

CHECK OUT REPORT

Sample House

Sample Street

Sample Town

Prepared by



Prepared for

Agents Name

Tenant initials:-

Date:-

General Information

Property address	Sample Street, Sample Town		
Property type	2 bedroom flat		
Furnished/unfurnished	Unfurnished		
Inspection date	21 st December 2015	Inspected by	GG

General notes on this document

- This inventory is intended to provide an accurate record of the contents, fixtures and fittings of the property and of their condition.
- Each room is listed individually and labelled accordingly. Walls in each room are numbered in sequence and follow a clockwise rotation commencing at the wall with the door from the previous room, which will be denoted "Wall 1".
- The Tenant is asked to initial each page and invited to add any comments to the sheet at the end of this document within 7 days. If the document is not initialled and returned to the agents within 7 days then the tenant(s) accepts the content of the document and this cannot be challenged after the 7 days
- Garages and/or loft spaces are not inventoried by Letzprotect staff.
- Electrical and/or other appliances are not tested by Letzprotect staff. Advice should be sought from qualified personnel for this purpose.

General comments regarding the property

Property was clean to a domestic standard as per check in but did require further cleaning where noted and there was heavy mould staining to rooms where stated

Keys

Picked up from and returned to agents. Keys, 1 set, 2 Yale, 1 cylinder key – as per check in

Meter Readings		Meter Location
Electricity:	65278	Located in communal hallway cupboard
Serial No:		
Gas:	2493	Located in communal hallway cupboard
Serial No:		
Water:		N/A
Serial No:		

Tenant initials:-**Date:-**

Property Image (Front aspect)

2015/12/21 12:37



Tenant initials:-

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Front Door		Check In	Check Out
General	White gloss door frame, fixed glass pane to top, door bell, light chips to frame Red gloss front door, glass reinforced glass pane to top section, spot hole, chrome letterbox with integrated brass effect Yale lock. Brass effect Chubb lock with cover White gloss marks to outer edge		As per check in

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Hallway		Check In	Check Out
Ceiling	White emulsion ceiling running down to white gloss picture rail, smoke detector		Light Shade missing
Wall 1	Pendant light, green fabric shade Cream emulsion Reverse of door frame		Cobwebs present
Wall 2	Reverse of door, no flap cover to letterbox, painted white gloss, paint marks to Yale and Chubb lock Pipe entry hole and pipe White gloss skirting Cream emulsion Coat hook White video entry phone White gloss door frame White gloss full panel door, brass effect knob leading to lounge White gloss window frame with fixed obscure glass pane to kitchen White gloss radiator		Dusty to all skirting, mould staining to skirting on wall 4 left of door to lounge
Wall 3	Electric shower switch White gloss skirting White gloss door frame, 2 fixed glass panes to top		
Wall 4	White gloss full panel door. Brass effect knob leading to shower room White gloss skirting Cream emulsion White gloss door frame White gloss full panel door bass effect knob, brass effect cylinder lock with cover, 2 cylinder keys in lock, leading to bedroom 1 Double power outlet		

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Hallway cont ...		Check In	Check Out
Flooring	White gloss door frame White gloss full panel door, brass effect knob and cylinder lock with cover, leading to bedroom 2 White gloss skirting Natural wood stained floorboards, several red marks and further scratches and marks with use		

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Lounge		Check In	Check Out
Ceiling	White emulsion ceiling		
Wall 1	White plaster coving		Dusty to door frames and sockets and skirtings
	Cream emulsion		
	Door bell chime box		
	Reverse of door frame		
	Reverse of door		
	Chrome 3 arm spot light track to wall		
	White gloss skirting		Light marks to emulsion wall 2 and mould to low right corner
Wall 2	Telephone point, cable hole and white cable		Mould to left and right corner of wall 3
	Cream emulsion		
	Double power outlet		
Wall 3	White gloss skirting, white cable tacked to top, cable point		
	Cream emulsion		
	Black metal curtain pole with matching end finials		
	Pair blue mid length lined damask curtains, spot marked		
	Double power outlet		
	Cable entry boxes		
	2 white upvc framed windows, 1 opener, white lockable lever handle to each, 1 key in 1 lock, left handle little loose to fixing, light mould around seal		Heavy mould to window seals and frames
	2 white upvc framed fixed panes, light mould to around seal		Dusty to window sills
	3 x cream pattern net curtains, grubby and marked		
	3 x curtain net wire		
	3 x gloss sills		
	White gloss radiator		Mould and dusty to skirting wall 3 and 4

Tenant initials:-

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Lounge cont ...		Check In	Check Out
Wall 4	White gloss skirting Cream emulsion Chrome 3 arm spot light track to wall, plastic trunking White gloss door White gloss sliding door to kitchen Double light switch		Wallpaper lifting low level left of door to kitchen
Flooring	White gloss skirting Natural wood stained floorboards, scuffed, scratched and marked with age and use		

Tenant initials:-

Date:-

Kitchen		Check In	Check Out
Ceiling	White emulsion ceiling, chrome 4 arm ceiling track, dusty and greasy		1 spot not working
Wall 1	White plaster coving Peach emulsion Reverse of door frame Reverse of sliding door White wall tiles 2 x double White wood grain effect wall units, chrome knobs, 1 shelf to each, some wear to carcasses. Clean 2 double power outlets, 1 cracked Blue marble effect worktop, cut mark to middle area White wood grain effect base unit, chrome knobs with drawer to top. Cutlery divider, 1 shelf to unit Double white wood grain effect base unit, chrome knobs, 1 shelf, some wear to carcasses		Dusty to door frame Wall and base units require wiping out inside Cutlery divider missing
Wall 2	Natural wood stained kick board Peach emulsion White gloss Window frame White upvc framed window, 1 fixed and 1 opening pane, white lockable lever handle, handle little loose White wall tiles		Mould to seal behind sink

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Kitchen cont ...		Check In	Check Out
Wall 3	<p>Carbon monoxide tester</p> <p>White gloss wall unit, chrome knob housing sabre wall mounted boiler</p> <p>Blue marble effect worktop, metal connector strip</p> <p>Stainless steel single sink drainer, chrome mixer taps, missing colour cap covers, metal chain and black plug attached</p> <p>White wood grain base unit, chrome knob, 1 shelf</p> <p>Double white wood grain effect base unit, chrome knobs, 1shelf, missing back panel some wear to carcass, tap water turn off lever</p> <p>Natural wood stained kick board</p> <p>Peach emulsion</p> <p>Single power outlet</p> <p>White wall tiles, 3 cracked tiles</p> <p>White gloss door frame</p> <p>White gloss door, glass reinforced pane to top section, metal over painted handle, 3 bolts and slide bolt leading to outside space</p> <p>White generation 2000 Extractor hood, light grease to touch</p> <p>2 fuse switches</p> <p>White plastic trunking</p> <p>Blue marble effect worktop</p> <p>Lamona gas hob, looks new</p> <p>White Ignis oven, 2 metal shelves grill pan and rack, clean to domestic standard, further cleaning required to shelves and grill pan</p> <p>White Tricity Bendix washing machine, rusty to left side, mould staining to rubber seal, light cleaning required to soap tray</p> <p>Light switch</p> <p>Single power outlet, further plastic trunking</p>		<p>Lime scale to tap base</p> <p>Mould and dusty to door and frame</p> <p>Very greasy and dusty to extractor hood</p> <p>Hob requires light wiping</p> <p>Requires cleaning, burnt on residue to door and inside</p>
Wall 4	<p>White gloss skirting</p> <p>Peach emulsion</p> <p>Reverse of window pane</p> <p>White gloss skirting</p>		<p>Dusty to window and skirting</p>

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Kitchen cont		Check In	Check Out
Flooring	White Beko fridge, crack to around handle area, 3 white shelves, glass shelf with white edging, salad drawer 3 plastic door shelves, clean White Beko freezer, 1 pull down and 2 pull out plastic drawers, crack to 1 drawer front. Clean Natural wood stained floor boards, scuffed, scratched and marked with age and use Mop, bucket, 2 brooms		Fridge requires cleaning Freezer requires de frosting Missing bucket and brooms

Tenant initials:-

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Bathroom		Check In	Check Out
Ceiling	White emulsion 2 opaque and white rim ceiling lights Light pull with toggle Plastic trunking		Light staining to above shower area to ceiling 1 light not working
Wall 1	Light blue emulsion Reverse of window and frame Reverse of door, key in lock Chrome towel rail White radiator, chipped to corner edge White gloss door frame White gloss full panel door, metal handle leading to storage cupboard, 4 shelves, access hole to tap White gloss skirting		Dusty to frame
Wall 2	Light blue emulsion Trunking White wall tiles, cracked and filled screw hole to 1 tile, further cracked tile behind white pipe Shaver light and point, pull with toggle, light not working Fixed wall mirror Chrome and glass shelf White pedestal basin, chrome taps, metal chain with black plug attached, chrome waste, clean White piping Glass and chrome rim shower cubicle, bi fold door, chrome knob White shower tray, missing cover to waste trap, clean		Mould staining to tiles inside shower cubicle Left basin tap broken and swivels around and not operational Requires cleaning

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Bathroom cont		Check In	Check Out
Wall 3	Chrome shower riser bar, chrome shower head and flexi hose, soap tray Triton white electric shower box White wall tiles Light Blue emulsion White upvc framed window, 2 obscure panes, 1 fixed, 1 opener white lockable lever handle, light mould staining around frame and filler grouting to sill Net curtain wire White upvc framed window, 1 opening obscure pane, white lockable lever handle, key in lock White close coupled toilet, brass effect flush, tarnished, white seat and lid, marked to seat under rim, clean		Dusty to skirting
Wall 4	Natural wood stained boxing in Light blue emulsion White wall tiles, 4 screw fixing holes		
Flooring	Chrome toilet roll holder White gloss skirting Natural wood stained floorboards, water marked and scuffed, scratched and marked with age and use		

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Bedroom 1		Check In	Check Out
Ceiling	White emulsion ceiling		Bubbling to paper at seams to ceiling
Wall 1	White plaster coving		
	Cream emulsion		
	Reverse of door frame		Dusty to frame and skirtings
	Reverse of door		
Wall 2	White gloss skirting		
	Cream emulsion, wet patches around Openreach point, wallpaper bubbling across wall low level		Heavy mould to high, mid and low level
	Chrome 3 arm light on wall		Light not working
	Fuse switch		

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Bedroom 1 cont		Check In	Check Out
Wall 3	Double power outlet Openreach point White gloss skirting, cable tacked to top Cream emulsion. Wallpaper bubbling and patchy under air vent 2 white upvc framed windows, 1 fixed, 1 opening pane, white lockable lever handle 1 key in 1 lock 2 cream pattern net curtains 2 net curtain. Wires 2 white gloss sills White radiator Wooden curtain pole with matching end finials Pair blue mid length lined damask curtains. Light spot marks to left curtain		Dusty to power outlets and open reach point Heavy mould to high, mid to low level Heavy mould to window frames and dusty to sills
Wall 4	White gloss skirting Cream emulsion Chrome 3 arm light on wall Light switch Double power outlet		Dusty to skirtings and door frames
Flooring	White gloss skirting Natural wood stained floor boards, scuffed, scratched and marked with use		Marked and stained towards corner of floor towards wall 2 and 3

Tenant initials:-

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Bedroom 2		Check In	Check Out
Ceiling	White emulsion ceiling, running down to white gloss picture rail, white air vent		Metal shade now in hallway
Wall 1	pendant light, metal and cream up light shade Cream emulsion 3 Cable and telephone points Reverse of door frame		Mould to low level left side Dusty to frame and door and skirtings
Wall 2	Reverse of door, key in lock White gloss skirting Cream emulsion Light switch Double power outlet		





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Bedroom 2 cont		Check In	Check Out
Wall 3	White gloss skirting Cream emulsion White upvc framed window, 2 panes, 1 fixed, 1 opener, white lockable lever handle Cream pattern net curtain paint marked and burn hole Curtain wire White gloss sill Wooden curtain pole with matching end finials Pair burgundy long length lined curtains, stained to lining White gloss radiator		Mould to low right corner Mould to window frame Curtains folded on floor, cream curtains left by tenant
Wall 4	Cream emulsion Telephone point, double power outlet White gloss skirting		Mould to low level Dusty to skirting and power points etc.
Flooring	Natural wood stained floorboards, scuffed. Marked and scratched with age and use		

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Images pertinent to the property			
	 A photograph of a bedroom interior. The room has yellow walls, a wooden floor, and a window with white curtains. A timestamp "2015/12/21 12:29" is visible in the top left corner of the image.		 A close-up photograph of a wall and floor in a bedroom. The wall is off-white and shows signs of mold or mildew. The floor is made of light-colored wood. A timestamp "2015/12/21 12:29" is visible in the top left corner of the image.
Bedroom 2		Bedroom 2	
	 A close-up photograph of a wall and floor in a bedroom. The wall is off-white and shows signs of mold or mildew. The floor is made of light-colored wood. A timestamp "2015/12/21 12:29" is visible in the top left corner of the image.		 A photograph of a window and floor in a bedroom. The window frame is white and shows signs of mold or mildew. The floor is made of light-colored wood. A timestamp "2015/12/21 12:30" is visible in the top left corner of the image.
Bedroom 2		Bedroom 2	

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	<p>2015/12/21 12:30</p> 			<p>2015/12/21 12:30</p> 	
Bedroom 1				Bedroom 1	
	<p>2015/12/21 12:30</p> 			<p>2015/12/21 12:30</p> 	
Bedroom 1				Bedroom 1	

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 <p>2015/12/21 12:30</p>		 <p>2015/12/21 12:31</p>	
Bedroom 1		Bedroom 1	
 <p>2015/12/21 12:31</p>		 <p>2015/12/21 12:31</p>	
Bathroom		Bathroom	

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Date:-

 <p>2015/12/21 12:31</p>		 <p>2015/12/21 12:31</p>	
Bathroom		Bathroom	
 <p>2015/12/21 12:31</p>		 <p>2015/12/21 12:32</p>	
Bathroom		Bathroom	





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 <p>2015/12/21 12:32</p>		 <p>2015/12/21 12:32</p>	
Bathroom		Kitchen	
 <p>2015/12/21 12:32</p>		 <p>2015/12/21 12:32</p>	
Kitchen		Kitchen	



Tenant initials:-

Date:-

 <p>2015/12/21 12:32</p>		 <p>2015/12/21 12:33</p>	
Kitchen		Kitchen	
 <p>2015/12/21 12:33</p>		 <p>2015/12/21 12:33</p>	
Kitchen		Kitchen	


Tenant initials:-

Date:-

			
Kitchen		Kitchen	

Tenant initials:-

Date:-

			
Kitchen		Kitchen	
			
Kitchen		Kitchen	

Tenant initials:-

Date:-

 <p>2015/12/21 12:34</p>			 <p>2015/12/21 12:34</p>	
Kitchen		Kitchen		
 <p>2015/12/21 12:34</p>			 <p>2015/12/21 12:35</p>	
Kitchen		Lounge		

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Lounge		Lounge	
			
Lounge		Lounge	

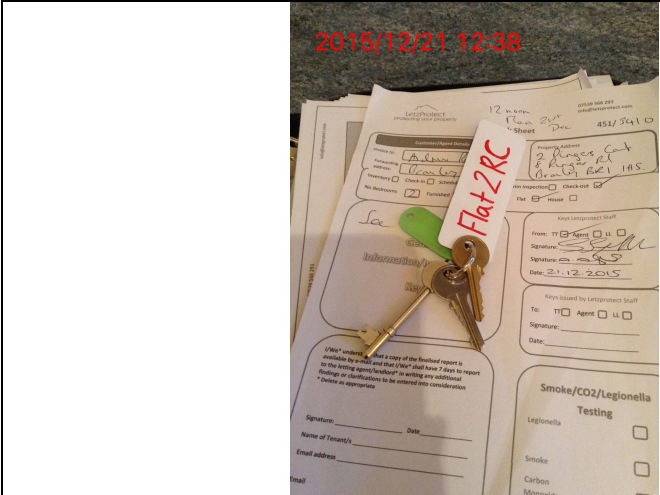

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Lounge		Hallway	
			

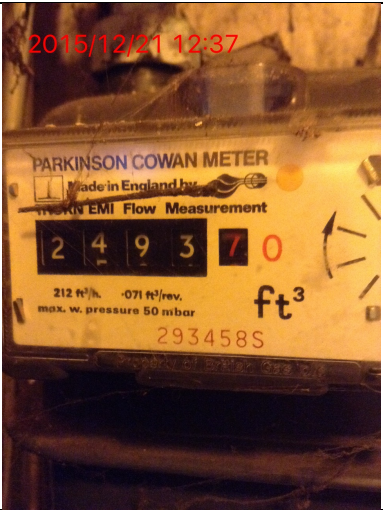

Tenant initials:-

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Hallway		Hallway	
			
Keys		Front Door	

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 <p>2015/12/21 12:37</p> <p>PARKINSON COWAN METER Made in England by PARKIN COWAN EMI Flow Measurement</p> <p>2 4 9 3 7 0</p> <p>212 ft³/h -071 ft³/rev. max. w. pressure 50 mbar</p> <p>ft³</p> <p>293458S</p>		 <p>2015/12/21 12:36</p> <p>6 5 2 7 8 6</p> <p>kWh</p> <p>24 kW</p>	
Gas Meter		Electric Meter	

Tenant comments

This sheet is for the new Tenant(s) to add his/her/their comments in respect of the premises for the attention of the Landlord and/or Agent.

Room	Comment

Tenant initials:-

Date:-

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End of document

Tenant initials:-

Date:-