows: 1 x  2 x  1 x  1 x  1 x 	1x set of keys collected from concierge	
	Drop-off Location	
	1 x set of keys return to  Greenwich branch	

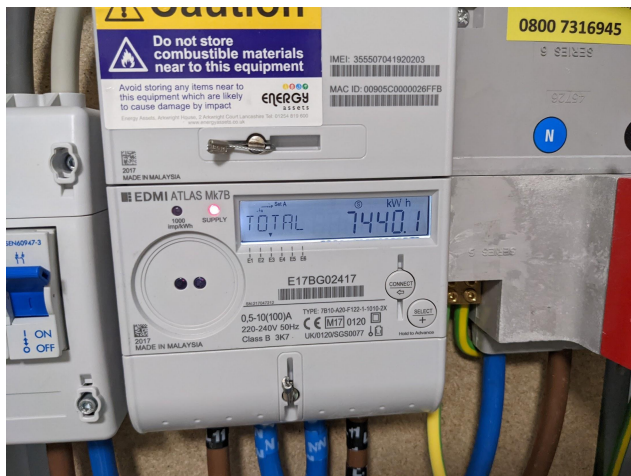


Utilities

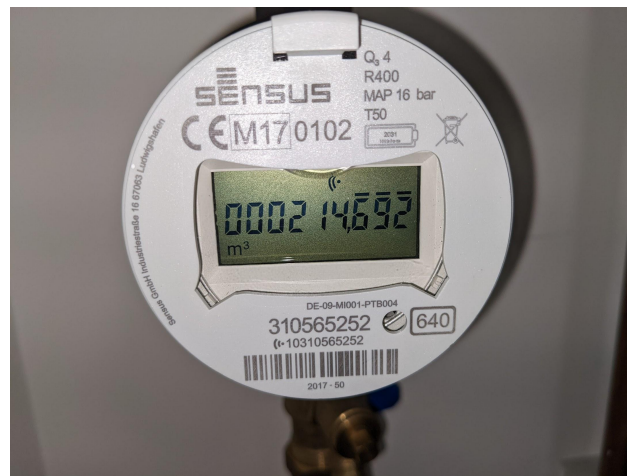
	Location/Note	Serial Number	Check-in Reading	Check-out Reading
Electricity	Built-in cupboard entrance hallway	E17BG02417	3844.9	7440.1
Water	Built-in cupboard LHS front door entrance and hallway	310565252	000075.908	000214.692
Heat	Built-in cupboard LHS front door entrance and hallway	5864269	08165	15186



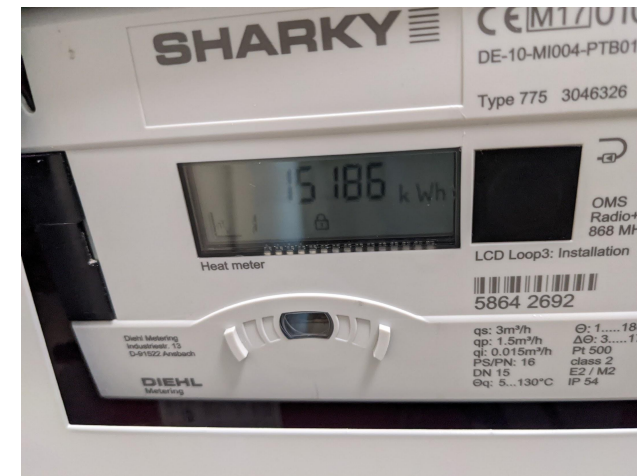
Utilities + Keys



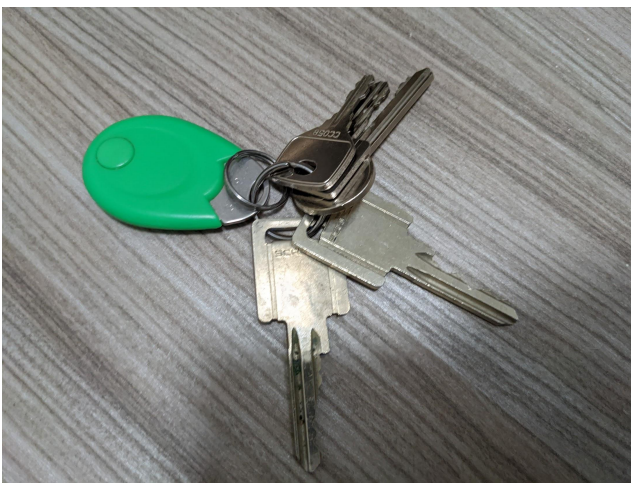
Electricity Meter



Water Meter



Heat Meter



Keys



Front Door, Entrance & Hallway

Tenant (TT), Landlord (LL), Clean (CL), Fair, Wear and Tear (FWT), Unknown (UN)

Ref.	Item	Description	Condition at Check-in	Condition at Check-out
1.	Door	Light grey natural wooden effect laminate To interior and exterior with 1 x chrome handle leading on to both sides 1 x chrome Yale lock to exterior 1 x chrome door fitment to interior 1 x chrome spyhole to exterior and return with cover to interior 4 x chrome numerals to exterior numbers '1006' 1 x chrome automatic door closing system	Door very minor angle nick to interior more notably RHS mid to low level Black marked at mid level Handle light cleaning scratches Small dent to door exterior left hand side to high level	Spyhole is loose (FWT) Light scratches to handles (FWT)
2.	Door surround	Light grey natural wooden effect laminated to interior and exterior with 3 x chrome strip plates 1 x recessed halogen spotlight 1 x glass rectangular plate	Scratches left hand side at mid level Spotlight tested and working	Light rubbing seen to leading edges (FWT)
3.	Ceiling	White painted	Very minor settlement cracking Very odd small shady mark more notably upon entrance	As per check-in
4.	Woodwork	White painted skirting	Very minor settlement cracking to top Dusty to top with require further wipe Very light usage marks mid to low level Odd shady mark and spot mark more notably tith skirting opposite from the entrance	Notable chipping to right hand side of bathroom (FWT) as well as to left hand side of utility cupboard (FWT) Chips to right hand side of kitchen entrance (FWT)



				Occasional further rubbing (FWT) Dust to top (CL)
5.	Lights	4 x white plastic ceiling mounted recessed halogen spotlights	All tested and working	As per check-in
6.	Switches	White plastic	Very slightly marked through use	As per check-in
7.	Sockets	White plastic	In good condition	As per check-in
8.	Walls	White painted	Showing scuff and rub marks at mid and low level Slightly shaded left hand side entry at mid level Minor angle chips at left hand side cupboard to low level Finger mark RHS of the bathroom door at head level	Drip marks to left hand side of utility cupboard (FWT) Further rub marking seen at mid to low levels, most heavily seen to left hand side and right hand side of entrance (FWT)
9.	Windows	None		
10.	Curtains	None		
11.	Flooring	Light natural wooden effect laminated	Light cleaning scratch mark and usage marks Deep long scratch marks from door	Further light markings to main walking areas (FWT)
12.	Heating	None		
13.	Smoke and CO alarms	1 x white plastic ceiling mounted smoke alarm	Tested and working Beeping sound heard Light seen	As per check-in
14.	Furnishings	1 x natural wooden effect frame circular wall mounted mirror	Clean	As per check-in
15.		1 x rectangular glass table with 2 x chrome legs	Very minor usage marks and scuff marks seen to top	As per check-in
16.		1 x chrome skirting mounted doorstop with blackcap	In good condition Not seen	Black rubber fitment is missing (FWT) Loose (FWT)



17.	Built-In Cupboard	<p>2 x white laminated fascias each with 1 x chrome handle to exterior 1 x chrome strip Door surround white painted</p> <p>Ceiling white painted Walls white painted</p> <p>Skirting white painted Flooring continuation from hallway Lights 1 x white plastic ceiling mounted light unit with 1 x frosted glass shade and 1 x light bulb Switches white plastic Sockets white plastic Cupboard to interior</p> <p>Furnishings: 1 x white plastic ceiling mounted air vent 1 x white wall mounted boiler with white metal cover and integrated heat meter as well as associated pipework 1 x grey wall mounted water meter 1 x white wall mounted VENT-AXIA ventilation</p>	<p>Doors to interior mid to low level have odd small mark</p> <p>Very minor settlement cracking to interior of cupboard</p> <p>Walls have very minor small marks mid to low-level</p> <p>Slightly dusty to top Slightly dusty</p> <p>Light tested and working</p> <p>Cupboard to interior is in very good cupboard condition</p> <p>Clean</p> <p>Doors heavily chipped and damaged at low level edges Ceiling light rub marks behind lighting 1 x small dent front of lighting Walls showing scuff and rub marks at id and low level 1 x screw hole RHS at entry to low level 1 x screw RHS entry</p>	<p>Right hand side door to interior has 2 x clear plastic hooks attached command strips (FWT)</p> <p>Left hand side door is heavily chipped low level left hand side of right hand side doors at low level edges are heavily chips (TT) Rub marking seen to interior doors (FWT)</p> <p>Settlement cracking to surround edges (FWT) Black discolouration patch seen forwards of washing machine (FWT)</p> <p>Further rub markings (FWT)</p> <p>Scattered rub marks across walls with heavy black rubbing to right hand side of washing machine at low level (FWT)</p> <p>Dust to air vents (CL)</p>
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		system with white metal cover and associated pipework 1 x grey wall mounted box with black plastic pull		
18.		1 x white wall mounted fuse box with matching cover 1 x white plastic wall mounted hyper optic fitment box 1 x white plastic wall mounted BT fitment box 1 x white plastic wall mounted Openreach fitment box 1 x white ironing board with white and blue cover 1 x light natural wooden effect wall mounted shelf 1 x grey plastic mop bucket 1 x grey plastic mop Number of assorted hangers Number of Hoover accessories in packaging	In new condition Still in packaging Not seen	As per check-in
19.		1 x white freestanding BOSCH washing machine and dryer with external controls 1 x white plastic soap tray 1 x grey inner seal	Clean and very slightly shaded	Soap tray is clean Inner seal is slight debris (CL)



20.		1 x white metal clothes ailer		Damaged and secured with sellotape in 2 x places (TT)
21.		1 x chrome fold out chair with leather effect seat cushion	Not seen	No longer seen (TT)
22.		1 x black Hoover seen to interior of box	Brand unknown	Not tested Secured with dark tape (UN)
23.		1 x white and blue HADEN iron in box		Not tested



Front Door & Entrance Hallway



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REF: 1.2 2022:01:13 15:15:27



REF: 1.3 2022:01:13 15:15:28



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REF: 1.5 2022:01:13 15:15:32



REF: 1.6 2022:01:13 15:15:33



REF: 1.7 2022:01:13 15:15:35



REF: 1.8 2022:01:13 15:15:36



REF: 1.9 2022:01:13 15:15:37



REF: 1.10 2022:01:13 15:15:40



REF: 1.11 2022:01:13 15:15:43



REF: 1.12 2022:01:13 15:15:48



Front Door & Entrance Hallway



REF: 1.13 2022:01:13 15:16:00



REF: 1.14 2022:01:13 15:16:10



REF: 1.15 2022:01:13 15:16:12



REF: 1.16 2022:01:13 15:16:20



REF: 1.17 2022:01:13 15:16:23



REF: 1.18 2022:01:13 15:16:26



REF: 1.19 2022:01:13 15:16:27



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Kitchen & Reception

Tenant (TT), Landlord (LL), Clean (CL),
Fair, Wear and Tear (FWT), Unknown (UN)

Ref.	Item	Description	Condition at Check-in	Condition at Check-out
24.	Door	2 x light grey natural wooden effect laminated doors each with 1 x chrome strip 1 x door has 1 x chrome handle leading onto both sides	In good condition Light rub marks to edges at low level	As per check-in
25.	Door surround	White painted	Very minor settlement cracking to joint areas Black marks exterior RHS to low level Settlement crack to left and RHS to high level	As per check-in
26.	Ceiling	White painted	Slightly patchy paintwork Black marked around patchy paintwork Light rub marks above kitchen unit	Very light shaded marking around air vent to right hand side in reception area (None) Light repair mark seen between curtain seen to right hand side of window 1 Multiple repair mark seen forwards of curtain rail (UN)
27.	Woodwork	Partly white painted skirting Partly chrome kickboard	Slightly dusty to top with require further wipe	Notable yellow staining to right hand side of kitchen area (FWT/CL) Scuffing seen to leading edges (FWT) Dust to top (CL) Occasional marking (FWT) Kickboard scattered markings (CL) Does not appear to be secure (UN)
28.	Lights	8 x white plastic ceiling mounted recessed halogen spotlights 2 x under cabinet strip lights	All tested and working Tested and working Strip lights seen above units All tested and working	As per check-in
29.	Switches	White plastic	In good condition	Appliance switch 1 x is slightly stained (CL)



30.	Sockets	Partly white plastic Partly chrome	In good condition	As per check-in
31.	Walls	Partly off-white painted and partly grey and mirror tiles splashback	Painted part – very minor usage marks mid to low level Very light shady marks mid to low level more notably LHS from window Tiled section – light smear marks and spot marks could benefit from further wipe Painted part - finger marks to RHS entry around switch Heavily spot stains and rub marks left hand side balcony at mid level under paint Splash marks and finger marks left hand side third RHS dishwasher at mid to low level Black mark to RHS to kitchen at high level 2 x small dent left hand side on entry to low level Light rub marks in several area	Part painted - heavy paint chip above TV unit with black rubbing seen just below (FWT) Occasional further marking seen at mid to low levels (FWT) Furniture staining surround side of kitchen (FWT) Part tiled section (CL)
32.	Window 1	1 x white UPVC window with 1 x surround 7 x casements 7 x panes of glass 2 x white handles 1 x lockable 1 x chrome Yale lock	Window casements and surround is slightly dusty with light debris could benefit from light wipe	Glasses are clean to interior Some light shading seen to casement (FWT) Sill by window 1 notably scuffed forwards balcony door (FWT)
33.	Window 2	1 x white UPVC window with 1 x surround 3 x casements 3 x panes of glass 1 x white lockable handle	Window casements and surround slightly dusty could benefit from further wipe	Sill is heavily marked with discolouration Circular and square discolouration and scratch marks (FWT)
34.	Curtains	5 x white net floor length curtains	No visible stains Both tested and working	Clean Curtains for the window has black discolouration at low level (FWT)



		2 x white plastic ceiling mounted tracks Plastic track and 1 x chrome beaded pull cord 1 x white plastic wall mounted fitment	Balcony curtain - heavy stain Curtains has black marks	
35.	Flooring	Light natural wooden effect laminate	Not fully clean, require cleaning	Rub and indent seen to main walking areas (FWT) Noticeable discolouration to left hand side of entrance (FWT) More notable markings forward of kitchen area (FWT) Very light debris in places (CL) More heavier black scratches seen forwards of radiator (FWT) Unable to fully inspect due to furnishings in the way
36.	Heating	1 x white wall mounted radiator with 2 x white plastic valve caps	In good condition	As per check-in
37.	Smoke and CO alarms	1 x white plastic ceiling mounted smoke alarm	Tested and working Beeping sound heard Light seen	Unable to test due to no power button, however green light seen
38.	Worktop	Grey granite effect worktop with integrated draining board	Slightly dusty Could benefit from light wipe Very small odd white mark more notably Restroom the hob	Generally clean with light rubbings to right hand side of microwave (FWT)
39.	Units	Mid natural wooden effect laminated 6 x high level 4 x low level 3 x low level pull out drawers	All units have very light usage marks to interior and exterior Pull out drawers have odd white blemish mark Units to interior have very minor debris that could benefit from very light wipe	In tidy condition



40.	Sink	<p>1 x chrome sink with 1 x chrome plughole</p> <p>1 x chrome serrated attached plug</p> <p>1 x chrome overflow</p> <p>1 x chrome integrated tap mixer</p>	<p>Sink has traces of limescale and watermarking</p> <p>Some light tarnishing more notably to the bottom right</p> <p>Scuff marks seen to the bottom</p> <p>Tap mixer slightly watermarked</p> <p>Some traces of limescale at low levels</p> <p>Sink not fully clean with requires further cleaning</p>	<p>Clean with some light cleaning scratches (FWT)</p> <p>Discolouration around plughole (FWT)</p>
41.	Fridge Freezer	<p>1 x chrome concealed NEFF fridge and freezer</p> <p>To interior of fridge:</p> <p>4 x glass shelves each with white plastic and chrome trim</p> <p>1 x clear and white plastic salad crisper</p> <p>1 x white plastic inset lights</p> <p>3 x clear plastic door mounted shelves each with 1 x chrome trim</p> <p>2 x white plastic egg holders</p> <p>Interior of freezer 4 x clear and white plastic pullout drawers</p>	<p>Light tested and working</p> <p>Fridge to interior has odd grubby mark and some faded debris</p> <p>Not fully clean</p> <p>Could benefit from light wipe</p> <p>Generally clean</p>	<p>Freezer is over iced (CL)</p> <p>Light debris to inner seal freezer (CL)</p> <p>Fridge has very minor debris (CL)</p>
42.	Microwave	<p>1 x chrome and black glass NEFF microwave with touch screen controls to exterior to interior</p>	<p>Tested and working</p> <p>Microwave interior and exterior clean</p>	<p>As per check-in</p>
43.	Oven	<p>1 x chrome and black glass NEFF oven with touch screen controls to exterior</p> <p>1 x chrome strip to exterior</p> <p>To interior:</p> <p>2 x chrome wired side fitments</p> <p>2 x chrome wired shelves</p> <p>1 x grey oven pan</p>	<p>Inset light tested and working</p> <p>Oven to interior clean</p>	<p>Light does not appear to be working</p> <p>Not clean with residue marks to interior (CL)</p>



44.	Extractor	1 x grey concealed ELICA extractor with 2 x inset lights 1 x chrome filter base panel Internal controls 1 x glass cover 2 x inset lights	Tested and working Filter base panels very slightly greasy could benefit from further wipe	Seals and surrounds are greasy (CL)
45.	Hob	1 x black glass NEFF hob with external controls and 4 x elements	Very minor brunt marks seen more notably to left-hand element RHS Light smear marks Could benefit from light wipe	Burnt marks to burners (FWT) Further scratches (FWT)
46.	Dishwasher	1 x chrome NEFF dishwasher with internal controls 1 x grey plastic soap tray 2 x grey wired racks and 1 x grey plastic inner cutlery basket	Dishwasher to interior clean Inner seals clean	Wearing to sicker and signage (FWT)
47.	Furnishings	1 x grey plastic cutlery divider with number of cutleries	Used cutleries	As per check-in
48.		Number of white plastic cutlery	In use condition	As per check-in
49.		5 x chrome tea spoons	In used condition	8 x mismatched In used condition
50.		4 x chrome spoons	In used condition	11 x seen, in used condition
51.		5 x chrome knives	In used condition	8 x seen, in used condition Mismatched
52.		1 x chrome fork	In used condition	4 x seen, mismatched In good condition
53.		Number of kitchen utensils seen to 1 x of pull out drawers such as 1 x chrome and black large screen 1 x chrome and black vegetable peeler	All in used condition Not seen	As per check-in



54.		1 x chrome and black large soup spoon		No longer seen (TT)
55.		1 x chrome and black slatted spoon		As per check-in
56.		1 x chrome and black slatted spatula		As per check-in
57.		1 x chrome wire bottle opener	Not seen	In good used condition
58.		1 x chrome and black tin opener		As per check-in
59.		1 x light natural wooden effect spoon		In used condition
60.		3 x assorted tea towels	Not seen	As per check-in
61.		1 x grey oven pan	In good condition In used order	As per check-in
62.		6 x white ceramic side dish plates	In good condition 2 x not seen	6 x seen
63.		6 x white ceramic soup bowls	In good condition 5 x not seen	4 x seen
64.		6 x white ceramic dining plates	All in used condition	4 x seen
65.		1 x light natural wooden effect knife block with 5x chrome and black knives 1 x pair of black and chrome scissors	In good condition 1 x knife not seen	2 x knives not seen
66.		1 x white plastic cutting board	Not seen	As per check-in
67.		Number of kitchen cleaning products	Not seen	As per check-in
68.		4 x chrome assorted size saucepans 3 x matching lids	In good condition	In used condition 3 x seen 2 x lid seen



69.		1 x chrome medium size pan with matching lid	In good condition	As per check-in
70.		1 x grey plastic bin with 1 x pull out drawer to interior Interior of pull out drawer there is 3 x compartments	In good condition	As per check-in
71.		6 x wine glasses	In used condition 1 x not seen	As per check-in
72.		6 x white ceramic coffee mugs	Angle nicks and chips	2 x seen
73.		6 x white half pined glasses	1 x not seen	As per check-in
74.		1 x chrome cutlery drainer	Not seen	As per check-in
75.		1 x chrome and black HADEN toaster	Not seen	As per check-in
76.		1 x glass rectangular dining table with black legs	Very minor usage marks seen to top Light scuff marks	Cleaning scratches to top (FWT)
77.		6 x grey dining chairs each with black legs	In good condition 2 x white paint marks on one of seat	Rub marks to legs (FWT)
78.		2 x grey blue and green patterned scatter cushions	In good condition	As per check-in
79.		1 x glass rectangular coffee table with black legs	Very light usage marks to top Light scuff marks	Light cleaning scratches to top (FWT)
80.		1 x grey white and black patterned rectangular rug	Very light wear	As per check-in
81.		1 x black laminated TV unit with 5 x shelves and 1 x pull drawers Pull out drawer has 1 x chrome stipple to exterior	Very slight dust and very light usage marks seen to interior and exterior	Light debris (CL)
82.		1 x chrome and black freestanding floor lamp	Light tested and working	As per check-in



83.		2 x white plastic ceiling mounted air vents	Both clean	Slightly shaded (FWT)
84.		1 x black natural wooden effect laminated rectangular framed wall mounted picture with abstract art	In good condition	Light dust to top (CL)
85.		1 x chrome floor mounted door stop with blackcap	In good condition	As per check-in
86.		1 x white plastic wall mounted thermostat	In good condition	As per check-in
87.	Additional Items	Salter toaster		Not tested Not plugged in In used condition Bread crumbs
88.		Haden kettle		Not tested In used condition
89.		2 x black plastic handled knives		In used condition
90.		Vegetable peeler		In used condition
91.		6 x assorted breakfast bowls		In good used condition
92.		4 x small teacups		In good used condition
93.		2 x ceramic ramekins		In good condition
94.		4 x white ceramic sauces		In good used condition
95.		3 x patterned sauces		In good condition
96.		White ceramic pots		In used condition
97.		Whisky glass with lid		In good condition
98.		Glass vase		In good condition
99.		2 x glass one litter water jars		In good condition
100.		Breville blender with 2 x bottles		In used condition
101.		3 x small glass tumblers		In good condition
102.		4 x Breville wine glasses		In good condition



103.		2 x assorted glass tumblers		In good condition
104.		Brown leather effect L-shape sofa		Adjustment mechanism not tested Fabric fraying to edges Ottoman section tested and working
105.		3 x large scattered cushions		Slightly marked
106.		Cream floor rug		In good condition Not fully inspected due to furnishings in the way
107.		Grey patterned floor rug		In good condition
108.		Sprinkler		In good condition



Kitchen & Reception



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Kitchen & Reception



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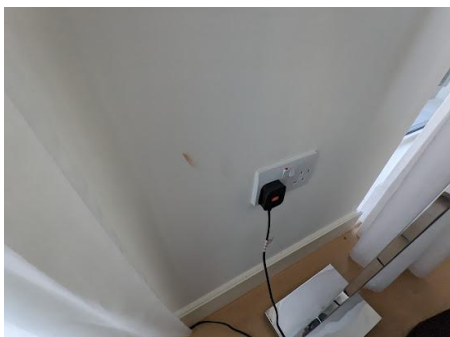
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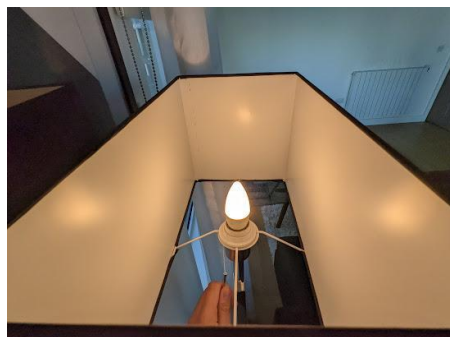
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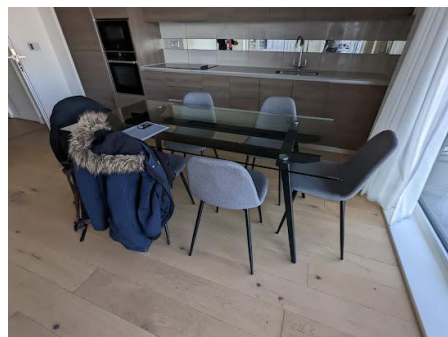
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Kitchen & Reception



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REF: 2.36 2022:01:13 15:13:48



Balcony

Tenant (TT), Landlord (LL), Clean (CL), Fair, Wear and Tear (FWT), Unknown (UN)

Ref.	Item	Description	Condition at Check-in	Condition at Check-out
109.	Lights			Do not appear to be working
110.	Walls			Outdoor condition
111.	Flooring			Outdoor condition with organic debris
112.	Furnishings	Handrail with glass panes		Outdoor condition
113.		Black metal folding outdoor chair		Good, outdoor condition

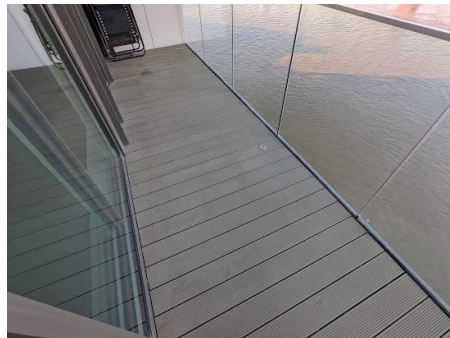


Balcony



REF: 3.1

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REF: 3.2

2022:01:13 15:11:37



REF: 3.3

2022:01:13 15:11:38



Bedroom One

Tenant (TT), Landlord (LL), Clean (CL), Fair, Wear and Tear (FWT), Unknown (UN)

Ref.	Item	Description	Condition at Check-in	Condition at Check-out
114.	Door	White laminated with 1 x chrome handle leading onto both sides 1 x chrome strip leading onto both sides	Very light usage marks mid to low level to interior of door at low level RHS Doorstop mark seen	As per check-in
115.	Door surround	White painted with 1 x chrome stripe plate	In good condition Light rub marks RHS at mid level Settlement crack to left and RHS to high level Blue mark to RHS to high level Small chipped at left hand side at mid to low level	Light chipping seen to leading edges, notable to left hand side (FWT)
116.	Ceiling	White painted	In good condition Yellowish marks around smoke alarm	As per check-in
117.	Woodwork	White painted skirting	Slightly dusty to top Could benefit from further wipe	Settlement cracking to top (None) Light dust to top (CL) Occasional marking (FWT)
118.	Lights	2 x white plastic ceiling mounted recessed halogen spotlights	Both tested and working	As per check-in
119.	Switches	White plastic	In good condition	As per check-in
120.	Sockets	White plastic	In good condition	Socket to left hand side of entrance is loose from walls (TT)
121.	Walls	Off-white painted	Scuffs and rub marks at mid to low level Heavy finger marks RHS at mid level Slightly spot marks RHS at head level Touch light rub marks left hand side of window to low level Line spot stain	Finger marking seen to right hand side of entrance (FWT) Further markings scattered at mid to low levels (FWT) Heavier shaded marking and brown discolouration seen to left hand side of window at low level (FWT)



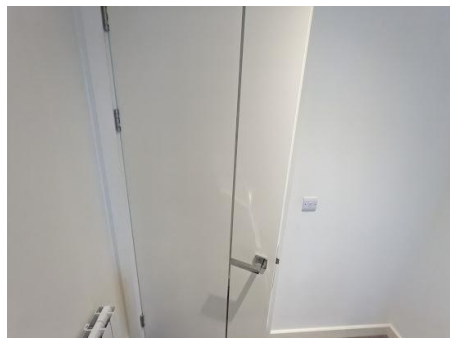
				Very minor discolouration marks seen around light switch (FWT)
122.	Windows	1 x white UPVC window with 1 x surround 3 x casements 3 x panes of glass 1 x white lockable handle	Window casement and surround very slightly dusty could benefit from light wipe	Glass is clean to interior Light shaded mark seen to casement (FWT) Heavy yellow circular discolouration seen to sill (FWT)
123.	Curtains	Window casement and surround very slightly dusty could benefit from light wipe	Blind tested and operational	Rub marking seen to low level edge (FWT)
124.	Flooring	Light grey carpet	Very light debris has not been steam cleaned Very minor furniture indentations marks No visible stains	Orange stain patch seen forwards of window (FWT) Clean Unable to fully inspect due to furnishings in the way
125.	Heating	1 x white wall mounted radiator with 2 x white plastic valve caps	In good condition	As per check-in
126.	Smoke and CO alarms	1 x white plastic ceiling mounted smoke alarm	Tested and working Beeping sound heard Light seen Face not seen Not working	Smoke alarm has been detached (UN)
127.	Furnishings	1 x light natural wooden effect sofa bed with grey double bed mattress	In light use order	Mechanism not tested Hair debris (CL)
128.		1 x chrome skirting mounted doorstop with blackcap	In good condition Black rubber not seen	As per check-in
129.		1 x white plastic ceiling mounted air vent	Clean	As per check-in



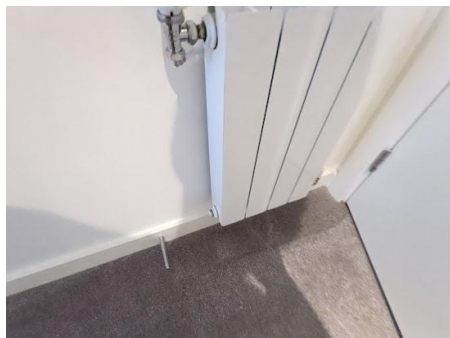
Bedroom One



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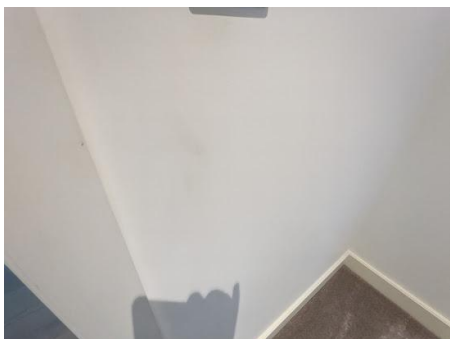
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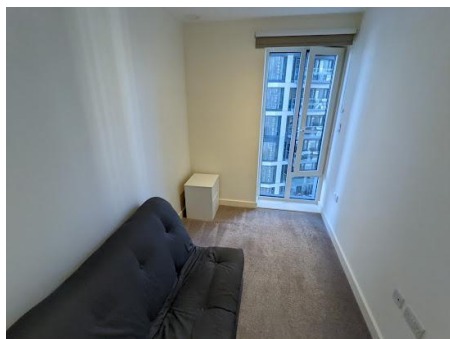
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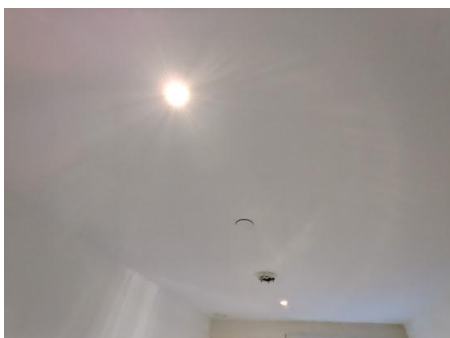
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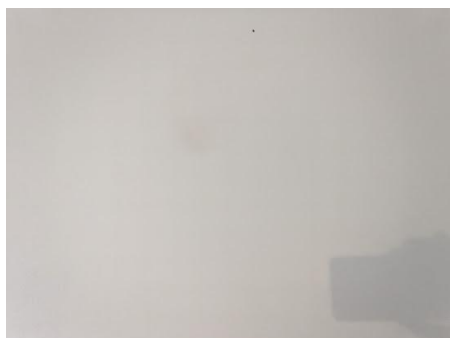
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Bedroom Two

Tenant (TT), Landlord (LL), Clean (CL), Fair, Wear and Tear (FWT), Unknown (UN)

Ref.	Item	Description	Condition at Check-in	Condition at Check-out
130.	Door	White painted with 1 x chrome handle leading onto both sides 1 x chrome strip leading onto both sides	Door to interior at low level RHS corner has doorstop mark seen	Light rub marks seen to interior of handle (FWT)
131.	Door surround	White painted with 1 x chrome stripe plate	Very light angle shading more notably to exterior LHS mid to low level	Light chipping seen to leading edges, notable to left hand side low level (FWT)
132.	Ceiling	White painted	In good condition	As per check-in
133.	Woodwork	White painted skirting	Slightly dusty to top Could benefit from light wipe Remove tape mark RHS on entry	Very light chip marks seen to leading edges (FWT) Unable to fully inspect due to furnishings in the way
134.	Lights	2 x white plastic ceiling mounted recessed halogen spotlights	Both tested and working	As per check-in
135.	Switches	White plastic	In good condition	As per check-in
136.	Sockets	White plastic	In good condition	As per check-in
137.	Walls	Off-white painted	In good condition Light rub marks RHS entry at mid to high level Minor angle chips at left hand side windows to low level	Occasional further marking seen at mid to low level (FWT) Unable to fully inspect due to furnishings in the way
138.	Windows	1 x white UPVC window with 1 x surround 3 x casements 3 x panes of glass 1 x white lockable handle	Window casement and surround very slightly dusty could benefit from light wipe	Glass is clean to interior Very light scratch mark seen to handles (FWT) Scattered scratch and chip marks seen to sill (FWT) Circle and square discolouration seen to left hand side and right hand side edge (FWT)



139.	Curtains	1 x grey roller blind with 1 x white plastic track 1 x chrome beaded pull cord 1 x white plastic wall mounted fitment	In good condition	Debris seen to back section (CL)
140.	Flooring	Grey carpet	Slightly dusty Very light furniture indentation marks No visible stains Few heavy black marks under bed frame Heavy stained 1 x step from door Heavy black marked forward to bed in front of bed	Clean Unable to fully inspect due to furnishings in the way Orange spot mark seen forwards of window to right hand side (FWT)
141.	Heating	1 x white wall mounted radiator with 2 x white plastic valve caps	In good condition	As per check-in
142.	Smoke and CO alarms	1 x white plastic ceiling mounted smoke alarm	Tested and working Beeping sound heard Light seen	As per check-in
143.	Furnishings	Wardrobe: 1 x white laminated freestanding wardrobe with 2x fascias Each fascias to exterior has 1 x recessed pull To interior of wardrobe: 1 x white laminated shelf and 2 x chrome hanging rails	Very odd light shady marks seen around the recessed pulls	Scuff mark seen to backboard to right hand side low level (FWT) Very light coat hangers scratches to clothing rails (FWT) Chip mark seen to shelf (FWT)
144.		2 x white laminated bedside units each with 2 x pull out drawers	Very light dust seen to exterior Light rub marks on top	1 x move to bedroom 1



145.		2 x black bedside lamps each with 1 x black circular base 1 x black stand 1 x brass light unit and 1 x light bulb 1 x black shade	Both lights tested and working	1 x tested, not working (UN) 1 x move to bedroom three Tested and not working (UN)
146.		1 x black framed rectangular wall mounted picture of abstract art	In good condition	As per check-in
147.		1 x grey suede effect double bed base with integrated headboard	In good condition	Multiple joins are detached (FWT) Fabric fraying seen to headboard (FWT) Headboard is not fully flush to wall (None)
148.		1 x double bed mattress	Unable to fully inspect due to bed being made Heavily black and heavily stained to other side	Heavy peeling seen to top (UN) Light fabric fraying to edges (FWT)
149.		1 x white double bed mattress cover	Not seen	As per check-in
150.		1 x white duvet with cover	Not seen	As per check-in
151.		4 x pillows with pillow cases	Unable to fully inspect pillows due to covering	No longer seen (TT)
152.		1 x chrome skirting mounted doorstep with blackcap	In good condition	Black rubber section missing (FWT)
153.		1 x white plastic ceiling mounted air vent	Clean	As per check-in
154.		2 x yellow side cushions		No longer seen (TT)
155.	Additional Items	Portable fan		Not tested
156.		Wicker basket bin		In good condition
157.		Full length mirror with brown laminate frame		Additional items



Bedroom Two



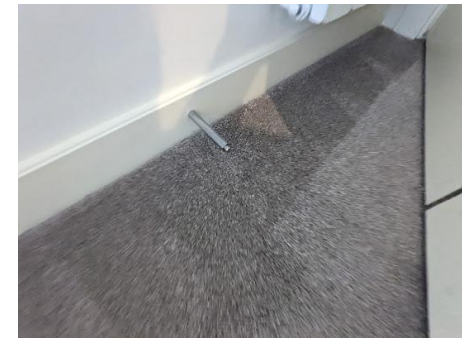
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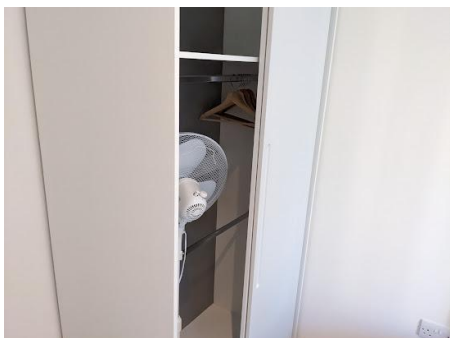
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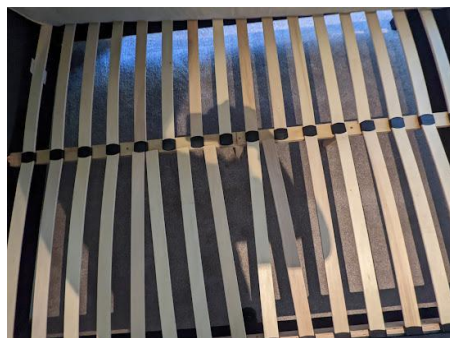
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Bedroom Two



REF: 5.13

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Bedroom Three

Tenant (TT), Landlord (LL), Clean (CL), Fair, Wear and Tear (FWT), Unknown (UN)

Ref.	Item	Description	Condition at Check-in	Condition at Check-out
158.	Door	White laminate with 1 x chrome handle leading onto both sides 1 x chrome strip leading onto both sides	Door to interior at low level RHS has doorstop mark seen Door exterior light rub marks to low level	Handle slightly loose when pressure was applied (FWT) Light scratches to handles (FWT)
159.	Door surround	White painted with 1 x chrome stripe plate	In good condition Light rub marks LHS at mid level	As per check-in
160.	Ceiling	White painted	In good condition Light rub marks LHS of the smoke alarm	Very light shaded marking around air vent (UN)
161.	Woodwork	White painted skirting	Slightly dusty to top Could benefit from light wipe	Occasional scattered marking, more notable to right hand side of entrance (FWT) Very light swelling to left hand side of en-suite (FWT) Clean to top Unable to fully inspect due to furnishings in the way
162.	Lights	3 x white plastic ceiling mounted recessed halogen spotlights	Both tested and working	As per check-in
163.	Switches	White plastic	In good condition	As per check-in
164.	Sockets	White plastic	In good condition	As per check-in
165.	Walls	Off-white painted	In good condition Light rub marks in places Minor angles to wall edge RHS of the windows to low level Black marks same area RHS balcony at low level	Yellow discolouration seen to right hand side of entrance (FWT) Indent seen to right hand side of entrance, possibly caused by handle (FWT) Discolouration around light switch left hand side of en-suite (FWT)



			Light rub marks and shaded LHS of the en-suite door surround	Further scattered markings at mid to low levels (FWT) More notable rubbing seen above headboard (FWT) Unable to fully inspect due to furnishings in the way
166.	Windows	White UPVC window with 1 x surround 2 x casements 3 x panes of glass 1 x white lockable handle 1 x chrome Yale lock	Window casement and surround very slightly dusty could benefit from light wipe	Glass is clean to interior Light shading seen to casement (FWT) Scuff and chip mark seen to sill (FWT) Light chipping seen to surround edges (FWT)
167.	Curtains	1 x grey roller blind with 1 x white plastic track 1 x chrome beaded pull cord 1 x white plastic wall mounted fitment	Roller blind tested and operational	Fabric fraying to left hand side edges (FWT) Light scratches seen to interior edges (FWT) Black rubbing seen to curtain rail (FWT) Light dust seen (CL)
168.	Flooring	Grey carpet	Heavy black mark and burn mark on entry Heavy yellow stained RHS entry	Clean Furniture indentation marks (FWT) Unable to fully inspect due to furnishings in the way
169.	Heating	1 x white wall mounted radiator with 2 x white plastic valve caps	Very odd mark seen towards low level LHS	As per check-in
170.	Smoke and CO alarms	1 x white plastic ceiling mounted smoke alarm	Tested and working Beeping sound heard Light seen	As per check-in
171.	Furnishings	2 x white laminated bedside units each with 1 x chrome stipple to exterior	Bedside unit on the LHS top has half way blemish marks seen	As per check-in



172.	2 x black bedside lamps each with 1 x white ceramic base 1 x light unit 1 x light bulb 1 x cream circular shade	Both lights tested and working 1x heavily damaged not working	1 x not seen
173.	1 x grey double bed base with integrated headboard	In good condition	2 x joins missing to centre (UN)
174.	1 x double bed mattress	Unable to fully inspect due to bed being made Light usage and rub marks In used order	Fabric fraying to edges (FWT)
175.	1 x white double bed mattress cover	In good condition Not seen	As per check-in
176.	1 x white double bed duvet with cover	Unable to fully inspect duvet due to cover Not seen	As per check-in
177.	4 x pillows with 4 x white pillow cases	Unable to fully inspect pillows due to pillow cases Not seen	As per check-in
178.	Built-in wardrobe: Light grey natural wooden effect laminated with 2x fascias Each fascias has 1 x chrome stipple to exterior Wardrobe also has 2 x chrome sliding doors each with 1 x pane of mirror to exterior 2 x far LHS fascia reveal 3 x light natural wooden effect laminate shelves 1 x chrome hanging rail 1 x inset strip light	Strip light tested and working Inset light tested and working Mirrors have odd grubby mark seen to exteriority level more notably towards LHS Additional probably old tenant items, it will be remove tomorrow	Strip light not working (UN) Debris seen to door track (CL) To interior generally in tidy condition Coat hangers scratches to clothing rails (FWT) All tenant items no longer seen



		2 x sliding doors reveal 8 x natural wooden effect laminated shelves 1 x chrome hanging rail 1 x strip inset light and number of assorted hangers		
179.		1 x chrome skirting mounted doorstop with blackcap	In good condition	As per check-in
180.		1 x white plastic ceiling mounted air vent	Clean	As per check-in
181.	Additional Items	7 x multicoloured coloured scatter cushions		In good condition
182.		Variety of coat hangers		Additional items



Bedroom Three



REF: 6.1 2022:01:13 15:08:40



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REF: 6.3 2022:01:13 15:08:47



REF: 6.4 2022:01:13 15:08:48



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REF: 6.10 2022:01:13 15:09:14



REF: 6.11 2022:01:13 15:09:18



REF: 6.12 2022:01:13 15:09:19



Bedroom Three



REF: 6.13 2022:01:13 15:09:23



REF: 6.14 2022:01:13 15:09:24



REF: 6.15 2022:01:13 15:09:26



REF: 6.16 2022:01:13 15:09:27



REF: 6.17 2022:01:13 15:09:32



REF: 6.18 2022:01:13 15:09:33



REF: 6.19 2022:01:13 15:09:46



REF: 6.20 2022:01:13 15:09:48



REF: 6.21 2022:01:13 15:09:49



REF: 6.22 2022:01:13 15:09:51



REF: 6.23 2022:01:13 15:09:53



Bedroom Three En-Suite

Tenant (TT), Landlord (LL), Clean (CL), Fair, Wear and Tear (FWT), Unknown (UN)

Ref.	Item	Description	Condition at Check-in	Condition at Check-out
183.	Door	White painted with 1 x chrome handle leading onto both sides 1 x chrome lock to exterior 1 x chrome twist pull fitment to interior 1 x chrome strip leading onto both sides	Chrome twist pull fitment very slightly stiff to operate Mid to low level has very small spot marks	Light scratches to handles (FWT) Light chip seen to low level left hand side exterior (FWT) Rub marks seen to exterior high level (FWT)
184.	Door surround	White painted with 1 x chrome stripe plate	In good condition Interior water damages left and RHS Light rub marks and shaded LHS to mid level	As per check-in
185.	Ceiling	White painted	In good condition	Light chip seen forward of entrance (FWT)
186.	Woodwork	None		
187.	Lights	3 x white plastic ceiling mounted recessed halogen spotlights	All tested and working	As per check-in
188.	Switches	None		
189.	Sockets	None		
190.	Walls	Partly light grey tile Partly dark grey tiles	Very light tile grouting and discolouration more notably in the bath area mid to low level Very light tile grouting discolouration in the bath area	Dried watermarks (CL)
191.	Windows	None		
192.	Curtains	None		
193.	Flooring	Light grey tiles	Tape mark LHS on entry	Light discolouration to grout, otherwise clean
194.	Heating	None		



195.	Smoke and CO alarms	None		
196.	Furnishings	<p>1 x white bath with 1 x chrome plug hole 1 x chrome pop-up plug 1 x chrome overflow 1 x chrome wall mounted flex leading onto 1 chrome small showerhead 1 x chrome wall mounted riser bar 1 x chrome wall mounted double control rods 1 x chrome ceiling mounted large showerhead Dark natural wooden effect laminated side panel</p>	<p>Bath silicon has very light discolouration Bath has some very light watermarking and some light debris could benefit from light wipe All chrome fitments and water marking Some traces of limescale more notably to control rods and pop-up plug</p> <p>Light cleaning scratches</p>	Bath is clean
197.		<p>2 x chrome fitments and 2 panes of glass 1 x clear rubber seal at low level</p>	<p>Shower screen to interior has traces of limescale and watermarking Not fully clean Requires further cleaning</p>	As per check-in
198.		<p>Recessed shelving area 2 x wall mounted glass shelves each with 2 chrome fitments 1 x recessed spotlights</p>	<p>Spotlight tested and working Shelves has watermarks grubby marks not clean Requires further cleaning</p>	As per check-in
199.		<p>1 x white plastic ceiling mounted air vent</p>	In good condition	As per check-in
200.		<p>1 x white wash basin with 1 x chrome plug hole 1 x chrome plug hole cover 1 x overflow 1 x chrome integrated tap mixer</p>	<p>Wash basin has splash marks spot marks grubby marks All chrome fitments watermarked with traces of limescale Wash basin not clean Requires further cleaning</p>	Light cleaning scratches to chrome fittings, otherwise clean



201.		2 x rectangular frameless wall mounted mirror	Splash marks and spot marks smear marks seen Not clean Requires further cleaning	Clean
202.		1 x grey wall mounted laminated medicine cabinet with 1 x fascia Fascia to exterior has 1 x pane of mirror Medicine cabinet to exterior also has 2 x rectangular frameless mirrors to the sides	Medicine cabinet to interior and exterior has light usage marks Medicine cabinet to interior has some debris Some grubby marks Some small ring marks Mirror has splash marks and smear marks Medicine cabinet not clean requires further cleaning	Mirrored doors are clean Some very minor soap residue marks to interior (CL) Light debris and circular ring mark seen to interior base (CL)
203.		Vanity unit: Grey laminated with 1 x fascia Vanity to interior has 1 x grey laminated shelf	Fascia to exterior has some light spot marks and drip marks	Dried watermarks to left hand side exterior door (CL)
204.		1 x recessed shelving area with 2 x glass wall mounted shelves Each glass shelf has 2 x chrome fitments 1 x recessed spotlights	Spotlight tested and working Shelves have some grubby marks White marks and dust not cleaned requires further cleaning	As per check-in
205.		1 x white toilet with 1 x white plastic toilet seat and lid 1 x chrome wall mounted double toilet flush	Toilet has some dust and debris Some splash marks to leading edges Some light discolouration around waterline Toilet not clean Requires further cleaning Toilet seat is slightly shaded to the bottom	Toilet is clean
206.		1 x chrome wall mounted doorstop with blackcap	In good condition	As per check-in
207.		2 x chrome wall mounted towel rails	In good condition	As per check-in



208.		1 x navy blue rectangular bath mat	Not seen	As per check-in
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Bedroom Three En-Suite



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REF: 7.8 2022:01:13 15:08:28



REF: 7.9 2022:01:13 15:08:30



REF: 7.10 2022:01:13 15:08:35



Bathroom

Tenant (TT), Landlord (LL), Clean (CL), Fair, Wear and Tear (FWT), Unknown (UN)

Ref.	Item	Description	Condition at Check-in	Condition at Check-out
209.	Door	White painted with 1 x chrome handle leading onto both sides 1 x chrome lock to exterior 1 x chrome twist pull fitment to interior 1 x chrome strip leading onto both sides	White painted with 1 x chrome handle leading onto both sides 1 x chrome lock to exterior 1 x chrome twist pull fitment to interior 1 x chrome strip leading onto both sides Interior shaded and light rub marks left and RHS to low level	Very light scratches to handles (FWT)
210.	Door surround	White painted with 1 x chrome stripe plate	Very minor angle shading mid to low level More notably to exterior RHS	Settlement cracking at high level edges (None) Light swelling seen to interior left hand side low level edge (FWT)
211.	Ceiling	White painted	In good condition	Cobwebs to edges (CL)
212.	Woodwork	None		
213.	Lights	3 x white plastic ceiling mounted recessed halogen spotlights	All tested and working	As per check-in
214.	Switches	None		
215.	Sockets	None	Shavers only	Shavers only
216.	Walls	Partly light grey tiles Partly dark grey tiles	Light tile grouting discolouration more notably in the shower area more notably mid to low level Light tile grouting discolouration in the bath area More notably mid to low level	As per check-in
217.	Windows	None		
218.	Curtains	None		
219.	Flooring	Grey tiles	Light tile grouting discolouration Some light spot marks	Clean



			Some light debris and dust Natural debris Flooring not clean Requires further cleaning	
220.	Heating	None		
221.	Smoke and CO alarms	None		
222.	Furnishings	Shower cubicle: White base tray with 1 chrome waste hole 1 x chrome waste hole cover 1 x chrome wall mounted flex leading onto 1 chrome small showerhead 1 x chrome wall mounted riser bar 1 x chrome wall mounted double control valves 1 x chrome ceiling mounted larger showerhead	Base tray has number of grubby marks dust and debris and not clean Requires further cleaning Chrome fitments have watermarking and traces of limescale and some light tarnishing Chrome fitments not clean Require further cleaning Traces of limescale seen to control valves and waste hole cover	Chrome dial is loose (UN) Shower is clean
223.		1 x chrome fitment and 1 x panes of glass	Pane of glass to interior has traces of limescale Watermarking and smear marks seen Not clean Requires further cleaning	Clean
224.		Open shelving area 2 x glass wall mounted shelves each with 2 chrome wall mounted fitments 1 x ceiling mounted recessed spotlights Number of hygiene products	Spotlight tested and working Shelves has blemish marks grubby marks white spot marks Not clean Require further cleaning Seen In used condition	As per check-in



225.	1 x white wash basin with 1 x chrome plug hole 1 x chrome plug hole cover 1 x overflow 1 x chrome integrated tap mixer	Wash basin has splash marks spot marks grubby marks and some debris Chrome fitments have traces of limescale and watermarking Wash basin and chrome fitments not clean Requires further cleaning	Very light cleaning scratches, otherwise clean
226.	2 x rectangular frameless wall mounted mirror	Splash marks and spot marks smear throughout not clean Requires further cleaning	Clean
227.	1 x grey wall mounted laminated medicine cabinet with 1 x fascia Fascia to exterior has 1 x pane of mirror Medicine cabinet to exterior also has 2 x rectangular frameless mirrors to the sides Number of hygiene products	Medicine cabinet has light usage marks seen to interior and exterior Some grubby marks spot marks seen to interior and exterior Mirror has smear marks Medicine cabinet not clean requires further cleaning Seen to interior All in used condition	Mirrored doors to exterior clean to interior Dried watermarks to backboard, otherwise in tidy condition (CL) Hygiene products no longer seen
228.	Vanity unit: Grey laminated with 1 x fascia To interior 1 x wall mounted matching shelf	Light usage marks seen to exterior and interior Fascia to exterior has some drip marks seen	Clean
229.	Second open shelving area with 2 x glass wall mounted shelves Each with 2 x chrome fitments 1 x recessed spotlights	Spotlight tested and working Shelves have white splash marks spot marks and grubby marks Not clean Requires further cleaning	Clean Fabric marks to mirrored glass shelves, otherwise clean
230.	1 x white toilet with 1 x white plastic toilet seat and lid	Toilet not clean Splash marks and spot marks seen to the leading edges Some debris seen to interior	Discolouration to underside toilet seat (FWT) Flush is working Toilet is clean



		1 x chrome wall mounted double toilet flush	Toilet requires further cleaning	
231.		1 x white plastic toilet brush and toilet brush holder	In used condition Not seen	As per check-in
232.		2 x chrome wall mounted towel rails	In good condition Cleaning scratches	As per check-in
233.		1 x white plastic ceiling mounted air vent	Clean	As per check-in



Bathroom



REF: 8.1 2022:01:13 15:06:55



REF: 8.2 2022:01:13 15:07:00



REF: 8.3 2022:01:13 15:07:02



REF: 8.4 2022:01:13 15:07:04



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REF: 8.11 2022:01:13 15:07:53



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Bathroom



REF: 8.13

2022:01:13 15:07:56



REF: 8.14

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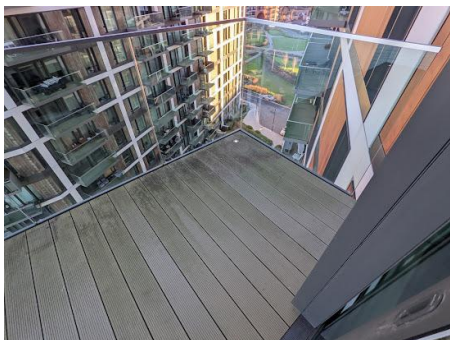
Balcony Two

Tenant (TT), Landlord (LL), Clean (CL), Fair, Wear and Tear (FWT), Unknown (UN)

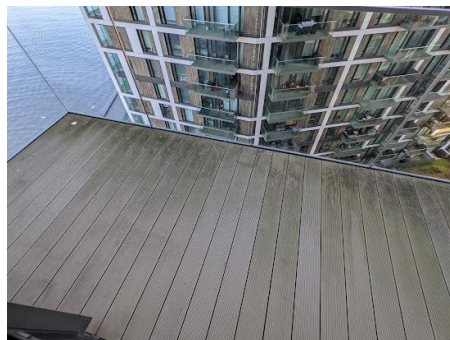
Ref.	Item	Description	Condition at Check-in	Condition at Check-out
234.	Ceiling			Good, outdoor condition
235.	Lights			Tested and working
236.	Walls			Outdoor condition
237.	Flooring			Outdoor condition with weathering seen to edges



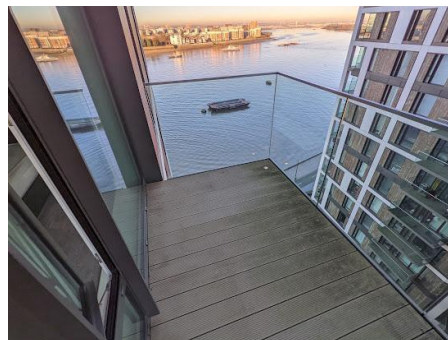
Balcony Two



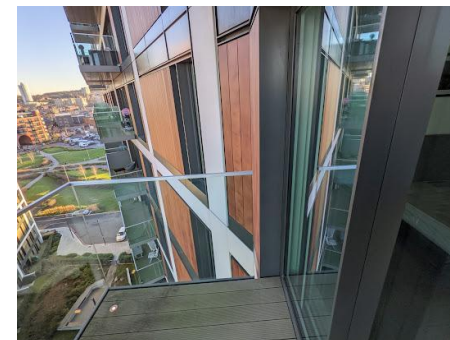
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REF: 9.3 2022:01:13 15:06:24



REF: 9.4 2022:01:13 15:06:28



Liability Summary

(TT): Tenant, (LL): Landlord, (FWT): fair, wear and tear, (CL): clean (UN): unknown

Ref.	Item	Description	Condition at Check-in	Condition at Check-out
17.	Built-In Cupboard	<p>2 x white laminated fascias each with 1 x chrome handle to exterior 1 x chrome strip Door surround white painted</p> <p>Ceiling white painted Walls white painted</p> <p>Skirting white painted Flooring continuation from hallway Lights 1 x white plastic ceiling mounted light unit with 1 x frosted glass shade and 1 x light bulb Switches white plastic Sockets white plastic Cupboard to interior</p> <p>Furnishings:</p>	<p>Doors to interior mid to low level have odd small mark</p> <p>Very minor settlement cracking to interior of cupboard</p> <p>Walls have very minor small marks mid to low-level</p> <p>Slightly dusty to top Slightly dusty</p> <p>Light tested and working</p> <p>Cupboard to interior is in very good cupboard condition</p> <p>Clean</p> <p>Doors heavily chipped and damaged at low level edges Ceiling light rub marks behind lighting 1 x small dent front of lighting Walls showing scuff and rub marks at id and low level 1 x screw hole RHS at entry to low level 1 x screw RHS entry</p>	<p>Right hand side door to interior has 2 x clear plastic hooks attached command strips (FWT) Left hand side door is heavily chipped low level left hand side of right hand side doors at low level edges are heavily chips (TT) Rub marking seen to interior doors (FWT) Settlement cracking to surround edges (FWT) Black discolouration patch seen forwards of washing machine (FWT) Further rub markings (FWT) Scattered rub marks across walls with heavy black rubbing to right hand side of washing machine at low level (FWT) Dust to air vents (CL)</p>



		<p>1 x white plastic ceiling mounted air vent</p> <p>1 x white wall mounted boiler with white metal cover and integrated heat meter as well as associated pipework</p> <p>1 x grey wall mounted water meter</p> <p>1 x white wall mounted VENT-AXIA ventilation system with white metal cover and associated pipework</p> <p>1 x grey wall mounted box with black plastic pull</p>		
20.		1 x white metal clothes ailer		Damaged and secured with sellotape in 2 x places (TT)
21.		1 x chrome fold out chair with leather effect seat cushion	Not seen	No longer seen (TT)
54.		1 x chrome and black large soup spoon		No longer seen (TT)



120.	Sockets	White plastic	In good condition	Socket to left hand side of entrance is loose from walls (TT)
151.		4 x pillows with pillow cases	Unable to fully inspect pillows due to covering	No longer seen (TT)
154.		2 x yellow side cushions		No longer seen (TT)



CLEANLINESS DEFINITIONS:

- Professional level clean: Carpets have been steam cleaned, windows clean to interior, all kitchen appliances cleaned, and all bathroom furnishings clean and polished.
- Professional level with exceptions: Up to six items would benefit from further cleaning e.g. washing machine soap tray not clean, dust to skirting, extractor filters slightly greasy, light dust/debris to floor, dishwasher seals marked etc.
- Good domestic clean: More than seven items would benefit from further cleaning.
- Low domestic clean: Numerous areas not clean and property is dirty to the eye.
- Not clean: No evidence of cleaning.

SUMMARY OF REPORTS

- Inventory: Schedule of all contents, fixtures, and fittings at a property prior to the commencement of a Tenancy
- Check In: Internal condition of the property and contents prior to the commencement of a Tenancy
- Check Out: Internal condition of the property and contents at the end of a Tenancy

TENANT GUIDANCE

At the end of the tenancy all personal items must be removed, and cleaning be concluded prior to the check-out date. The property must be restored to the condition it was found on the date the tenancy commenced. The managing agent or landlord must be informed of any items removed from, or added to, the property and failure to do so may result in charges being made for their replacement. It is the tenant's responsibility to return all items to their original position at the end of the tenancy. Should items not be in their original position at check out and as a result the clerk lists items as 'not seen', Arnold Inventories is not responsible.

The property must be ready to be handed over along with the keys at the appointed time of the check out. If you are not ready to leave, it will not be possible to carry out the check out and a charge for a cancellation will be incurred. At the termination of the tenancy the inventory will be checked, and any discrepancies will be reported to the Managing Agent and Instructing Principal where applicable.

- Decorations: All fresh marks or damage to walls and woodwork will be recorded in the check out, and a judgement will be made as to whether this constitutes fair wear and tear.
- Beds: Beds, bases, mattress, and pillows will be examined for staining and damage not previously recorded in the inventory. Linen and bedding should be left clean and pressed. Beds should not be made as they need to be examined but bedding & linen should be clean and placed neatly in an appropriate area (e.g., airing cupboard). Unlaundered linen will not be checked.
- Polished Furniture: Polished furniture will be checked for scratches, ring marks, burns, soiling and damage to joints.
- Soft Furnishings: Soft furnishings will be checked for staining, soiling or excessive discolouration.
- Gardens: If the owner has not employed a gardener at the property, the tenant will be required to maintain the garden. This includes the cutting of lawns, weeding of beds, and maintaining the garden according to the season. If any doubt about responsibilities, we recommend consultation with the Managing Agent.

Keys: All keys listed on the inventory should be kept safely and handed back at the end of the tenancy. Should you have extra keys cut these should also be returned. All keys must be labelled clearly.



DISCLAIMERS:

- This report has been prepared by ARNOLD INVENTORIES LIMITED ('Arnold Inventories')
- Any proposed amendments must be made with respect to the reference number in the report. We will not review amendments unless they accompany a reference number and detail what has been missed or needs to be updated.
- External photos not taken by the clerk will NOT be added to the report.
- If either the tenant, landlord or respective agent considers there to be discrepancies in this report these changes should be agreed unanimously amongst all parties and sent to Arnold Inventories within 7 days of receipt of the report. After 7 working days have passed, or the report has been agreed, Arnold Inventories is no longer responsible for any errors or omissions.
- Electronic confirmation via email, a digital signature or no further comments after 7 days will constitute acceptance of this report.
- If the 'condition' column is left blank then the item is free from obvious defects, damage or soiling or is in the same condition as noted previously.
- Every effort has been made to carefully check the property and its contents. If problems with access or light prevented us from detailing a room in its entirety, or if items could not be found in their original location, this will be denoted in the report.
- Any items in storage containers, boxes or bags have been excluded from the inventory on the assumption that they were going to be removed from the property, unless we were informed otherwise prior to the appointment.
- Our clerks are not experts in fabrics, woods, art, antiques, or horticulture and this report should not be used for valuation purposes, nor should it be taken to be a structural survey of the property.
- All descriptions within this inventory are for identification purposes only. At the time of Check Out a comparison will be made between the original inventory and the state of the property and contents at the commencement of the tenancy.
- For Health and Safety reasons our clerks will not inspect attics or any items at high level which cannot be reached without the aid of any other objects of furnishings.
- Any electrical appliances tested will be for power only and this will only be carried out where practical. Boilers, gas fires, water supply, fire alarms and radiators are not tested. Where the inventory notes the presence of smoke alarms and carbon monoxide detectors, if tested by Arnold Inventories, this will be for power supply and does not guarantee items are in working order and that the property complies with all relevant regulations. Arnold Inventories is not responsible for damage to alarms during the testing.
- Where easily accessible or advised prior to the appointment we will take meter readings. However, Arnold Inventories is not responsible for the absence of these readings if the access is obstructed or location unclear.
- Arnold Inventories cannot be held liable for any damage that occurs whilst inspecting the property for day-to-day use.

DATA PROTECTION

We will not share any personal data with 3rd parties, unless instructed to do so. We will store reports that we have carried out on our server. The information this will hold will include the address of the property. We will only send the reports to the landlord or the landlord's direct representative (estate agent or property manager), in accordance with standard practice and on receipt of a works order being supplied. Upon receiving a works order from a client, this shall be taken as an authorisation from the landlord that we are allowed to send the report we've carried out to the agent that requested the report.

