

## Check Out Report

For

Address Removed For GDPR Compliant Purposes

Date Of Report - 03-08-2022

Report Prepared By - Emma Hamilton



Report Instructed By:

Hunters



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# **Report Information**

## **Your Inspection Document**

This inspection document known as the "Report" is impartial, unbiased and is delivered in a format that is easy to read and understand. The report will be one of the following main report types - Inventory / Check-In / Mid-Term Inspection / Check-Out / Schedule of Condition. All of the properties main fixtures and fittings contained within each room or area will be listed individually and contain a standard description format as follows: Name of Room / Inspection Area, name of element (Wall, Floor, Switch, Window etc), being inspected. The overall colour of element, number of elements, element general condition, The element description will follow this format: Type & Number Of, Feature, Finish, Comments. The element will then list any problems which we call "Observations". The text here will be in red so the reader can easily identify problems. If there is no information detailed in the Observation area the clerk has found the item serviceable and, in the condition, described. A full photographic record will be taken of all elements and observations, and all rooms / inspection areas will have overview photographs to give the reader an understanding of the layout of the room. We do not photograph every switch and socket in a room. For example we will photograph a socket and then we will list the element as above and the number and type i.e double socket x 2, single socket x 3, aerial socket x 1.

Minor wear and tear issues will not be listed under observations but noted in the element description and condition.

## **Words And Their Meanings**

What particular words mean within this report: Example 'Gold', 'Steel', 'Wood', 'Mahogany', etc are used to describe the colour of an item does not mean that the item is made from that particular material, metal or element. These descriptive words are used by the Clerk to help describe the appearance, look, feel of the element. New elements will only be detailed as such when they are a new fitting never used before or in a high standard of refurbishment. These elements may still be in their wrappings or supplied with a receipt.

## **The Inventory Clerk / Company Compiling The Report**

PiMS Inventory Clerks are not professional or qualified tradespeople for the purpose of conducting the report. They have been trained to high standards by their own governing body for Inventories, the AIIC and IPIC. This means they are not plumbers, electricians, heating or gas safe experts etc. The Clerks reports on what he / she observes, nothing more. The Clerk will test lights and appliances by switching them on / off, toilets and taps by flushing etc. Heating by switching up the thermostat etc.

## **How The Inspection Is Carried Out**

The inventory Clerk will inspect all interior rooms / areas of the property plus any exterior areas that the tenant has access to, including Gardens, Garages, Out-Building etc. Communal areas will not be inspected. Lofts and cellars are only inspected with prior agreement with the Clerk / Inventory Company as specialised Insurances and Health and Safety measures may have to be in place before doing so. Other areas within the property that will not be inspected will be instructed by the Landlord / Agent. These may include rooms / areas set aside to contain the Landlords personal effects etc. This will be via prior arrangement. It is always advised that these areas be secured with no access granted to the tenants. PiMS Inventory Clerks will not inspect the fabric of the building externally inclusive of roofs, gutters, satellite dishes, aerials, chimneys. However, if something obvious is seen then this will be reported to the Landlord or Agent.

## **Terminology And Quantity**

Where there are numerous or substantial amounts of general items, example books, cutlery, bric-a-brac, cupboard contents etc the Clerk may employ such terminology as "A Number Of Books / Many Books" etc. The plural term Cutlery, Glasses. Plates etc is used when counting individual items would be time consuming. If an accurate record of the exact number of individual items are required, this must be agreed in advance with the Clerk and the extent of the contents to be counted so an accurate time scale may be calculated and the cost of carrying out the extra work.

## **Ownership And Copyright**

This report remains the property of the company / person producing the report and shall not be used or copied without their written permission.



# **What Is Included In The Report**

## **The Smoke And Carbon Monoxide Alarm Regulations 2015 - Amended October 2022**

The new Smoke And Carbon Monoxide Alarm Amendment Regulations 2022 came into effect for England and Wales from 1st October 2022. These regulations make specific changes to the requirements for social housing providers and landlords in relation to smoke and carbon monoxide alarms in their properties.

From 1st October 2022 all social housing landlords must ensure that the following are in place in each of their properties:

- At least one smoke alarm installed on each storey of the property where there is a room used as living accommodation. (This has been a legal requirement for private rented housing since 2015)
- One carbon monoxide alarm installed in all rooms used as living accommodation which contain a fixed combustion appliance (excluding gas cookers)

As well as ensuring that the alarms are installed, all landlords must ensure any installed alarms are suitable and fully working and therefore must repair or replace any faulty smoke / carbon monoxide alarms immediately once they are aware of the fault.

Only standard battery driven smoke alarms & CO detectors are tested, where possible. We are unable to test communal built in systems. This test will be for power only and is not a statement that the alarms are in full working order should an incident occur. The inventory clerk will take no responsibility for damage or malfunction during the testing of such alarms.

## **Emergency Fitting Of Smoke Alarms And Carbon Monoxide Detectors**

On the occasion that the inventory clerk has been instructed by the Landlord / Agent, in writing or email, to fit either or both smoke alarm(s) or carbon monoxide detector(s) to a property whilst conducting a report, the clerk is not liable for any damage to paintwork or other surfaces when the temporary fixing tape used to secure the smoke alarm(s) / carbon monoxide detector(s) is removed.

## **Report Updates**

The Inventory Company conducting this report reserves the right to update any report they conduct after the inspection to reflect any issues missed due to furniture blocking an issue,

cleaning issues blocking the full extent of any damages, lighting etc.

### **Check-Out Report Guidance**

If the inspection carried out is a Check-Out Report, we will base our observations on the information detailed in the original Inventory / Schedule Of Condition / Check-In report carried out at the start of the tenancy.

## Property Particulars

### Overview Of Property Inspected

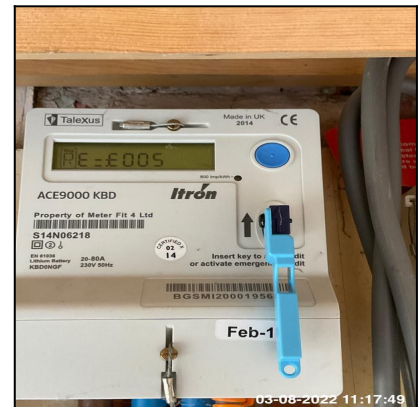
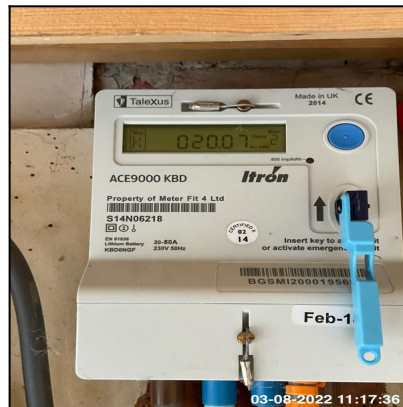
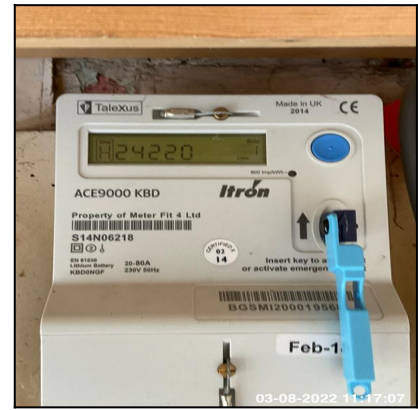
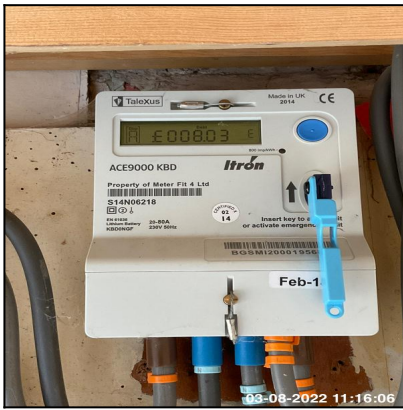
Property Furnished	Unfurnished
Property Type	House
Property Style	Semi-Detached
Stopcock Location	Under Sink In Kitchen
Security Alarm	None

### Property Utilities Meters

Utility	Location	Serial Number	Reading	Meter type	Comments	Date Recorded
Oil Meter	In Kitchen	None	None	None	No Power To Get Reading	NA



Utility	Location	Serial Number	Reading	Meter type	Comments	Date Recorded
Electric Meter	Entrance Hall	S14N06218	52254	None	Debt £008.03 Emergency Credit Debt £0.00	03-08-2022



Utility	Location	Serial Number	Reading	Meter type	Comments	Date Recorded
Water Meter	Bathroom Cupboard	14F234884 A	000785	None	None	NA



### Keys And Sundries (1)

Item	Type	Location	Serial #	No. Received (.Check-Out)
1	Yale Key	Rear Door / Management Set	None	None
Comment:	Key(s) Received From Agent To Conduct Check Out Report			



### Property Safety Features / Equipment

None provided.

### Compliance Items

Compliance Item	Location	Status	Date Tested	Date Valid / Compliant To
Smoke Detector	Landing	Tested For Power Only - Working	03-08-2022	NA
<b>Comment</b>				
None				



Compliance Item	Location	Status	Date Tested	Date Valid / Compliant To
Smoke Detector	Lounge	Tested For Power Only - Working	03-08-2022	NA
<b>Comment</b>				
None				



## Tenants Compliance Declaration

### **Inspection Notes**

Tenancy Length 8 Months

Grass Is Particularly Weathered, However We Have Had A Very Hot Dry Summer, But Appears To Not Have Been maintained

Oil Meter Not Read From Watchman As No Power And No Measuring Stick Present

Lights Not Tested As No Power

## Quick View - State Of Cleanliness Of Property Rooms / Areas

Area	State	Cleaning Receipt Date
Doors	Average Domestic Clean - Further Cleaning Required Where Noted	NA
Decor - Walls / Ceilings	Thorough / Deep / Professional Cleaning Cleaning Required Where Noted	NA
Hard Flooring	Average Domestic Clean - Further Cleaning Required Where Noted	NA
Carpet(s)	Average Domestic Clean - Further Cleaning Required Where Noted	NA
Woodwork (Sills, Skirting, Frames, Architraves)	Average Domestic Clean - Further Cleaning Required Where Noted	NA
Light Fittings / Shades	Average Domestic Clean - Further Cleaning Required Where Noted	NA
Sockets & Switches	Average Domestic Clean - Further Cleaning Required Where Noted	NA
Radiators / Heaters	Thorough / Deep / Professional Cleaning Cleaning Required Where Noted	NA
Kitchen Units & Worktops	Average Domestic Clean - Further Cleaning Required Where Noted	NA
Toilet(s)	Average Domestic Clean - Further Cleaning Required Where Noted	NA
Bath / Shower / Basin (Inc Waste Areas, Furniture, Fittings)	Average Domestic Clean - Further Cleaning Required Where Noted	NA
Curtains and Blinds	Average Domestic Clean - Further Cleaning Required Where Noted	NA
Windows Inside	Average Domestic Clean - Further Cleaning Required Where Noted	NA
Windows Outside	Average Domestic Clean - Further Cleaning Required Where Noted	NA
External Areas	Average Domestic Clean - Further Cleaning Required Where Noted	NA



Property Rooms / Areas

1: Check Out & Property Information



1.1 Check Out Overview	
Overall Colour:	General Condition:
None	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues



1.1 Check Out Overview



1.1 Check Out Overview



1.1 Check Out Overview

Serial #	Element	Element Description
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1.1.1	Check Out & Property Information	<p><b>Length Of Tenancy:</b> 6-12 Months</p> <p><b>Dwelling Age:</b> Pre 1920</p> <p><b>Number Of Bedrooms:</b> 02</p> <p><b>Number Of Stories:</b> 02</p> <p><b>General Condition:</b> Average</p> <p><b>Wear &amp; Tear - Decor:</b> Medium Wear &amp; Tear - Fair Amount of Scuffs / Rub Marks / Scratches / Chips</p> <p><b>Wear &amp; Tear - Fixtures, Fittings &amp; Accessories:</b> Heavy Wear &amp; Tear - Heavy Level of Usage Marks / Scratches / Chips / Dents / Damage</p> <p><b>Wear &amp; Tear - Flooring ( Tiles, Carpet, Laminate, Vinyl, Hardwood ):</b> Carpet - Heavy Wear &amp; Tear - Heavy Level of Usage Marks / Tread Wear / Pulls / Residual Staining, Tiled - Medium Wear &amp; Tear - Medium Level of Usage Marks / Scratches / Chips / Cracks, Vinyl / Lino - Medium Wear &amp; Tear - Medium Level of Dents / Tears / Scratches / Scuffs / Residual Staining</p> <p><b>Overall Cleanliness:</b> Cobwebs Present, Debris To Floors, Dust , Marks and Debris Throughout, Sockets &amp; Switches Marked and/or Dusty, Stains / Marks To Carpets, Radiators Dirty Under Vents</p>
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## 2: Outside Areas / Garden (Front)





### 2.1 House Name / Number Plaque

Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function

### 2.2 Driveway

Overall Colour:	General Condition:
Black	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
2.2.1	Driveway	<b>Type:</b> Double <b>Finish:</b> Gravel <b>Features:</b> Very Light Moss / Weeds

### 2.3 Hard Areas / Borders / Planted Borders

Overall Colour:	General Condition:
None	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
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2.3.1	Hard Areas / Borders / Planted Borders	<b>Type:</b> Concrete, Paving Slabs <b>Features:</b> Border Edging, Border Overgrown , Established Shrubs / Plants In Border, , Light Spots of Moss / Weeds / Grass, Light Weeding Present
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Serial #	Hard Areas / Borders / Planted Borders - Observation - (Check Out)
2.3.1	Heavy Weeds By Door



### 2.3.1 Heavy Weeds By Door

2.4 External Lighting	
Overall Colour:	General Condition:
Black	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function

Serial #	Element	Element Description
2.4.1	Lighting - Outside	<b>Type:</b> Coach Style, Wall Mounted <b>Finish:</b> Black Die Cast Casing <b>Features &amp; Number Fitted:</b> Bulb, x1, Interior Switch

2.5 Grassed / Planted Areas	
Overall Colour:	General Condition:
Green (Dark)	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues



Serial #	Element	Element Description
2.5.1	Grassed Areas	<b>Type:</b> Laid With Grass, Established / Seasonal Shrubs , Trees , <b>Finish:</b> Grass Slightly Overgrown, Grass Seasonally Weathered

Serial #	Grassed Areas - Observation - (Check Out)
2.5.1	Heavily Weathered, Not Maintained



2.5.1 Heavily Weathered, Not Maintained



2.5.1 Heavily Weathered, Not Maintained



2.5.1 Heavily Weathered, Not Maintained

2.6 Satellite Dish	
Overall Colour:	General Condition:
Dark Grey	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function

2.7 Shed Overview	
Overall Colour:	General Condition:
None	Poor Condition - Heavy Wear and Tear / Damage / Maintenance Issues But Functionality Not Impaired

Serial #	Element	Element Description
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2.7.1	Shed Overview	<b>Type &amp; Number Of:</b> 1, Workshop  <b>Shed Contents:</b> DIY Items, Various Miscellaneous Items - As Photographed  <b>Shed Design:</b> Light Damage, Roof - Corrugated, Structure - Brick, Weathered
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2.8 Walls - Exterior	
Overall Colour:	General Condition:
Brick	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function

Serial #	Element	Element Description
2.8.1	Wall - Exterior	<b>Type:</b> Brick  <b>Finish:</b> Natural

### 3: Entrance Hallway





### 3.1 Doors

Overall Colour:	General Condition:
White	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues

Serial #	Element	Element Description
3.1.1	Door	<p><b>Type:</b> Front Door Of Property, Panelled - Glazed</p> <p><b>Finish:</b> UPVC</p> <p><b>Features:</b> Coat Hook(s) - White, Door Glass - Patterned / Frosted / Opaque , Furniture - UPVC Coated White, Handles - Lever Style, Handles - Tarnished / Scratched , Lock - Yale / Chubb Type, Very Light Scuffs / Rub Marks / Scratches / Chips, Lock - Security Chain &amp; Bracket, Letter Box - Front Cover, Letter Box Tarnished / Scratched</p> <p><b>Wear &amp; Tear - Decor:</b> Very Light Wear &amp; Tear - Minimal Scuffs / Rub Marks / Scratches / Chips</p> <p><b>Door - Window/Glass :</b> Domestically Clean Outside , Domestically Clean Inside</p>
3.1.2	Door Frame	<p><b>Type:</b> UPVC</p> <p><b>Finish:</b> Frame Coloured - White, UPVC</p> <p><b>Features:</b> , With Striking Plate / Lock Return, Very Light Scratches / Marks / Scuffs</p> <p><b>Comments:</b> Mildew To Sealant</p>

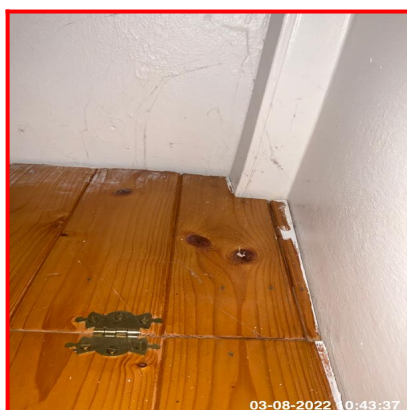
3.2 Ceiling	
Overall Colour:	General Condition:
White	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues

Serial #	Element	Element Description
3.2.1	Ceiling	<b>Type:</b> Plaster Painted <b>Finish:</b> Finish - Smooth Surface, Painted - Matt / Emulsion <b>Features:</b> Paint Flaking - Light, Paintwork Patchy & Thin to Some Areas

Serial #	Ceiling - Observation - (Check Out)
3.2.1	Cob Webs



3.2.1 Cob Webs



3.2.1 Cob Webs

3.3 Walls	
Overall Colour:	General Condition:
White	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues

Serial #	Element	Element Description
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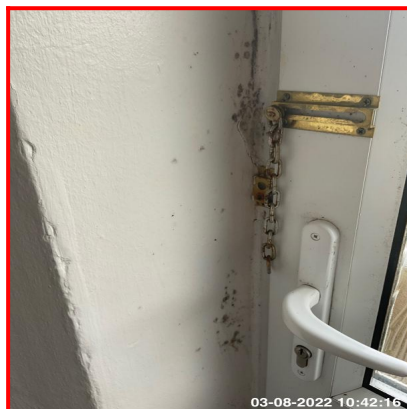


3.3.1	Wall Box	<b>Location On Wall:</b> Upper Wall Fitted <b>Finish:</b> Wood <b>Features:</b> Fusebox Present, Meters Present
3.3.2	Walls	<b>Type:</b> Plaster - Painted, Lining Paper <b>Finish:</b> Painted - Matt / Emulsion, Paper Painted <b>Features:</b> Feature Wall - Painted Different Colour <b>Marks &amp; Observations:</b> 1-4 Wall Plugs, 5+ Picture Hooks / Nails / Screws / To Walls <b>Accessories, Fixtures &amp; Fittings:</b> Door Bell Box , Wood Back Coat Hooks <b>Wear &amp; Tear - Decor:</b> Very Light Wear & Tear - Minimal Scuffs / Rub Marks / Scratches / Chips

Serial #	Walls - Observation - (Check Out)
3.3.2	Light Chip To Front Wall Mildew To Door Reveal Sides And Upper Area Mildew Spotting To Lower RHS Wall



3.3.2 Mildew To Door Reveal Sides And Upper Area



3.3.2 Mildew To Door Reveal Sides And Upper Area



3.3.2 Mildew To Door Reveal Sides And Upper Area



3.3.2 Mildew To Door Reveal  
Sides And Upper Area



3.3.2 Mildew To Door Reveal  
Sides And Upper Area



3.3.2 Mildew Spotting To  
Lower RHS Wall



3.3.2 Mildew Spotting To Lower RHS Wall

3.4 Windows	
Overall Colour:	General Condition:
White	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues

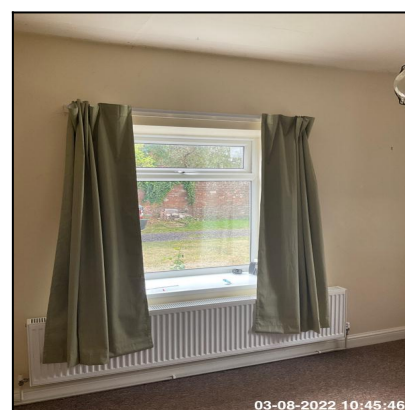
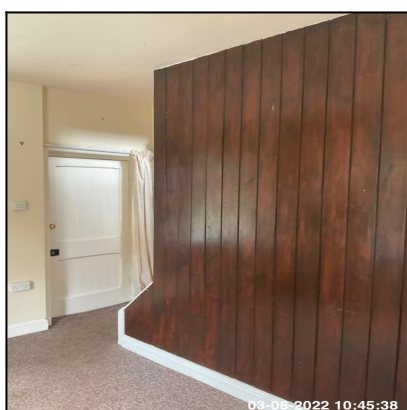
Serial #	Element	Element Description
3.4.1	Sill	<b>Finish &amp; Number Fitted:</b> UPVC, x01 <b>Features:</b> Mould / Mildew To Sealant

3.4.2	Windows	<p><b>Type &amp; Number Fitted:</b> x01, Fixed</p> <p><b>Finish:</b> UPVC</p> <p><b>Features:</b> Sealant Mouldy / Mildew Present, Light Marks to Frame</p> <p><b>Window Cleanliness:</b> Domestically Clean Inside, Domestically Clean Outside</p>
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3.5 Floor	
Overall Colour:	General Condition:
Dark Brown	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues

Serial #	Element	Element Description
3.5.1	Floors	<p><b>Type:</b> Matting</p> <p><b>Finish:</b> Ribbed Matting</p> <p><b>Features:</b> Colour Faded Due to Sun Light, Pile Flattened / Discoloured / Worn To Traffic Areas - Medium, Wall To Wall Fitted, Un-Patterned, Threshold Bar Not Fitted</p>

## 4: Lounge





#### 4.1 Doors

Overall Colour:

General Condition:

White

Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

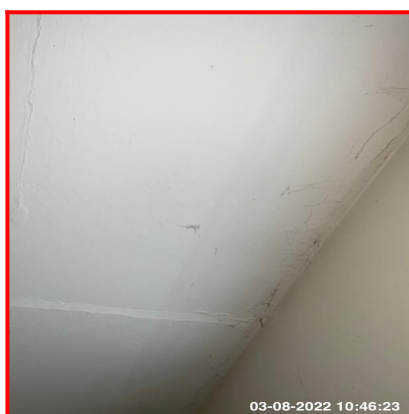
Serial #	Element	Element Description
4.1.1	Door	<p><b>Type:</b> Cottage Style, Panelled - 2 Cavity</p> <p><b>Finish:</b> Painted - Gloss, Wood</p> <p><b>Features:</b> Furniture - Brass / Gold Effect, Handles - Knob Style, Handles - Tarnished / Scratched</p> <p><b>Wear &amp; Tear - Decor:</b> Very Light Wear &amp; Tear - Minimal Scuffs / Rub Marks / Scratches / Chips</p>

4.1.2	Door Frame	<b>Type:</b> Wood, With Architrave <b>Finish:</b> Frame Coloured - White, Painted - Gloss <b>Features:</b> Overpaint to Lock Return Area / Hinges
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4.2 Ceiling	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
4.2.1	Ceiling	<b>Type:</b> Plaster Painted <b>Finish:</b> Finish - Smooth Surface, Painted - Matt / Emulsion <b>Features:</b> Very Light Marks Present <b>Comments:</b> 3 X Drawing Pins

Serial #	Ceiling - Observation - (Check Out)
4.2.1	Cob Webs



4.2.1 Cob Webs



4.2.1 Cob Webs



4.2.1 Cob Webs

4.3 Lighting	
Overall Colour:	General Condition:

Black	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear
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Serial #	Element	Element Description
4.3.1	Pendant	<p><b>Type:</b> Bayonet, Ceiling Fitted, Rose &amp; Cord</p> <p><b>Number Of Fittings:</b> x01</p> <p><b>Features:</b> All Bulbs Working, Bulb Per Pendant x01, Dusty to Pendant/Rose, Shade - Glass</p>

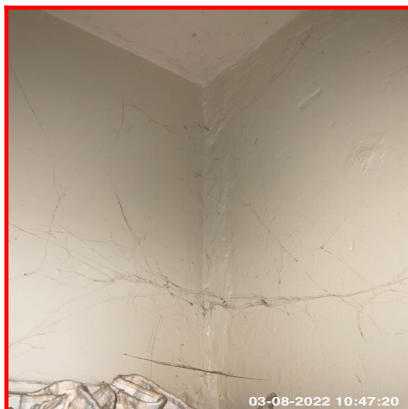
4.4 Walls	
Overall Colour:	General Condition:
Magnolia	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
4.4.1	Skirting Boards	<p><b>Type:</b> Wood, Ogee Edge</p> <p><b>Finish:</b> Gloss Painted, Colour White</p>
4.4.2	Wall Cupboard	<p><b>Type &amp; Number Fitted:</b> Built Into Recess, Under Stairs, x01</p> <p><b>Finish:</b> Doors To Match Property, Floors To Match Property, Walls To Match Property</p> <p><b>Features:</b> All Interior Surfaces In Average Condition, Floor Carpeted To Match, Light Rub Marks / Scuffs To Walls, Coat Hooks On Door</p>



4.4.3	Walls	<p><b>Type:</b> Plaster - Painted, Lining Paper, Wood Panelling</p> <p><b>Finish:</b> Painted - Matt / Emulsion, Paper Painted</p> <p><b>Marks &amp; Observations:</b> Old Damage / Holes Repaired &amp; Painted In To Match, 5+ Picture Hooks / Nails / Screws / To Walls</p> <p><b>Accessories, Fixtures &amp; Fittings:</b> Central Heating Thermostat Control / Timer , Co-Ax Cable</p> <p><b>Wear &amp; Tear - Decor:</b> Very Light Wear &amp; Tear - Minimal Scuffs / Rub Marks / Scratches / Chips</p> <p><b>Comments:</b> Scratches To Wood Panels</p>
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Serial #	Walls - Observation - (Check Out)
4.4.3	<p>Cob Webs Present</p> <p>Signs Of Treated Mildew Spotting</p>



4.4.3 Cob Webs Present



4.4.3 Cob Webs Present



4.4.3 Signs Of Treated Mildew Spotting



#### 4.4.3 Signs Of Treated Mildew Spotting

4.5 Windows	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
4.5.1	Sill	<b>Finish &amp; Number Fitted:</b> UPVC, x02 <b>Features:</b> Light Debris to Sill, Light Scratches, Very Light Scratches / Marks
4.5.2	Windows	<b>Type &amp; Number Fitted:</b> x02, Casement <b>Finish:</b> UPVC <b>Features:</b> Light Marks to Frame, Furniture - UPVC Coated White, Glazed - Double, Handles - Lever With Button & Lock, Key Missing From Lock <b>Window Cleanliness:</b> Domestically Clean Outside, Stickers Present, Light Marks To Inside

Serial #	Windows - Observation - (Check Out)
4.5.2	Mildew To Sealant





#### 4.5.2 Mildew To Sealant

4.6 Switches	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
4.6.1	Single Switch	<b>Type:</b> Wall Mounted <b>Finish &amp; Number Fitted:</b> UPVC x01
4.6.2	Triple Switch	<b>Type:</b> For Light(s), Wall Mounted <b>Finish &amp; Number Fitted:</b> UPVC x01

4.7 Socket Outlets	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
4.7.1	Double Socket	<b>Type:</b> Wall Mounted <b>Finish &amp; Number Of Fittings:</b> UPVC x02

4.8 Radiator	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
4.8.1	Radiator	<b>Type &amp; Number Fitted:</b> Double Panel With Convactor, x01 <b>Finish:</b> Enamel <b>Features:</b> Dusty / Dirty Under Vent - Light, End Cap x01, Thermostatic (TRV) Valve

4.9 Floor	
Overall Colour:	General Condition:
Brown	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues

Serial #	Element	Element Description
4.9.1	Floors	<b>Type:</b> Carpet <b>Finish:</b> Woven Short Pile <b>Features:</b> Wall To Wall Fitted, Un-Patterned, Threshold Bar - Aluminium, Pile Flattened / Discoloured / Worn To Traffic Areas - Light, Indentations From Previous Furniture - Light, Light Pulls / Carpet Fraying At Edges

Serial #	Floors - Observation - (Check Out)
4.9.1	4 X Burn Marks To Middle Excess Wear And Staining To Middle Area Burn Marks By Fireplace



4.9.1 4 X Burn Marks To Middle



4.9.1 4 X Burn Marks To Middle



4.9.1 4 X Burn Marks To Middle



4.9.1 4 X Burn Marks To Middle



4.9.1 4 X Burn Marks To Middle



4.9.1 Excess Wear And Staining To Middle Area



4.9.1 Excess Wear And Staining To Middle Area



4.9.1 Burn Marks By Fireplace

#### 4.10 Curtains / Poles / Shutters

Overall Colour:

General Condition:



Multi Coloured / Patterned	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues
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Serial #	Element	Element Description
4.10.1	Curtains	<b>Type:</b> Length Between Sill & Floor <b>Finish:</b> Light Linen, Synthetic <b>Features:</b> Lined, Sun Bleached, Unpatterned, Light Marks / Stains To Inside of Curtain
4.10.2	Poles / Track	<b>Type:</b> Track <b>Finish &amp; Number Fitted:</b> UPVC, x03 <b>Features:</b> Clips / Rings UPVC

4.11 Fireplace	
Overall Colour:	General Condition:
Dark Beige	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues

Serial #	Element	Element Description
4.11.1	Fireplace	<b>Type:</b> , Wall Fitted, Electric Fire <b>Finish:</b> Back Panel - Tiled, Fully Tiled, Tiled Cheeks <b>Features:</b> Hearth - Tiled, Mantelpiece - Tile, Light Marks / Chips To Mantelpiece, Light Marks / Chips To Hearth

Serial #	Fireplace - Observation - (Check Out)
4.11.1	Heavy Crack To RHS Top To Bottom Of Tiles. Repaired

5: Rear Lobby
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5.1 Doors	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
5.1.1	Door	<p><b>Type:</b> Panelled - 4 Cavity</p> <p><b>Finish:</b> Painted - Gloss, Wood</p> <p><b>Features:</b> Handles - Tarnished / Scratched , Furniture - Aluminium Effect, Handles - Lever Style, Very Light Scuffs / Rub Marks / Scratches / Chips, Old Damage Repaired &amp; Painted In To Match, Furniture - Brass / Gold Effect, Handles - Knob Style</p> <p><b>Wear &amp; Tear - Decor:</b> Very Light Wear &amp; Tear - Minimal Scuffs / Rub Marks / Scratches / Chips</p>

5.1.2	Door Frame	<b>Type:</b> Wood, With Architrave <b>Finish:</b> Frame Coloured - White, Painted - Gloss <b>Features:</b> Overpaint to Lock Return Area / Hinges
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5.2 Ceiling	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
5.2.1	Ceiling	<b>Type:</b> Plaster Painted <b>Finish:</b> Finish - Smooth Surface, Painted - Matt / Emulsion <b>Features:</b> Paint Flaking - Light, Paintwork Patchy & Thin to Some Areas <b>Comments:</b> Very Light Paint Flaking

Serial #	Ceiling - Observation - (Check Out)
5.2.1	Mildew Spotting



5.2.1 Mildew Spotting



5.2.1 Mildew Spotting

5.3 Lighting	
Overall Colour:	General Condition:

White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear
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Serial #	Element	Element Description
5.3.1	Surface Mounted	<b>Type:</b> Ceiling Fitted <b>Finish &amp; Number Of Fittings:</b> Bulbs Per Unit x01, Unit X01 <b>Features:</b> All Bulbs Working, No Shade

5.4 Walls	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function

Serial #	Element	Element Description
5.4.1	Skirting Boards	<b>Type:</b> Moulded To Edge, Wood <b>Finish:</b> Gloss Painted, Colour White <b>Features:</b> Door Stop
5.4.2	Wall Box	<b>Location On Wall:</b> Upper Wall Fitted <b>Finish:</b> Wood <b>Features:</b> Fusebox Present, Meters Present
5.4.3	Walls	<b>Type:</b> Plaster - Painted, Lining Paper <b>Finish:</b> Painted - Matt / Emulsion <b>Marks &amp; Observations:</b> Salt Spotting / Salt Damp , Paint Blistering / Bubbling <b>Wear &amp; Tear - Decor:</b> Very Light Wear & Tear - Minimal Scuffs / Rub Marks / Scratches / Chips

Serial #	Walls - Observation - (Check Out)
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5.4.3	<p>Very Heavy Damp</p> <p>Water Staining / Drip Stains Above Door</p> <p>Excess Scratches To RHS Wall For Length Of Tenancy</p> <p>Paint Blistering To Lower Area By Door</p>
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5.4.3 Very Heavy Damp



5.4.3 Very Heavy Damp



5.4.3 Very Heavy Damp



5.4.3 Water Staining / Drip Stains Above Door



5.4.3 Water Staining / Drip Stains Above Door



5.4.3 Excess Scratches To RHS Wall For Length Of Tenancy





5.4.3 Excess Scratches To RHS Wall For Length Of Tenancy



5.4.3 Paint Blistering To Lower Area By Door

5.5 Switches	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
5.5.1	Single Switch	<b>Type:</b> Wall Mounted, For Light(s) <b>Finish &amp; Number Fitted:</b> UPVC x01

5.6 Floor	
Overall Colour:	General Condition:
Light Beige	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues

Serial #	Element	Element Description
5.6.1	Floors	<b>Type:</b> Vinyl - Cushioned <b>Finish:</b> Granite Effect <b>Features:</b> Wall To Wall Fitted, Threshold Bar - Aluminium, Threshold Bar Tarnished / Scratched / Damaged, Light Marks , Light Scratches / Scuffs, Light Spot Staining, Residual Staining - Light

5.7 Rear Door	
Overall Colour:	General Condition:
White	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues

Serial #	Element	Element Description
5.7.1	Door	<p><b>Type:</b> Panelled - Glazed, Rear Door Of Property</p> <p><b>Finish:</b> UPVC</p> <p><b>Features:</b> Coat Hook(s) - White, Door Glass - Patterned / Frosted / Opaque , Furniture - UPVC Coated White, Handles - Lever Style, Handles - Tarnished / Scratched , Lock - Yale / Chubb Type, Door Glass - Safety Type, Light Scuffs / Rub Marks / Scratches</p> <p><b>Wear &amp; Tear - Decor:</b> Light Wear &amp; Tear - Light Scuffs / Rub Marks / Scratches / Chips</p> <p><b>Door - Window/Glass :</b> Domestically Clean Outside , Domestically Clean Inside</p>
5.7.2	Door Frame	<p><b>Type:</b> UPVC</p> <p><b>Finish:</b> Frame Coloured - White, UPVC</p> <p><b>Features:</b> , With Striking Plate / Lock Return, Very Light Scratches / Marks / Scuffs</p> <p><b>Comments:</b> Mildew To Sealant</p>

## 6: Bathroom



6.1 Doors	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
6.1.1	Door	<p><b>Type:</b> Flush</p> <p><b>Finish:</b> Painted - Gloss, Wood</p> <p><b>Features:</b> Handles - Tarnished / Scratched , Furniture - Aluminium Effect, Handles - Lever Style, Very Light Scuffs / Rub Marks / Scratches / Chips, Old Damage Repaired &amp; Painted In To Match</p> <p><b>Wear &amp; Tear - Decor:</b> Very Light Wear &amp; Tear - Minimal Scuffs / Rub Marks / Scratches / Chips</p>

6.1.2	Door Frame	<b>Type:</b> Wood, With Architrave <b>Finish:</b> Frame Coloured - White, Painted - Gloss <b>Features:</b> Overpaint to Lock Return Area / Hinges
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6.2 Ceiling	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
6.2.1	Ceiling	<b>Type:</b> Plaster Painted <b>Finish:</b> Finish - Smooth Surface, Painted - Matt / Emulsion <b>Features:</b> Overpaint / Paint Splashes to Ceiling From Walls, Signs Of Treated Mould / Damp / Condensation / Mildew Present, Paintwork Patchy & Thin To All Areas <b>Comments:</b> Very Light Mildew Spotting To Rear Corner

6.3 Lighting	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
6.3.1	Surface Mounted	<b>Type:</b> Ceiling Mounted Bathroom IP65 <b>Finish &amp; Number Of Fittings:</b> Bulbs Per Unit x01, Unit X01 <b>Features:</b> All Bulbs Working, Shade - Glass

6.4 Walls	
Overall Colour:	General Condition:

Magnolia	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear
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Serial #	Element	Element Description
6.4.1	Skirting Boards	<b>Type:</b> Wood, Moulded To Edge <b>Finish:</b> Gloss Painted, Colour White
6.4.2	Tiling	<b>Type:</b> Part Tiled, Tiled Behind Basin, Tiled Behind Toilet to Mid Wall, Tiled Behind Bath & Shower To Ceiling <b>Finish &amp; Tile Colour:</b> Grout - White, Tiles - Smooth Surface, White <b>Features:</b> Grouting Discoloured / Aged
6.4.3	Wall Cupboard	<b>Type &amp; Number Fitted:</b> Meter Cupboard, x01 <b>Finish:</b> Wood, Doors To Match Property <b>Features:</b> All Interior Surfaces In Poor Condition, Floor Concrete / Not Covered <b>Comments:</b> Water Meter
6.4.4	Walls	<b>Type:</b> Plaster - Painted <b>Finish:</b> Painted - Matt / Emulsion <b>Marks &amp; Observations:</b> Window Reveals - Paint Flaking / Cracks / Chips

Serial #	Walls - Observation - (Check Out)
6.4.4	Very Light Mildew Spotting To Upper Rear Wall Corner



#### 6.4.4 Very Light Mildew Spotting To Upper Rear Wall Corner

6.5 Windows	
Overall Colour:	General Condition:
White	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues

Serial #	Element	Element Description
6.5.1	Sill	<b>Finish &amp; Number Fitted:</b> x01, Tiled <b>Features:</b>
6.5.2	Windows	<b>Type &amp; Number Fitted:</b> Casement, x01 <b>Finish:</b> UPVC <b>Features:</b> Light Marks to Frame, Furniture - UPVC Coated White, Glazed - Double, Handles - Lever With Button & Lock, Key Missing From Lock, Glass - Safety, Glass - Patterned / Frosted / Opaque <b>Window Cleanliness:</b> Domestically Clean Inside, Domestically Clean Outside, Stickers Present

Serial #	Sill - Observation - (Check Out)
6.5.1	Soap Left By Tenant



#### 6.5.1 Soap Left By Tenant

Serial #	Windows - Observation - (Check Out)
6.5.2	Crack To Tile Very Dirty To Inside



#### 6.5.2 Very Dirty To Inside



#### 6.5.2 Very Dirty To Inside

6.6 Switches	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
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6.6.1	Fused Single Switch	<b>Type:</b> For Heater, Wall Mounted <b>Finish &amp; Number Fitted:</b> UPVC x01
6.6.2	Pull Cord	<b>Type:</b> Ceiling Mounted, For Shower, For Light <b>Finish &amp; Number Fitted:</b> UPVC x02, Pull Cord Dirty from Use <b>Features:</b> LED Indicator

#### 6.7 Heater

Overall Colour:	General Condition:
Cream	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
6.7.1	Heater	<b>Make &amp; Type:</b> Wall Fitted <b>Fuel Type &amp; Number Fitted:</b> x02, Electric <b>Features:</b> Fused Switch, Vents - Face / Top / Sides, Pull Switch

#### 6.8 Radiator

Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
6.8.1	Radiator	<b>Type &amp; Number Fitted:</b> x01, Single Panel With Convactor <b>Finish:</b> Enamel <b>Features:</b> Dusty / Dirty Under Vent - Light, End Cap x01, Thermostatic (TRV) Valve

#### 6.9 Floor



Overall Colour:	General Condition:
Light Beige	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues

Serial #	Element	Element Description
6.9.1	Floors	<p><b>Type:</b> Vinyl - Cushioned</p> <p><b>Finish:</b> Granite Effect</p> <p><b>Features:</b> Wall To Wall Fitted, Threshold Bar - Aluminium, Threshold Bar Tarnished / Scratched / Damaged, Light Marks , Light Debris Present, Light Paint Marks / Sprinkles Present, Residual Staining - Heavy</p>

6.10 Basin	
Overall Colour:	General Condition:
White	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues

Serial #	Element	Element Description
6.10.1	Basin	<p><b>Type:</b> Wall Mounted - With Pedestal, Single</p> <p><b>Finish:</b> Furniture - Chrome Effect, Ceramic / Porcelain Bowl</p> <p><b>Features:</b> Limescale to Tap Base - Light, Limescale to Tap Spout - Heavy, Overflow, Plug &amp; Chain, Taps - Single, Waste Area Tarnished, Limescale To Plug</p>

6.11 Toilet	
Overall Colour:	General Condition:
White	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues

Serial #	Element	Element Description
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6.11.1	Toilet	<b>Type:</b> Floor Mounted <b>Finish:</b> To Match Suite, Ceramic / Resin <b>Features:</b> Flush - Lever, Cistern Panel Access, Furniture - Chrome Effect, Lever / Buttons Tarnished / Worn, Light Soiling, Seat & Lid - UPVC / Resin, Seat & Lid To Match <b>Comments:</b> Sand At Bottom Of Throat
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6.12 Bath	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
6.12.1	Bath	<b>Type:</b> Single Ended Bath, Straight Bath, To Match Suite <b>Finish:</b> Enamelled <b>Features:</b> Dusty, Light Surface Debris To Bath, Limescale to Tap Spouts - Heavy, Overflow, Plug & Chain, Taps - Single x02 <b>Comments:</b> Plug Not Attached To Chain

Serial #	Bath - Observation - (Check Out)
6.12.1	Not Clean



6.12.1 Not Clean



6.12.1 Not Clean



6.12.1 Not Clean



#### 6.12.1 Not Clean

6.13 Shower	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
6.13.1	Shower	<b>Type &amp; Make:</b> Triton, Electric <b>Finish :</b> UPVC Body, UPVC Shower Head <b>Features:</b> Flexible Hose, Dials / Buttons, Riser Bar, Light Limescale to Shower Head / Hose, Shower Head
6.13.2	Shower - Curtain & Pole	<b>Type:</b> Attached To Wall, Pole - UPVC <b>Finish:</b> Curtain - Patterned

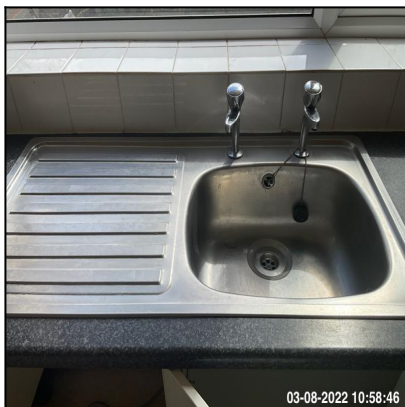
6.14 Bathroom Accessories	
Overall Colour:	General Condition:
None	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
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6.14.1	Mirror	<b>Type:</b> Square, Wall Fitted, <b>Finish:</b> Frame - Wood <b>Comments:</b> Very Light Scratches
6.14.2	Towel Rail	<b>Type:</b> Wall Mounted <b>Finish:</b> Metal Effect

7: Kitchen





7.1 Doors	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
7.1.1	Door	<p><b>Type:</b> Flush</p> <p><b>Finish:</b> Painted - Gloss, Wood</p> <p><b>Features:</b> Handles - Tarnished / Scratched , Furniture - Aluminium Effect, Handles - Lever Style, Very Light Scuffs / Rub Marks / Scratches / Chips, Old Damage Repaired &amp; Painted In To Match, Light Chips / Scuffs to Leading Edge</p> <p><b>Wear &amp; Tear - Decor:</b> Light Wear &amp; Tear - Light Scuffs / Rub Marks / Scratches / Chips</p>

7.1.2	Door Frame	<b>Type:</b> Wood, With Architrave <b>Finish:</b> Frame Coloured - White, Painted - Gloss <b>Features:</b> Overpaint to Lock Return Area / Hinges
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7.2 Ceiling	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
7.2.1	Ceiling	<b>Type:</b> Plaster Painted <b>Finish:</b> Finish - Smooth Surface, Painted - Matt / Emulsion <b>Features:</b> Signs Of Previous Water Damage / Water Staining

7.3 Lighting	
Overall Colour:	General Condition:
White	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues

Serial #	Element	Element Description
7.3.1	Fluorescent Tube	<b>Type:</b> Ceiling Mounted <b>Number Of Fittings:</b> x01 <b>Features:</b> Light Tubes Per Unit x01, Metal Base, No Cover Fitted, Rust Present

7.4 Walls	
Overall Colour:	General Condition:
Magnolia	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
7.4.1	Skirting Boards	<b>Type:</b> Wood, Ogee Edge <b>Finish:</b> Gloss Painted, Colour White
7.4.2	Tiling	<b>Type:</b> Part Tiled, Tiled Above Work Tops <b>Finish &amp; Tile Colour:</b> Grout - White, Tiles - Smooth Surface, White
7.4.3	Walls	<b>Type:</b> Plaster - Painted, Lining Paper, Tiled - Part <b>Finish:</b> Painted - Matt / Emulsion, Paper Painted, Ceramic Tiled <b>Marks &amp; Observations:</b> Paint Blistering / Bubbling, Old Damage / Holes Repaired & Painted In To Match, Paintwork Patchy & Thin To A Few Areas, 5+ Picture Hooks / Nails / Screws / To Walls, <b>Wear &amp; Tear - Decor:</b> Light Wear & Tear - Light Scuffs / Rub Marks / Scratches / Chips

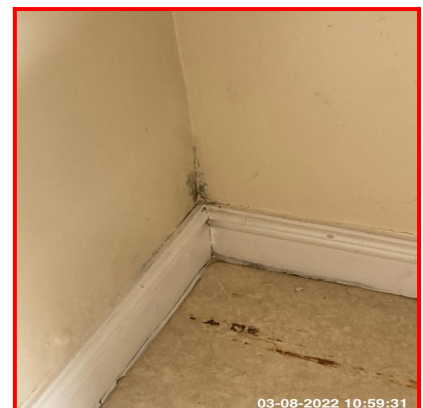
Serial #	Walls - Observation - (Check Out)
7.4.3	Heavy Chip To Oven Wall Heavy Mildew Spotting Top RHS And Front Wall



7.4.3 Heavy Mildew Spotting Top RHS And Front Wall



7.4.3 Heavy Mildew Spotting Top RHS And Front Wall



7.4.3 Heavy Mildew Spotting Top RHS And Front Wall

7.5 Windows	
Overall Colour:	General Condition:



White	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues
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Serial #	Element	Element Description
7.5.1	Sill	<b>Finish &amp; Number Fitted:</b> x01, Tiled <b>Features:</b>
7.5.2	Windows	<b>Type &amp; Number Fitted:</b> Casement, x01 <b>Finish:</b> UPVC <b>Features:</b> Light Marks to Frame, Furniture - UPVC Coated White, Glazed - Double, Handles - Lever With Button & Lock, Key Missing From Lock, Glass Double Glazed Unit Blown - Cloudy / Misty Glass - Heavy <b>Window Cleanliness:</b> Domestically Clean Inside, Domestically Clean Outside, Stickers Present

7.6 Switches	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
7.6.1	Cooker / Oven Switch	<b>Type:</b> Red Switch x 1, LED <b>Finish:</b> White UPVC
7.6.2	Single Switch	<b>Type:</b> Wall Mounted, For Light(s), For Appliance(s) <b>Finish &amp; Number Fitted:</b> UPVC x02

Serial #	Single Switch - Observation - (Check Out)
7.6.2	Finger Marks / Dirty To Face



### 7.6.2 Finger Marks / Dirty To Face

7.7 Socket Outlets	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
7.7.1	Double Socket	<b>Type:</b> Wall Mounted <b>Finish &amp; Number Of Fittings:</b> UPVC x03

7.8 Radiator	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
7.8.1	Radiator	<b>Type &amp; Number Fitted:</b> Double Panel With Convactor, x01 <b>Finish:</b> Enamel <b>Features:</b> Dusty / Dirty Under Vent - Light, End Cap x01, Thermostatic (TRV) Valve

7.9 Floor
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Overall Colour:	General Condition:
Light Beige	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues

Serial #	Element	Element Description
7.9.1	Floors	<b>Type:</b> Vinyl - Cushioned <b>Finish:</b> Granite Effect <b>Features:</b> Wall To Wall Fitted, Threshold Bar - Aluminium, Threshold Bar Tarnished / Scratched / Damaged, Heavy Scratches, Indentation Marks From White Goods, Light Marks , Light Paint Marks / Sprinkles Present, Light Rips / Tears , Light Spot Staining

Serial #	Floors - Observation - (Check Out)
7.9.1	2 X Heavy Rips / Dents Below Radiator Lots Of Debris



7.9.1 Lots Of Debris



7.9.1 Lots Of Debris



7.9.1 Lots Of Debris



### 7.9.1 Lots Of Debris

7.10 Kitchen Units	
Overall Colour:	General Condition:
White	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues

Serial #	Element	Element Description
7.10.1	Kitchen Units	<p><b>General Features:</b> MDF , Matt Finish , Plinths To Match, Slab Style</p> <p><b>Unit Features:</b> Backboards - Light Scratches / Marks / Staining, Backboards To Units, Doors - Solid , Drawer Unit x01, Drawers x 03 Per Unit, Handles - Brushed Steel / Nickel Effect, Handles - Pull, Heavy Surface Stains / Marks To Drawers, Internal Shelves - MDF, Light Residual Staining To Shelves, Light Stains / Marks / Spillage To Inside Unit, Scratches / Chips To Plinth, Very Light Marks / Scratches Present To Unit Fronts</p> <p><b>Number Of Units:</b> Base Unit x 04, Wall Unit x 02</p>

7.11 Worktops	
Overall Colour:	General Condition:
Black	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues

Serial #	Element	Element Description
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7.11.1	Worktops	<b>Type:</b> Laminate, Bull Nose <b>Finish:</b> Granite Effect, Edging Strips To Match <b>Features:</b> Edging Strip - Light Chips / Damaged / Missing -, White Marks / Water Spot Staining, Light Scratches,
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Serial #	Worktops - Observation - (Check Out)
7.11.1	Not Clean



7.11.1 Not Clean



7.11.1 Not Clean



7.11.1 Not Clean



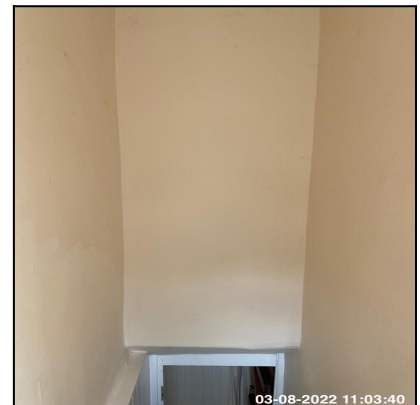
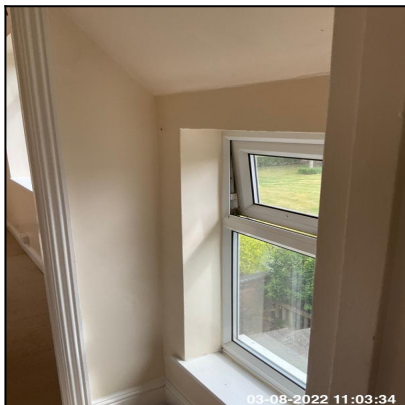
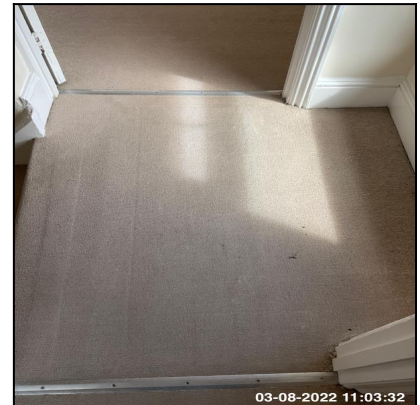
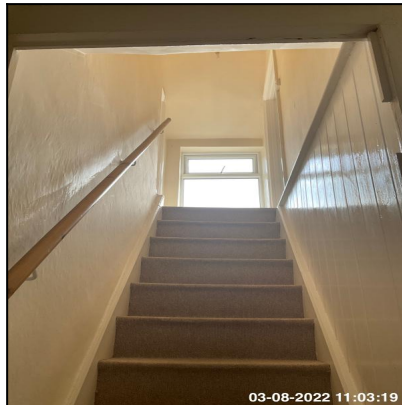
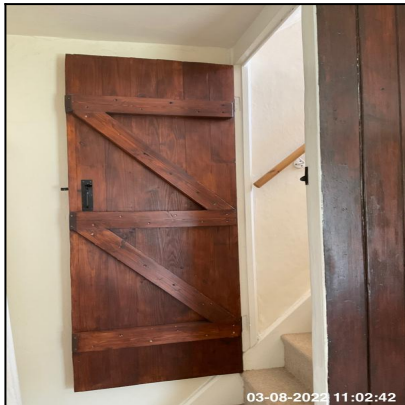
7.11.1 Not Clean

7.12 Sink	
Overall Colour:	General Condition:
Stainless Steel	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

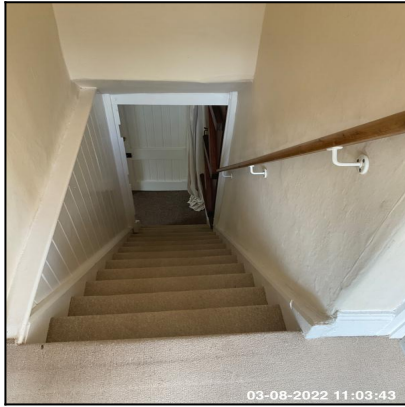


Serial #	Element	Element Description
7.12.1	Sink	<p><b>Type:</b> Drainer - Single, Bowl - Single</p> <p><b>Finish:</b> Stainless Steel</p> <p><b>Features:</b> Furniture - Chrome Effect, Overflow, Light Limescale To Tap Spouts , Plug &amp; Chain - Attached, Tap - Single x02, Waste Area Tarnished</p>

## 8: Stairs / Landing







## 8.1 Doors

Overall Colour:	General Condition:
Dark Wood Effect	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
8.1.1	Door	<p><b>Type:</b> Cottage Style, Ledge and Brace</p> <p><b>Finish:</b> Stained / Varnished, Wood</p> <p><b>Features:</b> Furniture - Ironmongery, Handles - Thumb / Finger Latch</p> <p><b>Wear &amp; Tear - Decor:</b> Very Light Wear &amp; Tear - Minimal Scuffs / Rub Marks / Scratches / Chips</p>
8.1.2	Door Frame	<p><b>Type:</b> Wood</p> <p><b>Finish:</b> Frame Coloured - White</p>

## 8.2 Ceiling

Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
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8.2.1	Ceiling	<b>Type:</b> Plaster Painted <b>Finish:</b> Finish - Smooth Surface, Painted - Matt / Emulsion
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Serial #	Ceiling - Observation - (Check Out)
8.2.1	Cobwebs



8.2.1 Cobwebs



8.2.1 Cobwebs

8.3 Lighting	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function

Serial #	Element	Element Description
8.3.1	Pendant	<b>Type:</b> Bayonet, Ceiling Fitted, Rose & Cord <b>Number Of Fittings:</b> x01 <b>Features:</b> All Bulbs Working, Bulb Per Pendant x01, No Shade Fitted

8.4 Walls	
Overall Colour:	General Condition:
Magnolia	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function

Serial #	Element	Element Description
8.4.1	Skirting Boards	<b>Type:</b> Wood, Ogee Edge <b>Finish:</b> Gloss Painted, Colour White
8.4.2	Walls	<b>Type:</b> Plaster - Painted, Lining Paper, Wood Panelling <b>Finish:</b> Painted - Matt / Emulsion, Paper Painted <b>Features:</b> Wood Panelled - Painted <b>Wear &amp; Tear - Decor:</b> Very Light Wear & Tear - Minimal Scuffs / Rub Marks / Scratches / Chips <b>Comments:</b> Very Light Scuff To Leading Edge At Top Of Stairs

8.5 Windows	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
8.5.1	Sill	<b>Finish &amp; Number Fitted:</b> UPVC, x02 <b>Features:</b> Light Debris to Sill, Light Scratches, Very Light Scratches / Marks
8.5.2	Windows	<b>Type &amp; Number Fitted:</b> x02, Circular <b>Finish:</b> UPVC <b>Features:</b> Light Marks to Frame, Furniture - UPVC Coated White, Glazed - Double, Handles - Lever With Button & Lock, Key Missing From Lock, Adhesive Marks / Adhesive Pads, Sealant Mouldy / Mildew Present <b>Window Cleanliness:</b> Domestically Clean Inside, Domestically Clean Outside

Serial #	Windows - Observation - (Check Out)
8.5.2	Frame Dirty



8.5.2 Frame Dirty

8.5.2 Frame Dirty

8.6 Switches	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
8.6.1	Single Switch	<b>Type:</b> Wall Mounted, For Light(s) <b>Finish &amp; Number Fitted:</b> UPVC x01

8.7 Floor	
Overall Colour:	General Condition:
Beige	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues

Serial #	Element	Element Description
8.7.1	Floors	<b>Type:</b> Carpet <b>Finish:</b> Woven Short Pile <b>Features:</b> Wall To Wall Fitted, Un-Patterned, Threshold Bar - Aluminium, Light Pulls / Carpet Fraying At Edges, Pile Flattened / Discoloured / Worn To Traffic Areas - Medium

Serial #	Floors - Observation - (Check Out)
8.7.1	<p>Heavy Wear To Traffic Area At Top</p> <p>4 X Spot Burn Marks</p> <p>Burn Mark At Top Of Stairs</p> <p>Heavy Stain At Bottom Of Stairs</p>



8.7.1 Heavy Wear To Traffic Area At Top



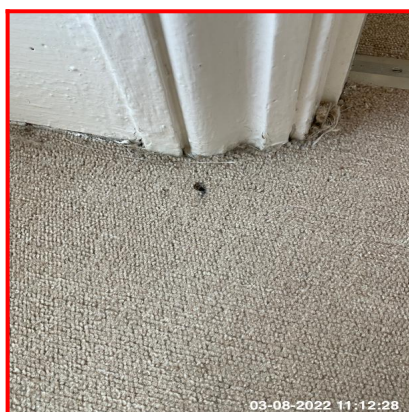
8.7.1 Heavy Wear To Traffic Area At Top



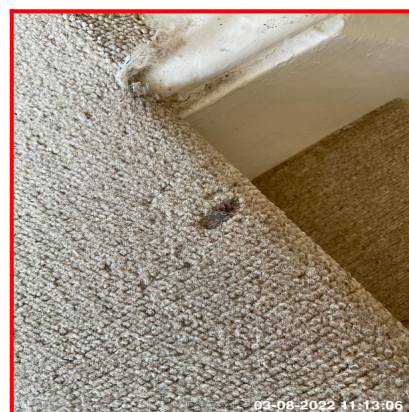
8.7.1 Heavy Wear To Traffic Area At Top



8.7.1 4 X Spot Burn Marks



8.7.1 4 X Spot Burn Marks



8.7.1 Burn Mark At Top Of Stairs





### 8.7.1 Heavy Stain At Bottom Of Stairs

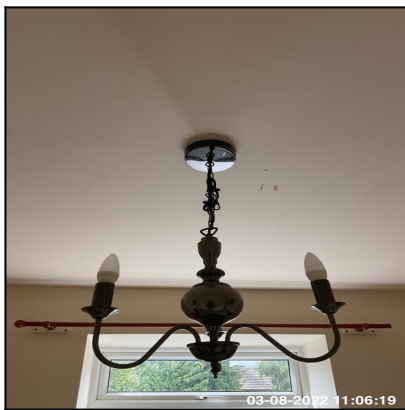
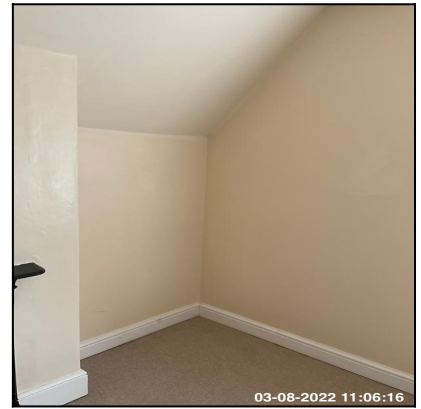
8.8 Staircase	
Overall Colour:	General Condition:
Light Wood Effect	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
8.8.1	Handrail	<b>Finish:</b> Varnished, Wood <b>Features &amp; Number Fitted:</b> Natural, x1, Light Scratches

## 9: Bedroom 1 RHS







9.1 Doors	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
9.1.1	Door	<p><b>Type:</b> Panelled - 4 Cavity</p> <p><b>Finish:</b> Painted - Gloss, Wood</p> <p><b>Features:</b> Furniture - Brass / Gold Effect, Handles - Knob Style, Handles - Tarnished / Scratched , Lock - Mortice, Very Light Scuffs / Rub Marks / Scratches / Chips, Cracks Present to Door Panel(s)</p> <p><b>Wear &amp; Tear - Decor:</b> Very Light Wear &amp; Tear - Minimal Scuffs / Rub Marks / Scratches / Chips</p>

9.1.2	Door Frame	<b>Type:</b> Wood, With Architrave <b>Finish:</b> Frame Coloured - White, Painted - Gloss <b>Features:</b> Overpaint to Lock Return Area / Hinges
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9.2 Ceiling	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function

Serial #	Element	Element Description
9.2.1	Ceiling	<b>Type:</b> Plaster Painted <b>Finish:</b> Finish - Smooth Surface, Painted - Matt / Emulsion <b>Features:</b> Old Hooks / Fittings To Ceiling, Old Holes / Damage / Fittings - Not Repaired
9.2.2	Loft Hatch	<b>Type:</b> Push Up Style, Wood - Painted

9.3 Lighting	
Overall Colour:	General Condition:
Black	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function

Serial #	Element	Element Description
9.3.1	Pendant	<b>Type:</b> Ceiling Fitted, Rose & Cord, Bayonet <b>Number Of Fittings:</b> x01 <b>Features:</b> Bulb Per Pendant x03, All Bulbs Working

9.4 Walls	
Overall Colour:	General Condition:
Magnolia	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
9.4.1	Skirting Boards	<b>Type:</b> Wood, Ogee Edge <b>Finish:</b> Gloss Painted, Colour White <b>Features:</b> Very Lightly Scuffed In Places, 1 or 2 Minor Chips In Places
9.4.2	Wall Cupboard	<b>Type &amp; Number Fitted:</b> Built Into Recess, x01, Wardrobe Type <b>Finish:</b> Doors To Match Property, Floors To Match Property, Walls To Match Property <b>Features:</b> All Interior Surfaces In Good Cosmetic Condition, Floor Carpeted To Match, Hanging Rail, Hangers Present
9.4.3	Walls	<b>Type:</b> Plaster - Painted, Lining Paper <b>Finish:</b> Painted - Matt / Emulsion, Paper Painted <b>Marks &amp; Observations:</b> 1-4 Holes In Wall Not Filled, 5+ Picture Hooks / Nails / Screws / To Walls

Serial #	Walls - Observation - (Check Out)
9.4.3	Crack To Lower LHS Window Reveal Water Staining Marks To RHS Wall



9.4.3 Water Staining Marks To RHS Wall      9.4.3 Water Staining Marks To RHS Wall

9.5 Windows	
Overall Colour:	General Condition:

White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear
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Serial #	Element	Element Description
9.5.1	Sill	<b>Finish &amp; Number Fitted:</b> UPVC, x01  <b>Features:</b> Light Scratches, Very Light Scratches / Marks , Paintwork Flaking / Cracking - Light, , Light Debris to Sill
9.5.2	Windows	<b>Type &amp; Number Fitted:</b> Casement, x01  <b>Finish:</b> UPVC  <b>Features:</b> Light Marks to Frame, Furniture - UPVC Coated White, Glazed - Double, Handles - Lever With Button & Lock, Key Missing From Lock  <b>Window Cleanliness:</b> Domestically Clean Outside, Stickers Present, Light Marks To Inside

9.6 Switches	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
9.6.1	Dimmer Switch	<b>Type:</b> Wall Mounted, Triple, For Light(s)  <b>Finish &amp; Number Fitted:</b> UPVC x01
9.6.2	Single Switch	<b>Type:</b> Wall Mounted, For Light(s)  <b>Finish &amp; Number Fitted:</b> UPVC x01

9.7 Socket Outlets	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
9.7.1	Double Socket	<b>Type:</b> Wall Mounted <b>Finish &amp; Number Of Fittings:</b> UPVC x01
9.7.2	Telephone / Network Point	<b>Make / Type:</b> BT Open Reach, Virgin <b>Finish &amp; Number Fitted:</b> x01, UPVC

Serial #	Telephone / Network Point - Observation - (Check Out)
9.7.2	Cracked To Surface

9.8 Radiator	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
9.8.1	Radiator	<b>Type &amp; Number Fitted:</b> Double Panel With Convactor, x01 <b>Finish:</b> Enamel <b>Features:</b> Dusty / Dirty Under Vent - Light, End Cap x01, Thermostatic (TRV) Valve

9.9 Floor	
Overall Colour:	General Condition:
Beige	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues

Serial #	Element	Element Description
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9.9.1	Floors	<b>Type:</b> Carpet <b>Finish:</b> Woven Short Pile <b>Features:</b> Wall To Wall Fitted, Un-Patterned, Threshold Bar - Aluminum, Light Pulls / Carpet Fraying At Edges, Indentations From Previous Furniture - Light, Pile Flattened / Discoloured / Worn To Traffic Areas - Heavy, Light Pulls / Fraying To Carpet
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Serial #	Floors - Observation - (Check Out)
9.9.1	2 X Tears To Rear Wall Area Large Stain By Cupboard Door



9.9.1 Large Stain By Cupboard Door      9.9.1 Large Stain By Cupboard Door

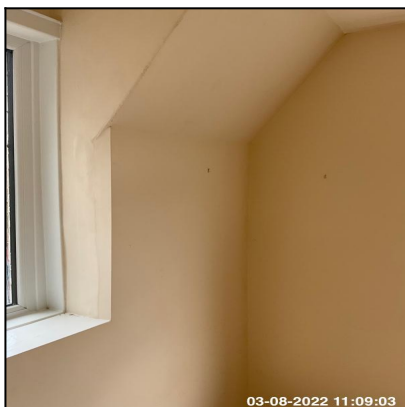
9.10 Curtains / Poles / Shutters	
Overall Colour:	General Condition:
Dark Wood Effect	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
9.10.1	Poles / Track	<b>Type:</b> Pole <b>Finish &amp; Number Fitted:</b> , x01 <b>Features:</b> Finials Plain, Finial x01

9.11 Fireplace	
Overall Colour:	General Condition:
Black	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function

Serial #	Element	Element Description
9.11.1	Fireplace	<b>Type:</b> Wall Fitted, Small Combination <b>Finish:</b> Back Panel - Gloss, Painted

## 10: Bedroom 2 LHS Rear







10.1 Doors	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
10.1.1	Door	<p><b>Type:</b> Panelled - 4 Cavity</p> <p><b>Finish:</b> Painted - Gloss, Wood</p> <p><b>Features:</b> Furniture - Brass / Gold Effect, Handles - Knob Style, Handles - Tarnished / Scratched , Lock - Mortice, Very Light Scuffs / Rub Marks / Scratches / Chips, Cracks Present to Door Panel(s), Coat Hook(s) - Metal Effect</p> <p><b>Wear &amp; Tear - Decor:</b> Very Light Wear &amp; Tear - Minimal Scuffs / Rub Marks / Scratches / Chips</p>
10.1.2	Door Frame	<p><b>Type:</b> Wood, With Architrave</p> <p><b>Finish:</b> Frame Coloured - White, Painted - Gloss</p> <p><b>Features:</b> Overpaint to Lock Return Area / Hinges</p>

10.2 Ceiling	
Overall Colour:	General Condition:
White	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function

Serial #	Element	Element Description
10.2.1	Ceiling	<b>Type:</b> Plaster Painted <b>Finish:</b> Finish - Smooth Surface, Painted - Matt / Emulsion
10.2.2	Loft Hatch	<b>Type:</b> Push Up Style, Wood - Painted

Serial #	Loft Hatch - Observation - (Check Out)
10.2.2	Sellotape And Cling Film Covering Loft Hatch



#### 10.2.2 Sellotape And Cling Film Covering Loft Hatch

10.3 Lighting	
Overall Colour:	General Condition:
Brushed Metal / Steel Effect	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function

Serial #	Element	Element Description
10.3.1	Pendant	<b>Type:</b> Bayonet, Ceiling Fitted, Rose & Cord <b>Number Of Fittings:</b> x01 <b>Features:</b> All Bulbs Working, Bulb Per Pendant x01, Shade - Metal

10.4 Walls	
Overall Colour:	General Condition:

Magnolia	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function
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Serial #	Element	Element Description
10.4.1	Skirting Boards	<b>Type:</b> Wood, Ogee Edge <b>Finish:</b> Gloss Painted, Colour White
10.4.2	Walls	<b>Type:</b> Plaster - Painted <b>Finish:</b> Painted - Matt / Emulsion <b>Marks &amp; Observations:</b> Paintwork Patchy & Thin To A Few Areas, Spot Painting Marks - Shade Differs From Surrounding Colour, 5+ Picture Hooks / Nails / Screws / To Walls

10.5 Windows	
Overall Colour:	General Condition:
White	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues

Serial #	Element	Element Description
10.5.1	Sill	<b>Finish &amp; Number Fitted:</b> UPVC, x02, Wood / Natural Effect <b>Features:</b> Light Debris to Sill, Light Scratches, Very Light Scratches / Marks
10.5.2	Windows	<b>Type &amp; Number Fitted:</b> x02, Casement, Fixed <b>Finish:</b> UPVC <b>Features:</b> Light Marks to Frame, Furniture - UPVC Coated White, Glazed - Double, Handles - Lever With Button & Lock, Key Missing From Lock, Glass - Patterned / Frosted / Opaque, Glass - Safety, Glass Double Glazed Unit Blown - Cloudy / Misty Glass - Heavy <b>Window Cleanliness:</b> Domestically Clean Outside, Stickers Present, Light Marks To Inside

10.6 Switches
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Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
10.6.1	Single Switch	<b>Type:</b> Wall Mounted, For Light(s) <b>Finish &amp; Number Fitted:</b> UPVC x02

10.7 Socket Outlets	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
10.7.1	Double Socket	<b>Type:</b> Wall Mounted <b>Finish &amp; Number Of Fittings:</b> UPVC x01

10.8 Radiator	
Overall Colour:	General Condition:
White	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
10.8.1	Radiator	<b>Type &amp; Number Fitted:</b> Double Panel With Convactor, x01 <b>Finish:</b> Enamel <b>Features:</b> Dusty / Dirty Under Vent - Light, End Cap x01, Thermostatic (TRV) Valve

10.9 Floor	
Overall Colour:	General Condition:

Beige	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues
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Serial #	Element	Element Description
10.9.1	Floors	<b>Type:</b> Carpet <b>Finish:</b> Woven Short Pile <b>Features:</b> Wall To Wall Fitted, Un-Patterned, Threshold Bar - Aluminium, Light Pulls / Carpet Fraying At Edges, Indentations From Previous Furniture - Light, Light Pulls / Fraying To Carpet, Light Rips / Tears , Pile Flattened / Discoloured / Worn To Traffic Areas - Heavy

Serial #	Floors - Observation - (Check Out)
10.9.1	2 X Holes Under Radiator

10.10 Curtains / Poles / Shutters	
Overall Colour:	General Condition:
Light Wood Effect	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
10.10.1	Poles / Track	<b>Type:</b> Pole <b>Finish &amp; Number Fitted:</b> , x01 <b>Features:</b> Finials Plain, Finials x02, Paint Splashes

## 11: Outside Areas / Garden (Rear)



### 11.1 Hard Areas / Borders / Planted Borders

Overall Colour:

General Condition:

None

Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues

Serial #	Element	Element Description
11.1.1	Hard Areas / Borders / Planted Borders	<p><b>Type:</b> Grass Covered Over With Hard Surface, Planted Borders, Concrete, Border Edging</p> <p><b>Features:</b> , Established Shrubs / Plants In Border, Light Spots of Moss / Weeds / Grass, Light Weeding Present, Potted Plants Present</p> <p><b>Comments:</b> Weathered Green Garden Bench Present</p>

Serial #

Hard Areas / Borders / Planted Borders - Observation - (Check Out)



11.1.1	Refuse Present
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11.1.1 Refuse Present



11.1.1 Refuse Present



11.1.1 Refuse Present



11.1.1 Refuse Present

11.2 Grassed / Planted Areas	
Overall Colour:	General Condition:
Green (Dark)	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
11.2.1	Grassed Areas	<p><b>Type:</b> Laid With Grass, Established / Seasonal Shrubs , Trees ,</p> <p><b>Finish:</b> Grass Slightly Overgrown, Grass Seasonally Weathered</p>



Serial #	Grassed Areas - Observation - (Check Out)
11.2.1	Refuse Present Heavily Weathered, Not Maintained



11.2.1 Refuse Present



11.2.1 Refuse Present



11.2.1 Refuse Present



11.2.1 Refuse Present



11.2.1 Heavily Weathered, Not Maintained



11.2.1 Heavily Weathered, Not Maintained



### 11.2.1 Heavily Weathered, Not Maintained

11.3 Fence	
Overall Colour:	General Condition:
Light Brown	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
11.3.1	Fence	<b>Type:</b> Picket Style, Willow / Brush <b>Finish:</b> Wood, Wood Posts

11.4 External Tap	
Overall Colour:	General Condition:
Brass	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And / Or Light Wear & Tear

Serial #	Element	Element Description
11.4.1	External Tap	<b>Accessories:</b> Tarnished/Weathered

11.5 External Lighting	
Overall Colour:	General Condition:
None	Excellent Condition - Items Are Not New. No Obvious Faults In Appearance Or Function

Serial #	Element	Element Description
11.5.1	Lighting - Outside	<b>Type:</b> Wall Mounted, Door / Patio <b>Finish:</b> UPVC Casing <b>Features &amp; Number Fitted:</b> Bulb, x1

11.6 External Refuse Bins	
Overall Colour:	General Condition:
Multi Coloured / Patterned	Fair / Average Condition - Light to Medium Cosmetic Damage But In Working Condition. Showing Mid Wear & Tear. Minor Maintenance Issues

Serial #	Element	Element Description
11.6.1	Bin (Outside)	<b>Type &amp; No Of:</b> x 03, Outdoor Domestic <b>Bin Type &amp; Finish:</b> Finish - UPVC, Mixed Waste / General Waste, Paper / Recycling , With Lid, With Wheels, Garden Waste <b>Comments:</b> 2 X Bins Half Full Ltd Loose On Light Green Bin

Serial #	Bin (Outside) - Observation - (Check Out)
11.6.1	Dark Green Bin Full



11.6.1 Dark Green Bin Full

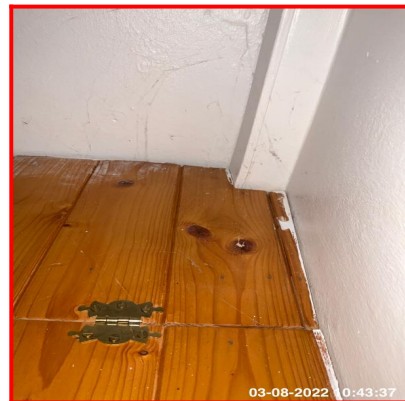


# CHRONOLOGICAL LIST OF OBSERVATIONS (Check Out)

Serial #	Location & Supporting Text	Supporting Photographs
2.3.1	Outside Areas / Garden (Front) Hard Areas / Borders / Planted Borders / Hard Areas / Borders / Planted Borders Heavy Weeds By Door	 A photograph showing the base of a white door. There is a concrete step and some weeds growing along the base of the door. A timestamp '03-08-2022 10:40:52' is visible in the bottom right corner.
2.5.1	Outside Areas / Garden (Front) Grassed / Planted Areas / Grassed Areas Heavily Weathered, Not Maintained	  Two photographs showing a grassy area. The top photograph shows a grassy area with a brick wall in the background. A timestamp '03-08-2022 11:24:34' is visible in the bottom right corner. The bottom photograph shows a similar grassy area with a brick wall in the background. A timestamp '03-08-2022 11:24:37' is visible in the bottom right corner.



3.2.1 Entrance Hallway  
Ceiling / Ceiling  
Cob Webs



3.3.2 Entrance Hallway  
Walls / Walls  
Mildew To Door Reveal Sides And Upper Area



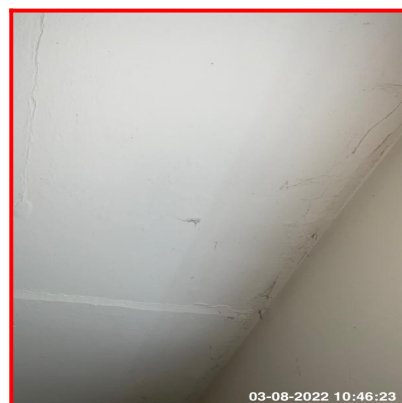




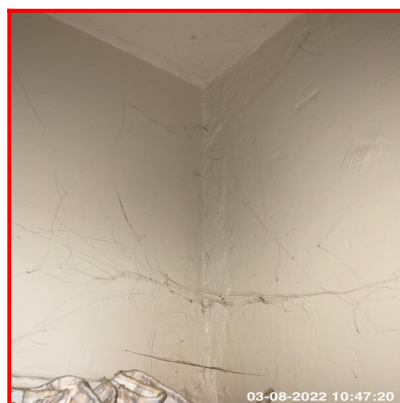
3.3.2 Entrance Hallway  
Walls / Walls  
Mildew Spotting To Lower RHS Wall



4.2.1 Lounge  
Ceiling / Ceiling  
Cob Webs



4.4.3 Lounge  
Walls / Walls  
Cob Webs Present



4.4.3 Lounge  
Walls / Walls  
Signs Of Treated Mildew Spotting



4.5.2 Lounge  
Windows / Windows  
Mildew To Sealant



4.9.1 Lounge  
Floor / Floors  
4 X Burn Marks To Middle





4.9.1 Lounge  
Floor / Floors  
Excess Wear And Staining To Middle Area





4.9.1 Lounge  
Floor / Floors  
Burn Marks By Fireplace



5.2.1 Rear Lobby  
Ceiling / Ceiling  
Mildew Spotting



5.4.3 Rear Lobby  
Walls / Walls  
Very Heavy Damp



5.4.3 Rear Lobby  
Walls / Walls  
Water Staining / Drip Stains Above Door





5.4.3 Rear Lobby  
Walls / Walls  
Excess Scratches To RHS Wall For Length Of  
Tenancy



5.4.3 Rear Lobby  
Walls / Walls  
Paint Blistering To Lower Area By Door



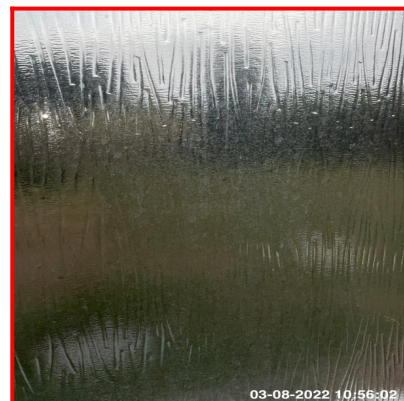
6.4.4 Bathroom  
Walls / Walls  
Very Light Mildew Spotting To Upper Rear  
Wall Corner



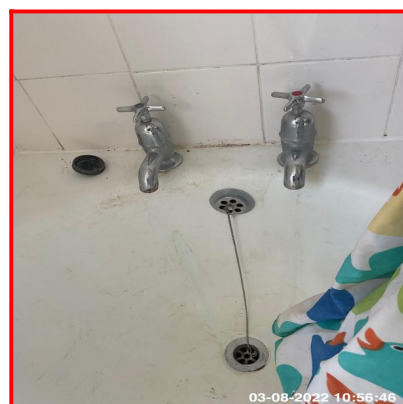
6.5.1 Bathroom  
Windows / Sill  
Soap Left By Tenant



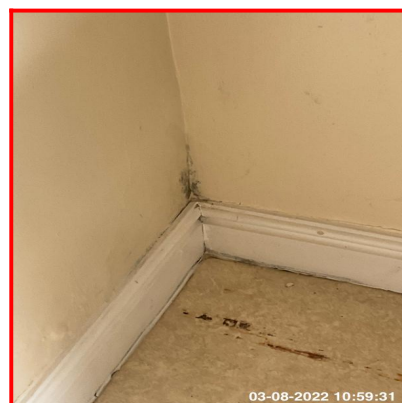
6.5.2 Bathroom  
Windows / Windows  
Very Dirty To Inside



6.12.1 Bathroom  
Bath / Bath  
Not Clean



7.4.3 Kitchen  
Walls / Walls  
Heavy Mildew Spotting Top RHS And Front  
Wall



7.6.2 Kitchen  
Switches / Single Switch  
Finger Marks / Dirty To Face



7.9.1 Kitchen  
Floor / Floors  
Lots Of Debris





7.11.1 Kitchen  
Worktops / Worktops  
Not Clean





8.2.1 Stairs / Landing  
Ceiling / Ceiling  
Cobwebs



8.5.2 Stairs / Landing  
Windows / Windows  
Frame Dirty



8.7.1 Stairs / Landing  
Floor / Floors  
Heavy Wear To Traffic Area At Top



8.7.1 Stairs / Landing  
Floor / Floors  
4 X Spot Burn Marks



8.7.1 Stairs / Landing  
Floor / Floors  
Burn Mark At Top Of Stairs



8.7.1 Stairs / Landing  
Floor / Floors  
Heavy Stain At Bottom Of Stairs



9.4.3 Bedroom 1 RHS  
Walls / Walls  
Water Staining Marks To RHS Wall



9.9.1 Bedroom 1 RHS  
Floor / Floors  
Large Stain By Cupboard Door



10.2.2 Bedroom 2 LHS Rear  
Ceiling / Loft Hatch  
Sellotape And Cling Film Covering Loft Hatch





11.1.1 Outside Areas / Garden (Rear)  
Hard Areas / Borders / Planted Borders / Hard  
Areas / Borders / Planted Borders  
Refuse Present



11.2.1 Outside Areas / Garden (Rear)  
Grassed / Planted Areas / Grassed Areas  
Refuse Present





11.2.1 Outside Areas / Garden (Rear)  
Grassed / Planted Areas / Grassed Areas  
Heavily Weathered, Not Maintained



11.6.1 Outside Areas / Garden (Rear)  
External Refuse Bins / Bin (Outside)  
Dark Green Bin Full





# Guidance Notes And Signatures

## INFORMATION FOR TENANTS / TENANTS REPRESENTATIVE:

Please complete your full details below including email address and signature. By adding your email address, you will automatically be sent a copy of the report.

**NOTE:** Tenants and Third Parties - By entering your personal details into this report via the "Tenant Details & Declaration" area of the App, at Check-In / Mid-Term / Check-Out, you are agreeing that your details can be published in the report - Agents, Landlords, other Tenants and Third Parties will have access to this information. If you do not agree with this please do not add your details into the App when requested to do so by the Clerk. Your personal details are required to distribute the report and communicate with you for the purposes of report amendments.

## **DECLARATION FOR TENANTS AND THEIR REPRESENTATIVES PRESENT AT CHECK-IN / CHECK-OUT:**

Great care and effort have been invested to ensure this inspection document is a true, impartial and unbiased, reflection of the property, its fixtures and fittings at the time of Check-In. It is your responsibility to check this inspection document and report any discrepancies to the Agent / Landlord within seven days of the start of the tenancy or emailing PiMS at [info@pimsltd.co.uk](mailto:info@pimsltd.co.uk).

I / we confirm receipt of this inspection document and will notify the Agent / Landlord of any amendments as required. We sign this declaration to confirm receipt of the keys to the property as listed above and for the property its fixtures, fittings and contents:

## **Tenants Details Removed For GDPR Compliance**

### **Details & Signature Of Clerk:**

I Confirm that this report reflects my assessment of the property.

Assessor First Name	Assessor Last Name	Assessor Signature
Emma	Hamilton	