

# Check Out



Property inspected by Peyton

Reference: PEM27042016

## Address

97 Sturla Road  
Chatham  
Kent  
ME4 5QJ



## Carried Out

**April**  
**27th 2016**  
10:00

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## Notes

### Terms & Conditions

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

**Disclaimer** This inventory has been prepared by an inventory clerk who is not an expert in buildings, furnishings, decoration, woods, antiques or a qualified surveyor. This inventory relates only to the furniture and all the landlord's equipment and contents in the property. It is no guarantee, or report on, the adequacy of, or safety of, any such equipment or contents, merely a record that such items exist in the property at the date of preparing the inventory and the superficial condition of same.

**Furniture & Furnishings (Fire) (Safety) Regulations 1988 – (1993)** The fire and safety regulation regarding furnishing, gas, electrical and similar services are ultimately the responsibility of the instructing principal. Where the Inventory notes "Fire Regulation Label Attached", this should not be interpreted to mean the item complies with the "furniture and furnishings (fire) (safety) (amendments) 1993". It is a record that the item had a label as described or similar to that detailed in the "guide" published by the Department of Trade and Industry January 1997 (or subsequent date). It is not a statement that the item can be considered to comply with the Regulations.

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

## Disclaimers

### Guidance Notes for Tenants

#### Check Out Report

The property will be inspected as thoroughly upon check out as it was upon check in. Obvious or significant discrepancies will be reported to the Managing Agent/Landlord. The report will record all damaged/soiled/missing items and whether in the opinion of the Clerk, the tenant is responsible and thus liable for charges. However, the law allows for Fair Wear & Tear and this will be taken into consideration when the Check Out report is compiled.

If professionally cleaned at the commencement of the tenancy, the property must be professionally cleaned (or of a similar standard) for the check out. Particular areas of note are: Sanitary ware, carpets and kitchen appliances/white goods/cupboards and work surfaces. Gardens must be left in accordance with the tenancy agreement otherwise charges may be added to the Check Out report.

At the end of the tenancy all items should be ready and in the same location as listed in the Inventory. Failure to do so will result in handling charges being passed on to the tenant. All beds should be left unmade with the linen folded. Bedding and linen should be clean and ironed where relevant. Beds (bases & mattresses) and pillows will be examined for staining and damage not previously noted on the inventory. Charges will be made in the form of cleaning charges, compensation or a percentage of the replacement cost as appropriate.

Charges may be added to the Check Out Report if marking to walls and woodwork is found to be excessive and if crockery, china, glassware and utensils are found to be chipped, cracked, burnt or soiled beyond what is considered Fair Wear & Tear. If the property is furnished all items will be checked for damage and charges may be incurred if damage is considered beyond Fair Wear & Tear. At the allotted time of Check Out all cleaning must be completed, personal items removed and keys handed over. Failure to comply will result in the clerk aborting the call and further charges being added to the Check Out Report.

**The Inventory Clerk acts as an independent and reasonable body and will avoid any unnecessary criticism or derogatory comments when compiling or checking the inventory.**

Checklist Item	Value	Comments
Evidence of Smoking?	No	
Evidence of Pets?	No	

1. FRONT EXTERIOR				
Item	Description	Condition at Check In	Condition at Check Out	Tenant Comments
1.1 Front Door	White upvc. Chrome letterbox. Chrome knocker. Chrome door numbers. Chrome handle. 2 x frosted glass panels	Very good condition.	As Check In	
1.2 Front porch	Part tiled walkway. Steps to front door	Clean and tidy.	As Check In + ; Needs Cleaning - Tenant Needs Maintenance - Tenant	



Ref #1

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Ref #1

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Ref #1

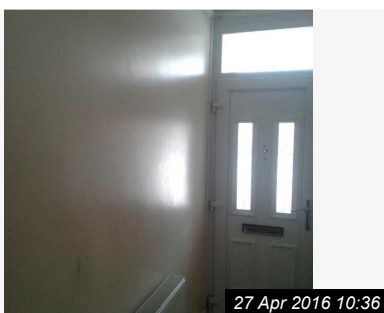
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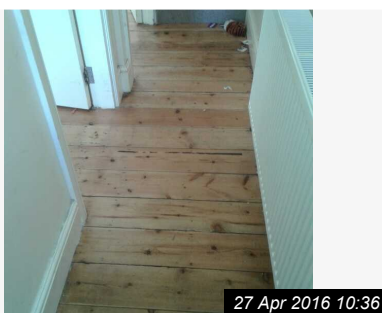
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2. HALLWAY				
Item	Description	Condition at Check In	Condition at Check Out	Tenant Comments
2.1 Door	White upvc. 2 panel frosted glass. Internal letterbox. Internal handle. Door mat.	Very good condition.	Needs Maintenance - Landlord	
2.2 Walls	<del>Magnolia painted.</del> ; <i>Magnolia painted.</i>	Appears freshly painted.	Needs Cleaning - Tenant Needs Maintenance - Landlord	
2.3 Ceiling	Artex covered. Painted white.	Very clean condition.	As Check In	
2.4 Skirting	Wood skirting. Painted white.	Clean condition. Some surface scuffs.	Needs Cleaning - Tenant	
2.5 Flooring	Original wood floor boards, treated. Brown oatmeal carpet to stairway.	Very good condition. No visible damages. Carpet appears newly laid.	As Check In	
2.6 Heating	Double radiator	Very good condition	Needs Cleaning - Tenant	
2.7 Lighting	Flex with energy saving bulb.	No visible damage. Clean.	As Check In	
2.8 Additional	Friedland sensor. Byron unit.	Fixed, no visible damages.	As Check In	
2.9 Electrics	Double 2 way light switch for hallway lighting. Single light switch for downstairs hall	Very good condition. Untested;	As Check In	



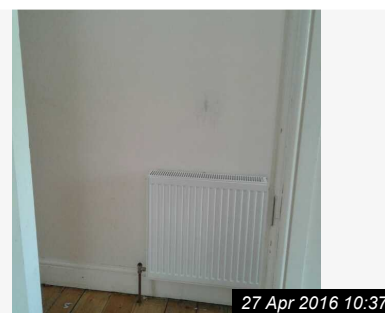
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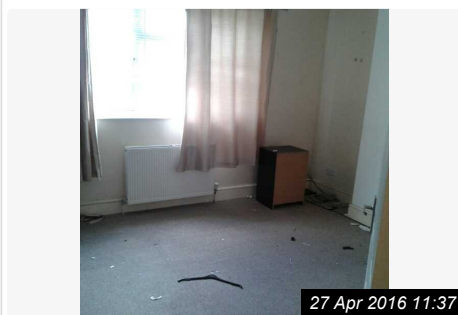
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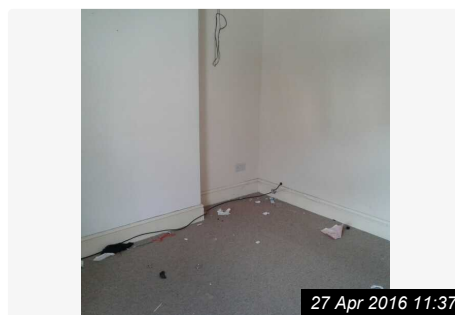




3. BEDROOM 1				
Item	Description	Condition at Check In	Condition at Check Out	Tenant Comments
3.1 Walls	Magnolia painted.	Some wall plugs remain. Paint appears in clean condition.	Needs Cleaning - Tenant	
3.2 Ceiling	Painted White	Very Good Condition;	As Check In	
3.3 Door	White wood. Painted. Chrome handle	Good clean condition	Needs Cleaning - Tenant	
3.4 Skirting	White painted	Some staining. Overall good condition.	Needs Cleaning - Tenant	
3.5 Flooring	Brown oatmeal.	Appears freshly laid	Needs Cleaning - Tenant	
3.6 Heating	Double radiator.	Good condition, no visible damage	As Check In	
3.7 Lighting	Frosted light fitting	Good condition	As Check In	
3.8 Additional	Picture hooks	No damages.	Needs Cleaning - Tenant	
3.9 Window(s)	White upvc. No visible damage white plastic Venetian effect blind.	Good clean condition. Blind working, however missing some slats.	Needs Replacing - Tenant	
3.10 Electrics	3 double sockets. Light switch. TV Ariel cable.	All good condition. ; Untested	As Check In	



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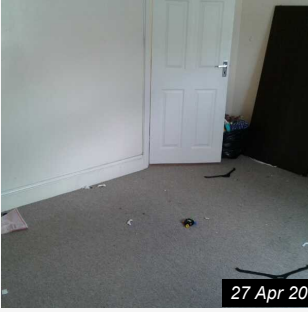


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3. BEDROOM 1 (CONT.)



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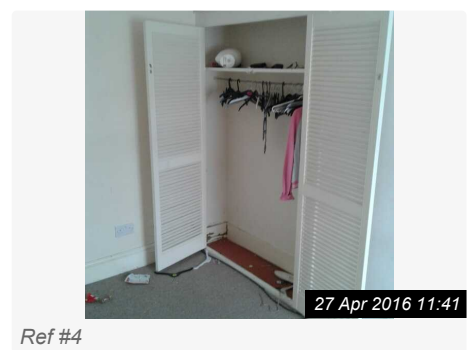
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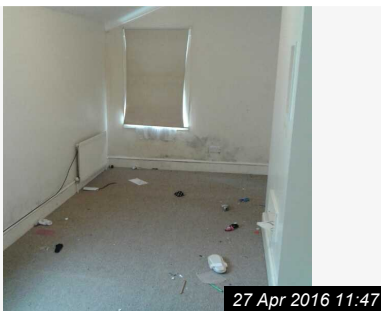
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4. BEDROOM 2				
Item	Description	Condition at Check In	Condition at Check Out	Tenant Comments
4.1 Door	Painted white. Chrome handle.	Good condition	Needs Cleaning - Tenant	
4.2 Walls	Painted magnolia.	Good clean condition. No scuffs or marks. Some wall plugs remain.	Needs Maintenance - Tenant	
4.3 Ceiling	Painted white. Coving painted white	Very good condition.	As Check In	
4.4 Skirting	Painted white gloss.	Some staining and paint chipped	Needs Maintenance - Tenant	
4.5 Flooring	Brown oatmeal carpet	Appears freshly laid	Needs Cleaning - Tenant	
4.6 Heating	Single radiator	Good condition. Some chips to the paintwork	As Check In	
4.7 Lighting	Paper globe shade	Good condition	As Check In	
4.8 Additional	Fitted cupboard. Air vent to chimney breast. Net curtain to window and beige roller blind.	Good clean condition ; Blind Working	As Check In	
4.9 Window(s)	White upvc.	No visible damage	As Check In	
4.10 Electrics	3 double sockets. TV Ariel cable.	All good condition; Untested	As Check In	

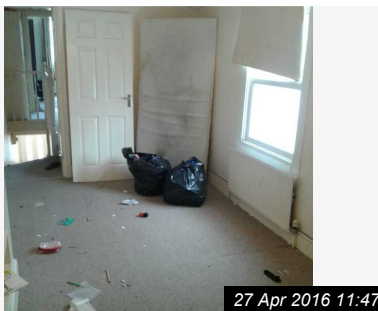


5. BEDROOM 3				
Item	Description	Condition at Check In	Condition at Check Out	Tenant Comments
5.1 Door	White wood. Painted. Chrome handle	Good clean condition	Needs Replacing - Tenant	
5.2 Walls	Painted magnolia. Wall plugs remaining.	Good clean condition. No marks	Needs Cleaning - Tenant Needs Maintenance - Landlord	
5.3 Ceiling	Painted white. Coving painted white.	Very good condition	As Check In	
5.4 Skirting	Painted white.	Some small stains. Fairly good condition.	Needs Cleaning - Tenant	
5.5 Flooring	Brown oatmeal carpet	Appears freshly laid	Needs Cleaning - Tenant	
5.6 Heating	2 single radiators.	Some paint chipped. Overall good	Needs Cleaning - Tenant	
5.7 Lighting	Paper globe	Good condition	Needs Replacing - Tenant	
5.8 Additional	Alcoves in chimney breast. Sand coloured roller blinds. Net curtains.	Good condition	Needs Replacing - Tenant Needs Cleaning - Tenant	
5.9 Window(s)	White upvc.	Good condition. No visible damage	Needs Cleaning - Tenant	
5.10 Electrics	3 double sockets. Tv ariel.	Good condition. Untested.	As Check In	



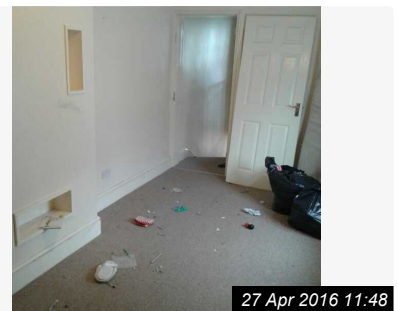
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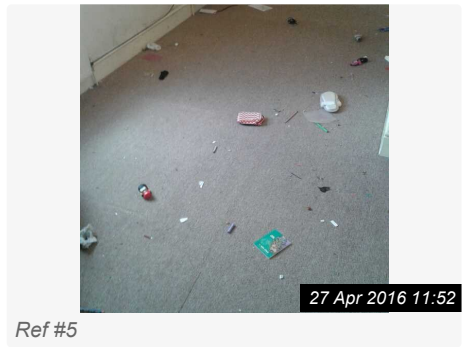
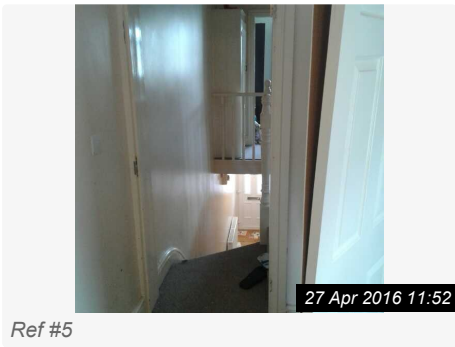
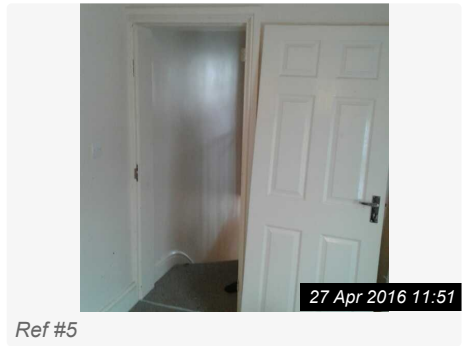
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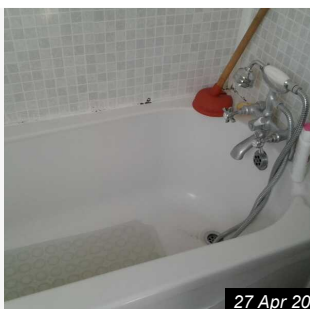
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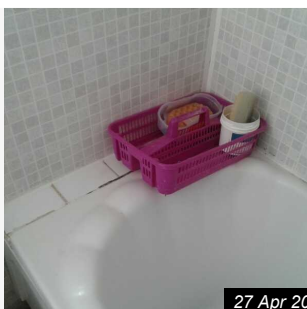


6. BATHROOM				
Item	Description	Condition at Check In	Condition at Check Out	Tenant Comments
6.1 Door	White painted wood. Chrome handle	Good condition.	Needs Cleaning - Tenant	
6.2 Walls	Plastic coated tile effect.	Very good condition	Needs Cleaning - Tenant	
6.3 Ceiling	Painted white.	Appears freshly painted	Needs Maintenance - Tenant	
6.4 Skirting	N/A		Needs Cleaning - Tenant	
6.5 Flooring	Beige stone effect lino	Very good condition	Needs Maintenance - Tenant	
6.6 Heating	White wall mounted heated towel rail.	Very good condition; Untested	As Check In	
6.7 Lighting	Globe frosted light fitting.	Good condition	As Check In	
6.8 Additional	Towel rail. Wall units.	All reasonable condition	Needs Replacing - Tenant	
6.9 Window(s)	White upvc. Frosted glass	Some damage to surrounding frame. Some signs of condensation damage.	Needs Cleaning - Tenant	
6.10 Blind	White plastic Venetian effect broken in places.	Damaged.	Needs Replacing - Tenant	
6.11 Bathroom Suite	White plastic bath. White toilet with white plastic seat. White ceramic sink. Chrome taps with mixer shower over the bath. Plastic sliding shower screen.	All good condition. Some signs of condensation damage to the bath sealant.	Needs Cleaning - Tenant Needs Maintenance - Tenant	



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6. BATHROOM (CONT.)



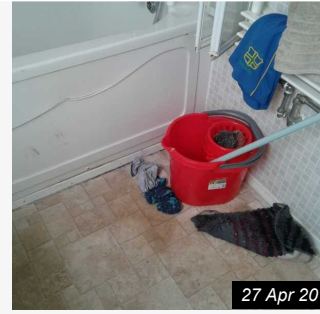
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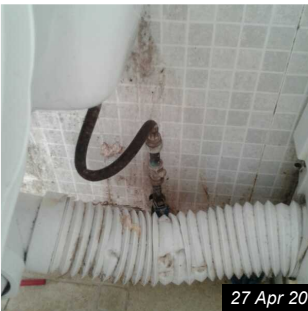
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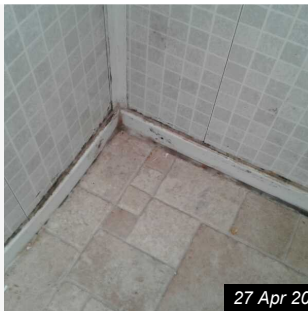
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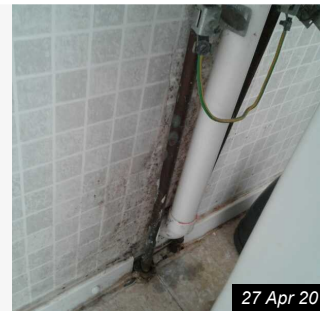
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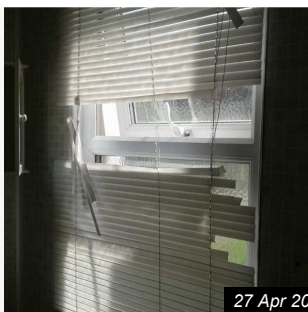
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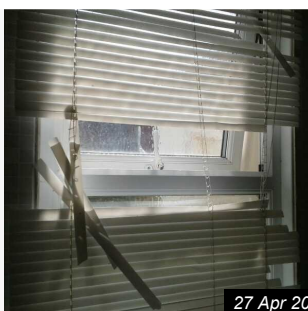
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7. MANUALS		
Item	Description	Tenant Comments
7.1 Heating Manuals	Glowworm boiler.	



8. METER READINGS				
Item	Serial Number	Reading at Check In	Reading at Check Out	Tenant Comments
8.1 Gas Meter	Located in the cellar.	392501	<a href="#">Update</a>	
8.2 Electric Meter	Located in the cellar.		<a href="#">Update</a>	

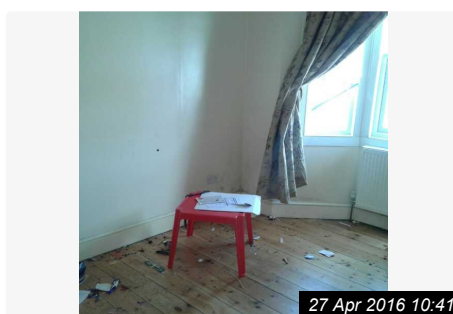


9. KEYS		
Item	Description	Tenant Comments
9.1 Household	With Haart Estate Agents, 141 Hugh Street, Strood, Rochester, Kent.	

10. LOUNGE				
Item	Description	Condition at Check In	Condition at Check Out	Tenant Comments
10.1 Accessories	Curtain tie back. Friesland alarm unit. Glowworm thermostat	One missing tieback. Alarm unit untested.	As Check In	
10.2 Ceiling	White painted. White painted coving.	Appears newly painted.	As Check In	
10.3 Decor	Magnolia painted walls. Air vent fixed to chimney breast wall	Some signs of touching up. Wall plugs remain in the walls and the bolts for a TV bracket. Small hole for Ariel cable. Some bubbling to the paintwork on the lower corner.	Needs Maintenance - Landlord Needs Cleaning - Tenant	
10.4 Electrics	Virgin TV points. TV Ariel point. 3 x double sockets. Light fitting. Cream light shade. Light switch.	All in good condition. ; Untested	As Check In	
10.5 Flooring	Original wood floorboards.	Treated. White/beige tile effect section by the chimney breast.	As Check In	
10.6 Heating	Double radiator	Very good condition	As Check In	
10.7 Blinds	White plastic venetian effect.	Very good condition	Needs Replacing - Tenant	
10.8 Woodwork	White painted. Skirtings and door frames. Door with chrome handle.	Reasonable condition. Some staining.	Needs Cleaning - Tenant	



Ref #10



Ref #10



Ref #10

10. LOUNGE (CONT.)



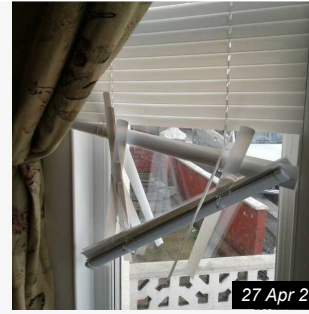
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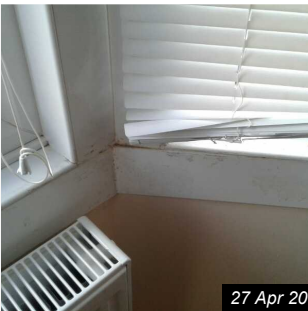
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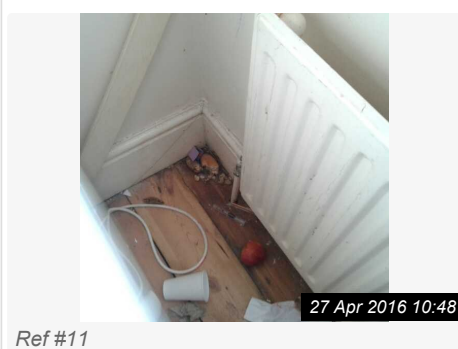
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11. DINING ROOM				
Item	Description	Condition at Check In	Condition at Check Out	Tenant Comments
11.1 Additional	2 x wall shelves. Air vent. Glass light shade	Appears in good condition;	As Check In	
11.2 Ceiling	Artex painted white. Coving painted white.	Very good condition	As Check In	
11.3 Decor	Magnolia painted walls. Some wall plugs. Picture hook. Wood panelled arch effect, painted red.	Appear freshly painted. Some paint damage to wall arch effect. Small hole for tv ariel cable.	Needs Cleaning - Tenant	
11.4 Electrics	3 x double sockets. Light switch. Friedland sensor.	All good condition; Untested	As Check In	
11.5 Flooring	Original wood floorboards, treated. Small tiled area surrounding chimney breast.	Very good condition.	Needs Maintenance - Tenant	
11.6 Heating	Single. radiator.	Reasonable condition. Some paint chipped.	As Check In	
11.7 Woodwork	White painted skirtings. White painted wood door with chrome handle. ;	Reasonable condition.	Needs Cleaning - Tenant	
11.8 Blinds	White plastic Venetian effect.	Fair condition. Some damage.	Needs Replacing - Tenant	



11. DINING ROOM (CONT.)



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Ref #11



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Ref #11

12. CELLAR				
Item	Description	Condition at Check In	Condition at Check Out	Tenant Comments
12.1 Cellar	Concrete stricture. Light fittings. ;	Reasonable	As Check In	
12.2 Electrics	Consumer Unit	Clean and Untested;	As Check In	
12.3 Accessories	Additional carpet. Shelf unit. ;	Not examined;	Needs Cleaning - Tenant	



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Ref #12



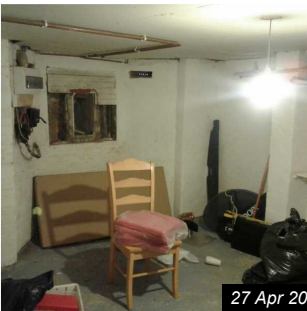
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Ref #12



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Ref #12



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Ref #12

13. KITCHEN				
Item	Description	Condition at Check In	Condition at Check Out	Tenant Comments
13.1 Door	White upvc door with frosted glass ; Chrome Handle and Key;	Very good condition	Needs Cleaning - Tenant	
13.2 Window(s)	White upvc windows. ;	Good condition. No visible damage.	Needs Cleaning - Tenant	
13.3 Accessories	Window netting. Glass worktop protector. Wall clock.	All good condition	Needs Replacing - Tenant	
13.4 Ceiling	White painted	Good clean condition	Needs Cleaning - Tenant	
13.5 Decor	Walls painted magnolia. Part tiled around the sink and part tiled white/beige around the worktops. Small tiled section to the wall.	All good condition	Needs Cleaning - Tenant	
13.6 Woodwork	Painted white.	Reasonable condition. Some staining. ;	Needs Cleaning - Tenant	
13.7 Electrics	Frosted glass ceiling light. 3 double sockets. Oven spur. Extractor spur. Washing machine and boiler spur. ;	Reasonable. All sockets clean and untested.	Needs Cleaning - Tenant	
13.8 Boiler	Glowworm boiler. Ultracom 24 cxi	Very good condition. ; Clean and Untested;	As Check In	
13.9 Kitchen Cupboards	Light oak effect units. Stainless steel drainer.	All reasonable condition. Some chips to the units. ;	Needs Maintenance - Tenant Needs Cleaning - Tenant	
13.10 Appliances	Integrated Moffat oven and hob. Moffat extractor. ;	Very good condition.	Needs Cleaning - Tenant	
13.11 Work Surfaces	Black marble effect.	Very good condition. ; No visible damage.	Needs Cleaning - Tenant	
13.12 Flooring	Oak effect wood flooring. Door mat.	All good condition; No visible damage.	Needs Replacing - Tenant	



13. KITCHEN (CONT.)



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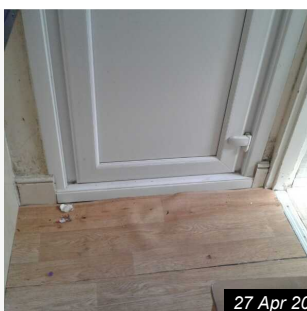
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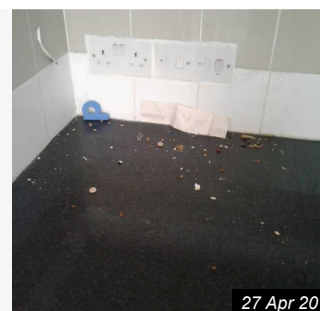
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13. KITCHEN (CONT.)



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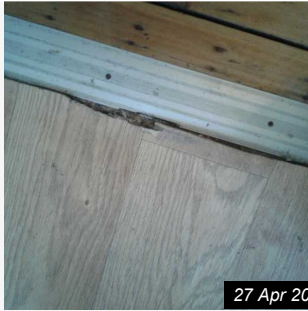
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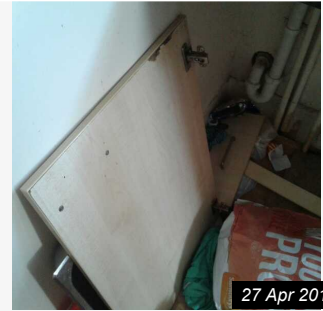
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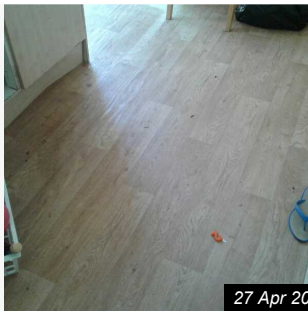
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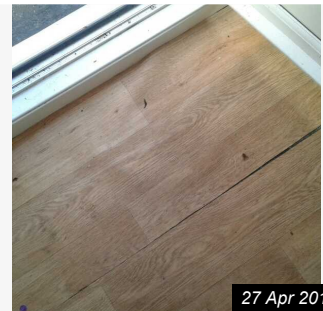
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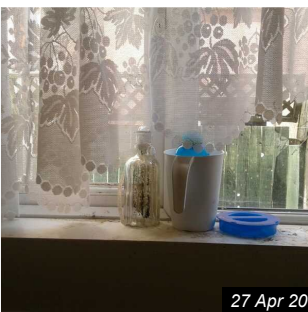
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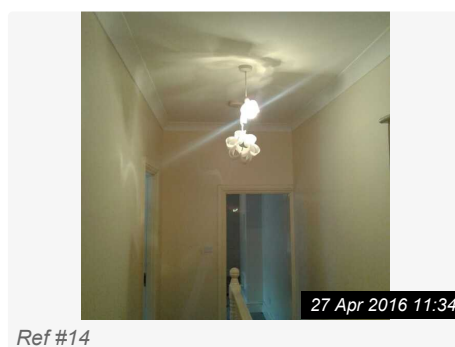
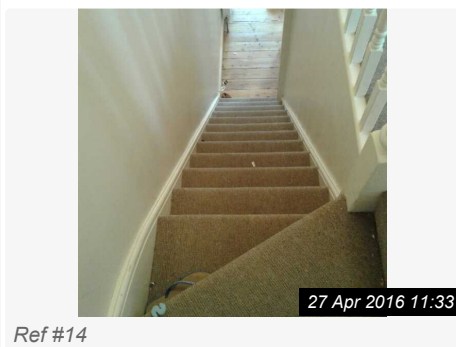
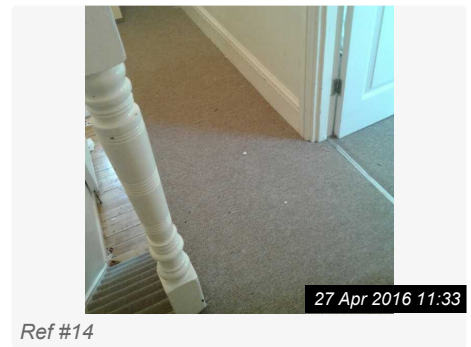
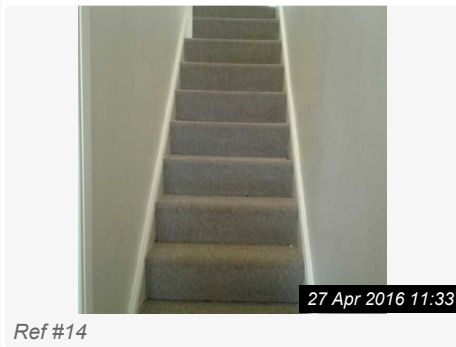
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14. LANDING				
Item	Description	Condition at Check In	Condition at Check Out	Tenant Comments
14.1 Flooring	Brown oatmeal carpet.	Appears newly laid.	Needs Cleaning - Tenant	
14.2 Woodwork	Painted white.	Reasonable condition. Some chips	Needs Cleaning - Tenant	
14.3 Airing cupboard	Painted white. Carpet to interior.	Appears in good condition;	Needs Cleaning - Tenant	
14.4 Loft Access	Painted white	Appears in good condition;	As Check In	
14.5 Lighting	White plastic shade.	Appears in good condition;	Needs Replacing - Tenant	
14.6 Electrics	Light switches	Good condition	As Check In	



15. EXTERNAL EXTERIOR

Item	Description	Condition at Check In	Condition at Check Out	Tenant Comments
15.1 Garden area	Fenced.	<i>Item added after Check In</i>	There is a broken fence panel and some slates missing from the outhouse.	



ACTIONS REQUIRED			
Ref	Action Required	Responsibility	Comments
<a href="#">1.2</a> Front Exterior » Front porch	Needs Cleaning	Tenant	The outside area has furniture and rubbish to be removed.
<a href="#">1.2</a> Front Exterior » Front porch	Needs Maintenance	Tenant	There is a large hole in the porch ceiling area. Not caused by fair wear and tear.
<a href="#">2.1</a> Hallway » Door	Needs Maintenance	Landlord	The door requires lifting slightly when opening.
<a href="#">2.2</a> Hallway » Walls	Needs Cleaning	Tenant	Walls have been drawn on and have multiple scuffs and dirty patches.
<a href="#">2.2</a> Hallway » Walls	Needs Maintenance	Landlord	There is an approx 60cm crack to the wall to the left of the front door.
<a href="#">2.4</a> Hallway » Skirting	Needs Cleaning	Tenant	Needs cleaning.
<a href="#">2.6</a> Hallway » Heating	Needs Cleaning	Tenant	Needs cleaning.
<a href="#">3.1</a> Bedroom 1 » Walls	Needs Cleaning	Tenant	Scuffs and marks throughout the paintwork.
<a href="#">3.3</a> Bedroom 1 » Door	Needs Cleaning	Tenant	The door requires cleaning. There are stains throughout.
<a href="#">3.4</a> Bedroom 1 » Skirting	Needs Cleaning	Tenant	Stained and dirty
<a href="#">3.5</a> Bedroom 1 » Flooring	Needs Cleaning	Tenant	Stained and dirty. In need of cleaning.
<a href="#">3.8</a> Bedroom 1 » Additional	Needs Cleaning	Tenant	Multiple items remain, wardrobes, curtains and rubbish bags.
<a href="#">3.9</a> Bedroom 1 » Window(s)	Needs Replacing	Tenant	Blind broken and would need replacing.
<a href="#">4.1</a> Bedroom 2 » Door	Needs Cleaning	Tenant	In need of cleaning.
<a href="#">4.2</a> Bedroom 2 » Walls	Needs Maintenance	Tenant	Drawn over and multiple stains and scuffs.
<a href="#">4.4</a> Bedroom 2 » Skirting	Needs Maintenance	Tenant	Dirty and scuffed. In need of cleaning.
<a href="#">4.5</a> Bedroom 2 » Flooring	Needs Cleaning	Tenant	Stained and dirty, Will require cleaning.

ACTIONS REQUIRED			
Ref	Action Required	Responsibility	Comments
<a href="#">5.1</a> Bedroom 3 » Door	Needs Replacing	Tenant	Unhinged and broken.
<a href="#">5.2</a> Bedroom 3 » Walls	Needs Cleaning	Tenant	Multiple Stains and scuffs.
<a href="#">5.2</a> Bedroom 3 » Walls	Needs Maintenance	Landlord	There is significant damp/mould surrounding the window on the external wall.
<a href="#">5.4</a> Bedroom 3 » Skirting	Needs Cleaning	Tenant	Scuffed and dirty. In need of cleaning.
<a href="#">5.5</a> Bedroom 3 » Flooring	Needs Cleaning	Tenant	In need of cleaning.
<a href="#">5.6</a> Bedroom 3 » Heating	Needs Cleaning	Tenant	
<a href="#">5.7</a> Bedroom 3 » Lighting	Needs Replacing	Tenant	Broken
<a href="#">5.8</a> Bedroom 3 » Additional	Needs Replacing	Tenant	Curtain has mould stains and the blinds are broken.
<a href="#">5.8</a> Bedroom 3 » Additional	Needs Cleaning	Tenant	Multiple items remain including a mattress and rubbish bags.
<a href="#">5.9</a> Bedroom 3 » Window(s)	Needs Cleaning	Tenant	
<a href="#">6.1</a> Bathroom » Door	Needs Cleaning	Tenant	Xcuffs and dirty marks
<a href="#">6.2</a> Bathroom » Walls	Needs Cleaning	Tenant	
<a href="#">6.3</a> Bathroom » Ceiling	Needs Maintenance	Tenant	Paint peeling above the shower.
<a href="#">6.4</a> Bathroom » Skirting	Needs Cleaning	Tenant	Dirty
<a href="#">6.5</a> Bathroom » Flooring	Needs Maintenance	Tenant	Lifting around the toilet area and drty.
<a href="#">6.8</a> Bathroom » Additional	Needs Replacing	Tenant	Multiple scuffs to the woodwork on the bathroom cabinet, and needs cleaning.
<a href="#">6.9</a> Bathroom » Window(s)	Needs Cleaning	Tenant	Some mould staining.

ACTIONS REQUIRED			
Ref	Action Required	Responsibility	Comments
<a href="#">6.10</a> Bathroom » Blind	Needs Replacing	Tenant	Broken and dirty.
<a href="#">6.11</a> Bathroom » Bathroom Suite	Needs Cleaning	Tenant	Generally dirty. Bath panel has scuffs and marks. The toilet is dirty and stained and the seat is broken. There are multiple mould stains to the rear wall.
<a href="#">6.11</a> Bathroom » Bathroom Suite	Needs Maintenance	Tenant	New toilet seat required. New Blind Required.
<a href="#">7.1</a> Manuals » Heating Manuals	Needs Replacing	Tenant	No boiler manual present.
<a href="#">8.1</a> Meter Readings » Gas Meter	Update	N/A	Reading 10166
<a href="#">8.2</a> Meter Readings » Electric Meter	Update	N/A	£2.21 remaining on a key meter.
<a href="#">10.3</a> Lounge » Decor	Needs Maintenance	Landlord	There is a large damp/mould patch to the left of the window. There are multiple scuffs, scrapes and drawings on the walls.
<a href="#">10.3</a> Lounge » Decor	Needs Cleaning	Tenant	Generally dirty with rubbish remaining.
<a href="#">10.7</a> Lounge » Blinds	Needs Replacing	Tenant	The blinds are broken in the windows and will need replacing.
<a href="#">10.8</a> Lounge » Woodwork	Needs Cleaning	Tenant	
<a href="#">11.3</a> Dining Room » Decor	Needs Cleaning	Tenant	There are multiple scuffs and drawings to the walls.
<a href="#">11.5</a> Dining Room » Flooring	Needs Maintenance	Tenant	There are 2 large holes in the dining room floor. 1 x 19cm x by 3.5cm wide. 1 x 34cm x by 8cm wide.
<a href="#">11.7</a> Dining Room » Woodwork	Needs Cleaning	Tenant	
<a href="#">11.8</a> Dining Room » Blinds	Needs Replacing	Tenant	There is damage to the salts on the window blind.
<a href="#">12.3</a> Cellar » Accessories	Needs Cleaning	Tenant	There is a large amount of rubbish remaining.
<a href="#">13.1</a> Kitchen » Door	Needs Cleaning	Tenant	Dirty and stained
<a href="#">13.2</a> Kitchen » Window(s)	Needs Cleaning	Tenant	Dirty and stained with some mould.

ACTIONS REQUIRED			
Ref	Action Required	Responsibility	Comments
<a href="#">13.3</a> Kitchen » Accessories	Needs Replacing	Tenant	No work top protector
<a href="#">13.4</a> Kitchen » Ceiling	Needs Cleaning	Tenant	Stained and dirty.
<a href="#">13.5</a> Kitchen » Decor	Needs Cleaning	Tenant	Multiple scrapes and scratches to the walls.
<a href="#">13.6</a> Kitchen » Woodwork	Needs Cleaning	Tenant	Stained and dirty.
<a href="#">13.7</a> Kitchen » Electrics	Needs Cleaning	Tenant	Dirty and greasy.
<a href="#">13.9</a> Kitchen » Kitchen Cupboards	Needs Maintenance	Tenant	Cupboards are dirty, 2 x doors are unhinged and the remaining ones are loose. 1 x front draw is missing. There are multiple food items and accessories left in the cupboards and draws.
<a href="#">13.9</a> Kitchen » Kitchen Cupboards	Needs Cleaning	Tenant	The cupboard bases are dirty and stained. The kitchen is generally dirty, greasy and requires cleaning.
<a href="#">13.10</a> Kitchen » Appliances	Needs Cleaning	Tenant	The oven, hob and extractor are dirty and greasy.
<a href="#">13.11</a> Kitchen » Work Surfaces	Needs Cleaning	Tenant	Dirty but no visible damage.
<a href="#">13.12</a> Kitchen » Flooring	Needs Replacing	Tenant	Multiple holes in the flooring. It is lifting near to the door thresholds, on the back door and the door to the dining room.
<a href="#">14.1</a> Landing » Flooring	Needs Cleaning	Tenant	Requires cleaning
<a href="#">14.2</a> Landing » Woodwork	Needs Cleaning	Tenant	Scuffed and dirty.
<a href="#">14.3</a> Landing » Airing cupboard	Needs Cleaning	Tenant	
<a href="#">14.5</a> Landing » Lighting	Needs Replacing	Tenant	The light shade is broken.



## Declaration

I/We the undersigned, affirm that if I/we do not comment on the Inventory in writing within seven days of receipt of this Inventory then I/we accept the Inventory as being an accurate record of the contents and condition of the property.

Lead tenant to sign the top box in acceptance of the report and note any comments.

Landlord / Agent to sign the second box in acceptance of the report.

Signed by the	.....
Signature	.....
Print Name	.....
Date	/ /

Signed by the	.....
Signature	.....
Print Name	.....
Date	/ /