DALEY INVENTORIES LTD

SAMPLE

CHECK OUT

Inventory Report

10th January 2026

Report Reference: INV-0639

Telephone: 0208 935 5492
Website: www.daleyinventories.com
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MORE THAN AN INVENTORY COMPANY

PROPERTY DETAILS



Subject property

Detail	Record
Is the property furnished?	Unfurnished
Type of property	Three Bedroom Property
Report reference number	INV-0639
Report type	Check Out
Date of inspection	10th January 2026
Clerk	Kathey

REPORT CONTENTS

- Notes
- Disclaimers
- Actions Required
- Keys
- Meter Readings
- Alarms
- Schedule of Condition
- Entrance and Hallway
- Lounge
- Dining Area
- Open Plan Kitchen
- Bedrooms 1–3
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- Garden
- Declaration & Terms

This sample report reflects the full structure, level of detail and photographic evidence provided in every Daley Inventories check out report. Every room, fixture and fitting is documented, with photography throughout.

NOTES & DISCLAIMERS

NOTES

Whilst every care is taken to ensure the accuracy of this inventory, it is strongly advised that the accuracy of this report lies with the Landlord, Tenant and/or any other involved party or instructing principle, and that any queries or discrepancies relating to the description or content be addressed to Daley Inventories LTD within 7 days of an inspection/receipt. This report should be thoroughly checked; if we do not hear from you within this period in writing, we can assume that this report is an accurate representation of the condition of the property. This inventory has been prepared on the accepted principle that, in the absence of comments, an item is free from obvious damage or soiling.

DISCLAIMER

This inventory provides a fair and accurate record of the contents and condition of the property at the time of inspection. It is prepared as an "as seen snapshot" and should not be used as a structural survey report; no attempt has been made to value the property or its contents. Items left in lofts, cellars, locked rooms, garages or sheds that have not been noted are the sole responsibility of the landlord. Heavy furniture and appliances are not moved, and mattresses are not lifted; observations may be restricted where such items restrict full view. Where inventories are completed with tenants in situ, the report may contain inaccuracies for which the clerk cannot be held responsible. Images may not reflect condition accurately, as lighting can greatly affect them; please use images in connection with the written report.

SAFETY DISCLAIMER

The inventory relates only to the furniture, furnishings and all landlord's equipment and contents in the property. It is no guarantee of the safety of any such equipment or contents — merely a record that such items exist in the property at the date of the inventory, and of the superficial condition of those items. None of the electrical boilers, gas fires, hobs, water supplies, fire alarms, radiators or gas appliances have been checked for working order. Should any appliance, switch or socket be tested for power, it is absolutely no indication of its safety in any way.

FIRE SAFETY REGULATIONS 1988 (AS AMENDED 1993)

Furniture and furnishings which carry the appropriate label complying with the regulations can be indicated on the inventory as "fire resistant", but this is not considered a part of our services. Where an F&F label is seen, this does not mean we are stating that the item is suitable and complies.

CHECK OUT COMPARISONS

When a check out report is made, all comparisons are made between how the property has been left and the original inventory report taken at the start of the tenancy. Meters are checked where seen and where access is made possible; utility companies must be asked to verify any readings given or required. At check out, all items and goods not belonging to the property/tenancy must have been removed, cleaning must have been fully completed, and the property must be left in the condition it was found on the day the tenancy started.

ACTIONS REQUIRED

Ref	Area	Responsibility	Check Out Notes
5.6	Entrance and Hallway » Walls	Tenant	Rub marks seen to wall. Nails seen above entry to bedroom.
5.7	Entrance and Hallway » Lighting	Tenant	1 bulb not in working order.
5.10	Entrance and Hallway » Furniture	Tenant	Shoe cabinet requires cleaning to interior; bottom right unit broken. Green plastic bin not seen.
6.4	Lounge » Curtains and blinds	Tenant	Inner roller blind to right side is faulty when pulled. Remaining blinds in good condition.
6.7	Lounge » Walls	Tenant	Nails, 1 picture hook and shaded marks seen. Loose cabling and plastic fitting detached from wall.
6.10	Lounge » Lighting	Tenant	2 bulbs not seen.
7.7	Dining Area » Walls	Tenant	Shaded marks seen throughout. Picture hooks seen throughout.
7.12	Dining Area » Furniture / Item	Tenant	Additional items seen — as per picture.
8.6	Open Plan Kitchen » Walls	Tenant	Heavy shaded marks seen to left side wall upon entry. Shaded marks seen elsewhere.
8.11	Open Plan Kitchen » Furniture	Tenant	Alarms not seen.
8.16	Open Plan Kitchen » Sink	N/A	No mould seen.
10.4	Bedroom 2 » Window Covering	Tenant	Blind detached.
10.7	Bedroom 2 » Walls	Tenant	Filler marks / scuff marks seen / picture hook.
10.12	Bedroom 2 » Furniture	Tenant	Interior of wardrobe is dusty. No longer seen: jacket hangers, lamp, side unit, bed, mattress, mattress protector, mirror, fireplace.
11.4	Bedroom 3 » Window Covering	Tenant	Replaced with a blue roller blind (white roller blind seen inside tenant's wardrobe).
12.4	Bathroom » Window Covering	Tenant	Not seen.
12.6	Bathroom » Walls	Tenant	Filler mark seen to left wall upon entry.
12.8	Bathroom » Lighting	N/A	Tested and all bulbs in working order.
12.9	Bathroom » Electric	Tenant	Pull string faulty.
12.11	Bathroom » Furniture / Item	Tenant	Heavy silvering seen to mirror (near enough damaged, as per picture).
12.12	Bathroom » Bath	Tenant	Discolouration seen to silicone. Fitting seen to shower unit missing.

1. KEYS

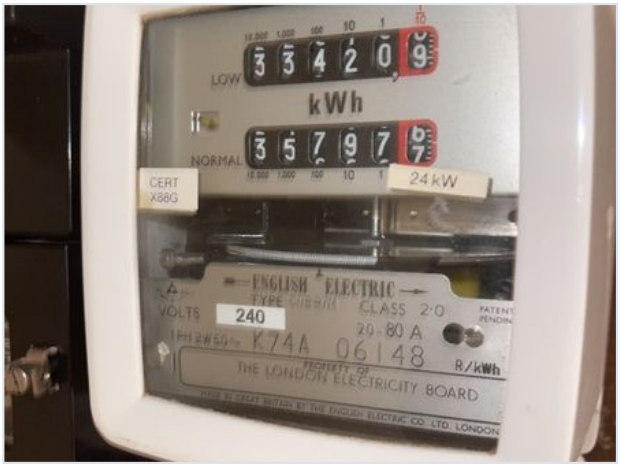
Item	Description at Check Out
1.1 Type of keys	7 Yale keys; 6 Chubb keys; 1 Star key



Ref #1

2. METER READINGS

Item	Serial Number / Location	Reading at Inventory	Reading at Check Out
2.1 Electric	K74A 06148 — inside property hallway cupboard	32403.6 / 31554.5	33420.9 / 35797.7
2.2 Gas	4155825 S — outside property	3198.8	3426.27



Ref #2.1



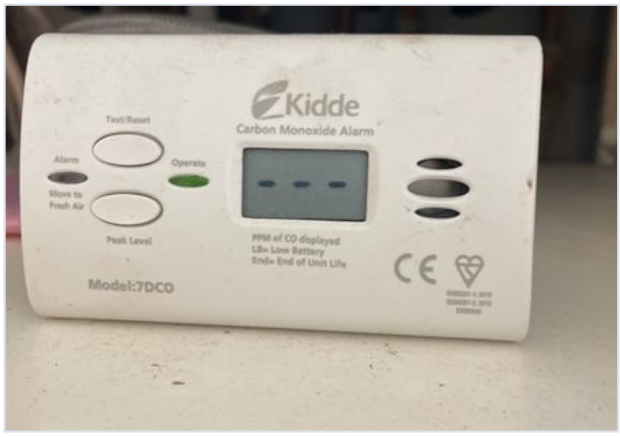
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3. ALARMS

Item	Location	Test Result at Inventory	Test Result at Check Out
3.1 Smoke alarm	Entrance and hallway — ceiling mounted	*Item added after Check In*	Tested and in working order
3.2 Carbon monoxide alarm	Bathroom cupboard	*Item added after Check In*	Tested and in working order
3.3 Smoke alarm	Reception — ceiling mounted	*Item added after Check In*	Tested and in working order
3.4 Smoke alarm	Bedroom 1 — ceiling mounted	*Item added after Check In*	Tested and in working order
3.5 Smoke alarm	Bedroom 2	*Item added after Check In*	Tested and in working order
3.6 Smoke alarm	Bedroom 3 — ceiling mounted	*Item added after Check In*	Tested and in working order
3.7 Smoke alarm	Dining room	*Item added after Check In*	Tested and in working order



Ref #3



Ref #3

3. ALARMS (CONT.)



Ref #3



Ref #3



Ref #3



Ref #3

4. SCHEDULE OF CONDITION

Item	Condition at Inventory	Condition at Check Out
4.1 General cleanliness	Requires further cleaning	Domestically cleaned
4.2 Flooring	Requires further cleaning	In a clean condition
4.3 Windows	Requires further cleaning	In a clean condition
4.4 Blinds	In working order	Missing / faulty
4.5 Curtains	In clean condition	As Inventory
4.6 Linen	N/A	As Inventory
4.7 Furnishing	In clean condition	Bedroom 2 wardrobe dusty
4.8 Bathroom	In clean condition	As Inventory
4.9 Kitchen	Requires further cleaning	In a clean condition
4.10 Appliances	Requires further cleaning	As Inventory + (extractor hood)
4.11 Interior lighting	Few light bulbs not in working order	As Inventory
4.12 Interior drains	Drains run clear	As Inventory
4.13 Rubbish	No rubbish seen	As Inventory

Comparisons are made between the condition recorded in the original inventory report and the condition found at check out. "As Inventory" indicates no material change since the start of the tenancy.

5. ENTRANCE AND HALLWAY

Item	Description	Condition at Inventory	Condition at Check Out
5.1 Door	Door frame painted wooden white; door painted wooden blue; door knock metallic brass; lever handle metallic chrome; 9 glass panels; door number metallic brass; Yale lock metallic chrome	All in good, working order; natural wear and tear; door number upside down, put by mistake by the decorators; paint chips seen to exterior door frame; paint and wood chips seen to mid level and edge of door	As Inventory
5.2 Interior door	Door frame painted wooden white; door painted wooden white; reverse lever handle metallic chrome; 9 glass panels; reverse Yale lock; internal lock metallic chrome	All in good, working order; freshly painted	As Inventory
5.3 Flooring	Wooden brown	Cleaned to a professional standard; good clean decorative order	As Inventory
5.4 Skirting board	White painted wooden skirting	Scuff marks seen to left-hand side upon entry	As Inventory
5.5 Ceiling	Painted white	Freshly painted	As Inventory
5.6 Walls	Painted white	Scuff marks seen to right- and left-hand sides upon entry and to wall opposite entry; chip seen to high level edge of wall opposite entry	As Inventory + CHECK OUT NOTES: Rub marks seen to wall; nails seen above entry to bedroom (Changes — Tenant)
5.7 Lighting	2 light frames metallic chrome with 3 bulbs each	All bulbs present and working	As Inventory + CHECK OUT NOTES: 1 bulb not in working order (Changes — Tenant)
5.8 Electric	2 single light switches plastic white; 1 double plug socket plastic white	All in good, working order	As Inventory
5.9 Heating	Wall mounted radiator metallic white	Appears in good condition	As Inventory
5.10 Furniture	Hotpoint washer dryer; built-in cupboard wooden white; shoe cabinet wooden white; intercom plastic dark green; security alarm; wall thermostat; wall hanger with 4 hooks; bin plastic green	All in good, working order; residue seen to top of white wooden storage unit	As Inventory + CHECK OUT NOTES: Shoe cabinet requires cleaning to interior, bottom right unit broken; green plastic bin not seen (Changes — Tenant)

5. ENTRANCE AND HALLWAY (CONT.)



Ref #5



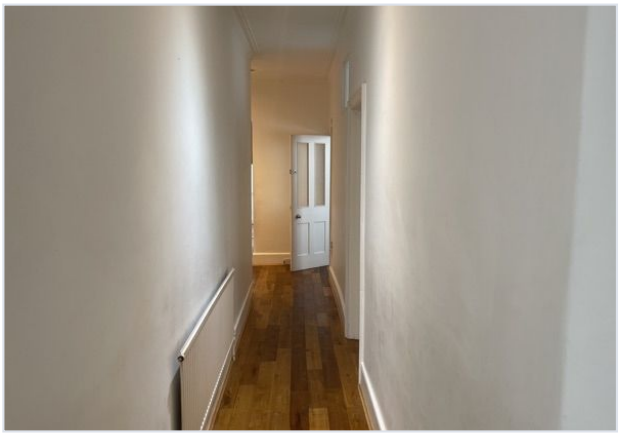
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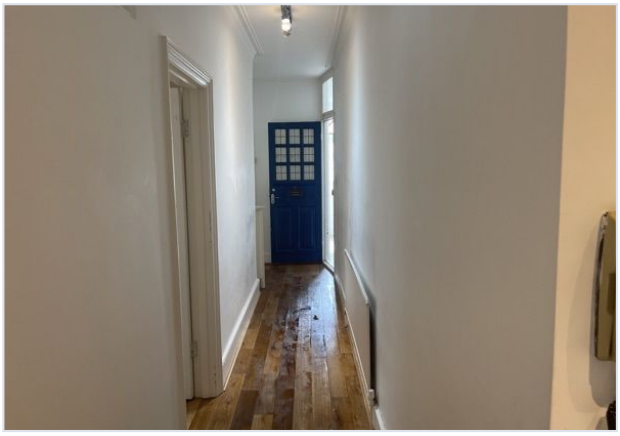


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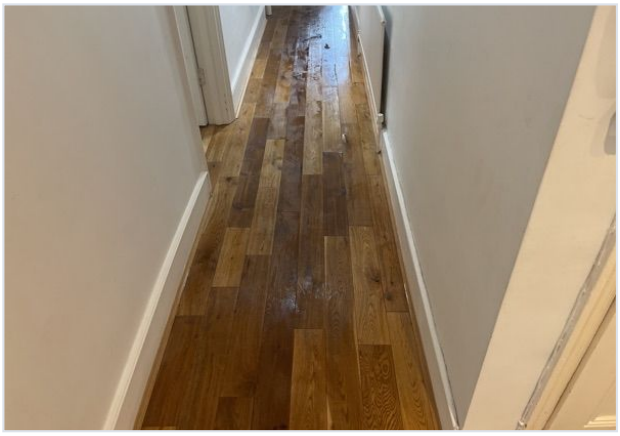
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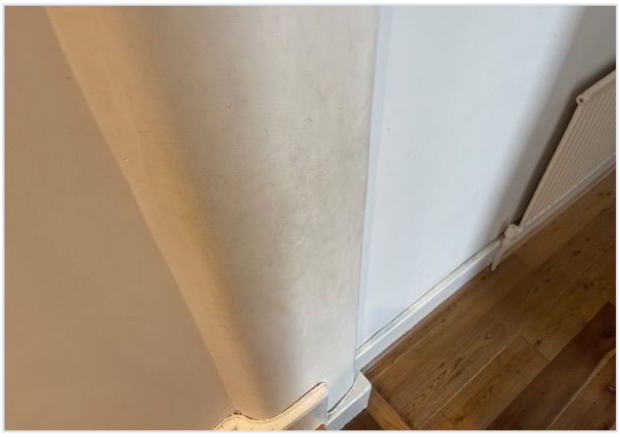
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5. ENTRANCE AND HALLWAY (CONT.)



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Ref #5

6. LOUNGE

Item	Description	Condition at Inventory	Condition at Check Out
6.1 Door	Door frame painted wooden white; door painted wooden white; handle metallic chrome	Wood chips seen to exterior door frame	As Inventory
6.2 Door and frame internal	Door frame painted wooden white; door painted wooden white; reverse handle metallic chrome	All in good, working order	As Inventory
6.3 Window	White UPVC double glazed casement	Cleaned to a professional standard	As Inventory
6.4 Curtains and blinds	4 roller blinds white	All in good, working order; clean and good	As Inventory + CHECK OUT NOTES: Inner roller blind to right side is faulty when pulled; remaining blinds in good condition (Changes — Tenant)
6.5 Flooring	Wooden brown	Minor usage scratches seen to flooring behind door; flooring has dust and requires further cleaning	As Inventory
6.6 Skirting board	White painted wooden skirting	Freshly painted	As Inventory
6.7 Walls	Painted white	Damp marks seen to wall right-hand side upon entry; discolouration seen to wall opposite entry	As Inventory + CHECK OUT NOTES: Nails, 1 picture hook and shaded marks seen; loose cabling and plastic fitting detached from wall (Changes — Tenant)
6.8 Ceiling	Painted white	Freshly painted	As Inventory
6.9 Electric	1 single dimmer light switch metallic chrome; 5 double plug sockets plastic white	All in good, working order	As Inventory
6.10 Lighting	1 light frame metallic chrome with 4 light bulbs	All bulbs present and working	As Inventory + CHECK OUT NOTES: 2 bulbs not seen (Changes — Tenant)
6.11 Heating	Wall mounted radiator metallic white	Appears in good condition	As Inventory
6.12 Furniture	Fireplace frame wooden brown and ceramic black	Appears in good condition; good clean decorative order	As Inventory

6. LOUNGE (CONT.)



Ref #6



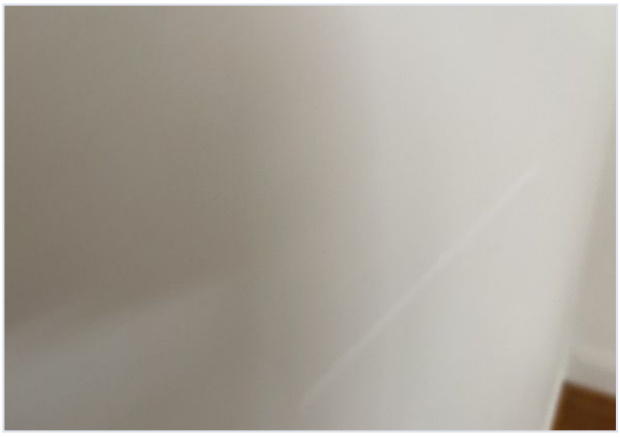
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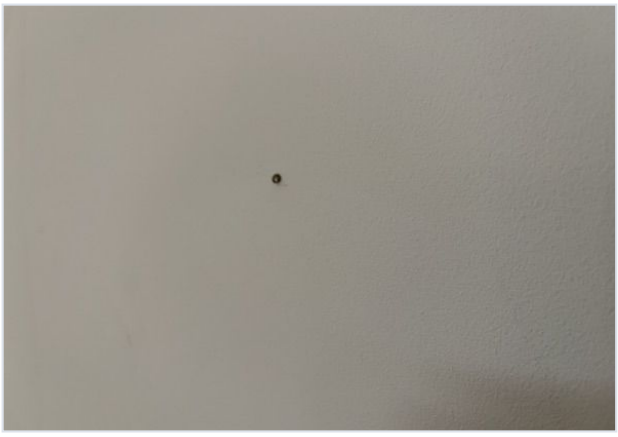
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6. LOUNGE (CONT.)



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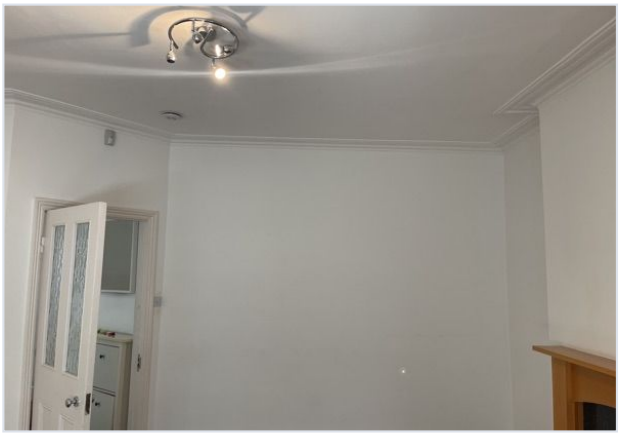
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6. LOUNGE (CONT.)



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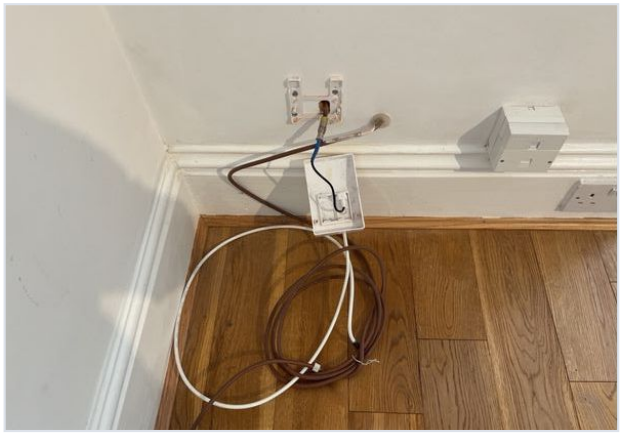


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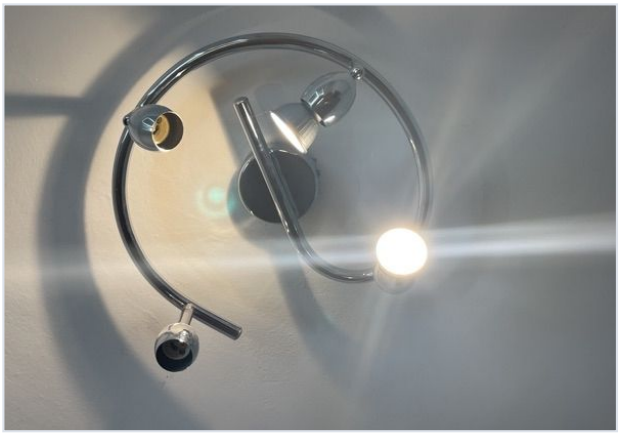
6. LOUNGE (CONT.)



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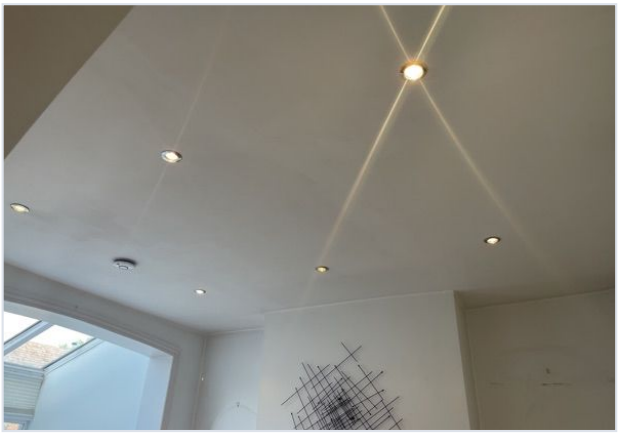
7. DINING AREA

Item	Description	Condition at Inventory	Condition at Check Out
7.1 Door external	Door frame painted wooden white; door painted wooden white; lever handle metallic chrome	All in good, working order	As Inventory
7.2 Door internal	Door frame painted wooden white; door painted wooden white; lever handle metallic chrome	All in good, working order	As Inventory
7.3 Window	Window frame painted wooden white	All in good, working order; good clean decorative order	As Inventory
7.4 Window covering	Blinds paper white	Light minor black marks; all in good, working order	As Inventory
7.5 Flooring	Wooden brown; conservatory areas tiled white	All in good, working order	As Inventory
7.6 Skirting board	White painted wooden skirting	Minor wood chips seen to skirting	As Inventory
7.7 Walls	Painted white; wallpaper grey with printed flowers	Appears in good condition	As Inventory + CHECK OUT NOTES: Shaded marks seen throughout; picture hooks seen throughout (Changes — Tenant)
7.8 Ceiling	Painted white	Residue seen to ceiling upon entry; hairline crack seen to ceiling	As Inventory
7.9 Lighting	1 wall light metallic chrome with 2 bulbs; 6 spot lights metallic chrome	3 ceiling mounted spotlights not in working order	As Inventory
7.10 Electric	1 single dimmer light switch plastic white; 2 double plug sockets plastic white	All in good, working order	As Inventory
7.11 Heating	Wall mounted radiator metallic white	Appears in good condition	As Inventory
7.12 Furniture / item	Wall cupboard door wooden white; wall art metallic black; fireplace ceramic white and metallic black; freezer; microwave	All in good, working order	As Inventory + CHECK OUT NOTES: Additional items seen — as per picture (Changes — Tenant)

7. DINING AREA (CONT.)



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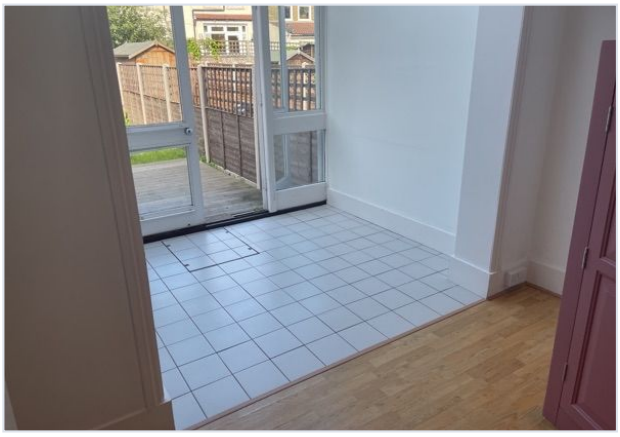
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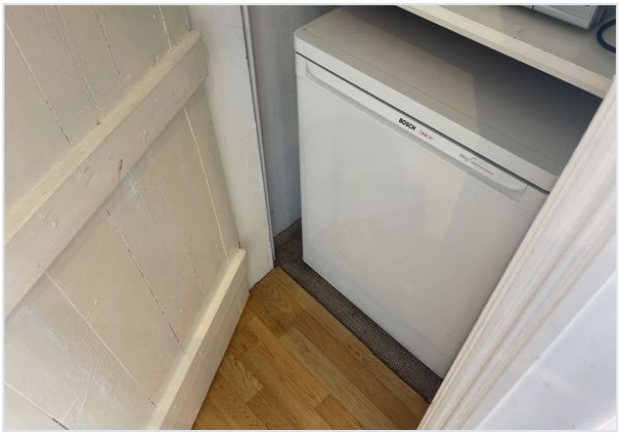


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7. DINING AREA (CONT.)



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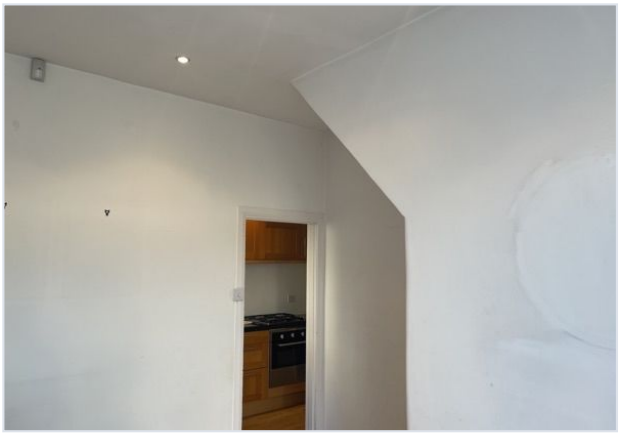
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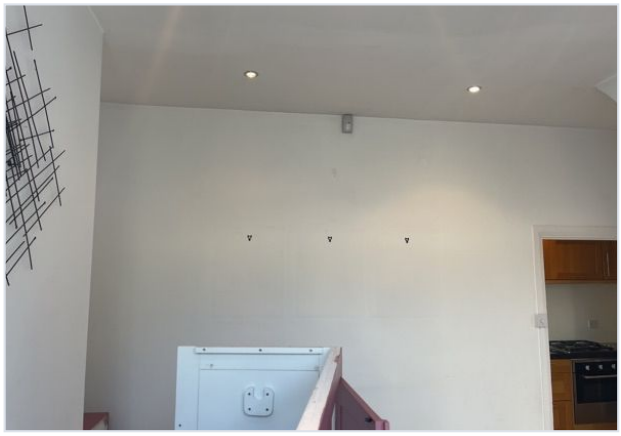
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7. DINING AREA (CONT.)



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7. DINING AREA (CONT.)



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Ref #7



Ref #7

8. OPEN PLAN KITCHEN

Item	Description	Condition at Inventory	Condition at Check Out
8.1 Door	Door frame painted wooden white	Paint chips seen to door frame	As Inventory
8.2 Door interior	Door frame painted wooden white	Appears in good condition	As Inventory
8.3 Window	White UPVC double glazed casement	Cleaned to a professional standard	As Inventory
8.4 Flooring	Wooden brown	Cleaned to a professional standard; good clean decorative order	As Inventory
8.5 Skirting board	White painted wooden skirting	Wood chips seen to skirting left-hand side upon entry	As Inventory
8.6 Walls	Painted white; tiled white	Freshly painted; good clean decorative order	As Inventory + CHECK OUT NOTES: Heavy shaded marks seen to left side wall upon entry; shaded marks seen elsewhere (Changes — Tenant)
8.7 Ceiling	Painted white	In good condition	As Inventory
8.8 Lighting	1 light frame metallic chrome with 3 light bulbs	All bulbs present and working	As Inventory
8.9 Electric	1 single light switch; 2 double plug sockets; 1 single plug socket; 2 fused switches — all plastic white	All in good, working order	As Inventory
8.10 Heating	Wall mounted radiator metallic white	Paint chips seen to radiator left-hand side upon entry	As Inventory
8.11 Furniture	Wall shelves glass; soap holder ceramic white; monoxide alarm plastic white; smoke alarm plastic white	Wall shelf loose and chipped at the end; monoxide and fire alarms tested, good working order	As Inventory + CHECK OUT NOTES: Alarms not seen (Changes — Tenant)
8.12 Kitchen units	7 storage units wooden brown with 7 chrome handles; 3 drawers wooden brown with 3 chrome handles	Discolouration seen to wall mounted white plastic shelf; residue seen to wall mounted clear glass shelf	As Inventory
8.13 Extractor hood	Metallic chrome	Some oil marks on it; in good working order; requires further cleaning; both integrated lights not in working order	As Inventory
8.14 Gas hob	Metallic chrome	All in good, working order; requires further cleaning to gas cooker	As Inventory

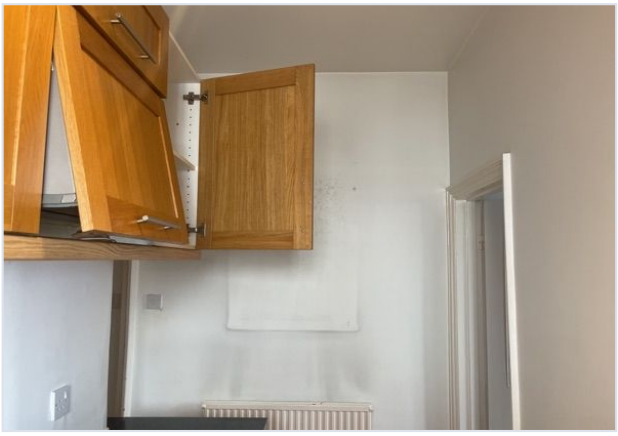
8. OPEN PLAN KITCHEN (CONT.)

Item	Description	Condition at Inventory	Condition at Check Out
8.15 Fridge freezer	Bosch; 4 internal shelves plastic blue	Light discolouration on the 2 middle shelves; Bosch fridge pull-out drawer has crack, please see as per picture	As Inventory
8.16 Sink	Metallic chrome; tap metallic chrome	Minor usage scratches seen to sink unit; moulding seen around sink, please see as per picture	As Inventory + CHECK OUT NOTES: No mould seen (Changes)
8.17 Worktop	Ceramic black	Appears in good condition	As Inventory
8.18 Oven	Metallic chrome; 2 internal grills metallic chrome	Candy oven has chips to handle, please see as per picture; interior requires further cleaning	As Inventory
8.19 Dishwasher	Beko; 2 internal racks plastic grey	All in good, working order; clean and good	As Inventory

8. OPEN PLAN KITCHEN (CONT.)



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Ref #8



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8. OPEN PLAN KITCHEN (CONT.)



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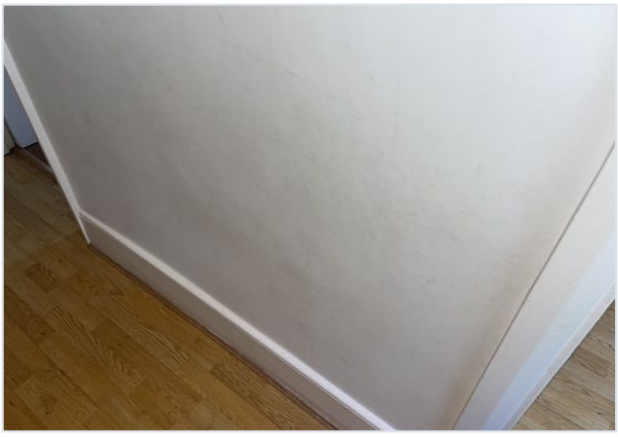
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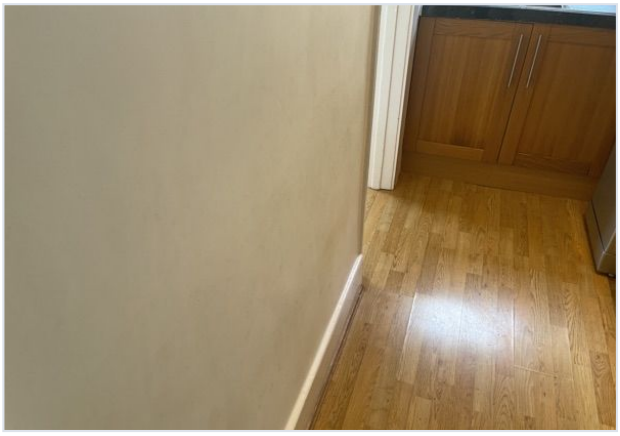


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8. OPEN PLAN KITCHEN (CONT.)



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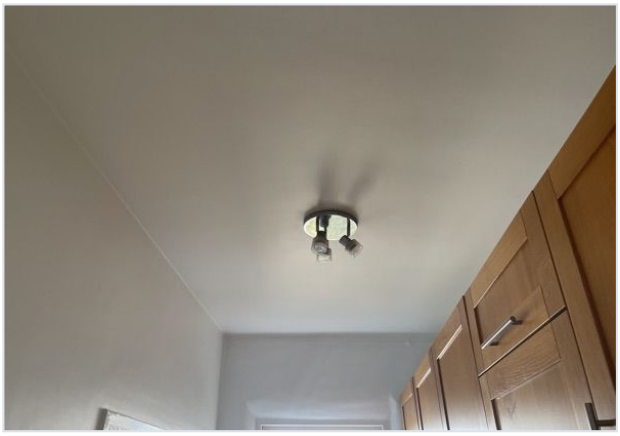
8. OPEN PLAN KITCHEN (CONT.)



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8. OPEN PLAN KITCHEN (CONT.)



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9. BEDROOM 1

Item	Description	Condition at Inventory	Condition at Check Out
9.1 Door and frame external	Door frame painted wooden white; door painted wooden white; lever handle metallic chrome	Wood chips seen to exterior door frame	As Inventory
9.2 Door and frame internal	Door frame painted wooden white; door painted wooden white; reverse lever handle metallic chrome	All in good, working order	As Inventory
9.3 Window(s)	White UPVC double glazed casement	Wood chips seen to window frame; hairline crack seen	As Inventory
9.4 Curtains and blinds	Curtain rail metallic chrome; 2 curtains cream; roller blind cream	All in good, working order	As Inventory
9.5 Flooring	Wooden brown	Dust seen to flooring and requires further cleaning	As Inventory
9.6 Skirting boards	White painted wooden skirting	In dusty condition	As Inventory
9.7 Walls	Painted white	Discolouration seen to wall; scuff marks seen to walls right-hand side of room; residue seen to wall opposite entry	As Inventory
9.8 Ceiling	Painted white	Damp marks seen to ceiling	As Inventory
9.9 Lighting	1 single light plastic white; lamp shade black	All bulbs present and working	As Inventory
9.10 Electrics	2 single light switches; 2 double plug sockets; 1 single plug socket — all plastic white	All in good, working order	As Inventory
9.11 Heating	Wall mounted radiator metallic white	Appears in good condition	As Inventory
9.12 Furniture / item	Wall wardrobe sliding doors wooden white and grey; internal shelves wooden brown; wardrobe floor carpet cream; fire alarm; frame painted wooden white, metallic black and tiled green	Some black marks on the carpet inside the wardrobe; otherwise all in good working order	As Inventory
9.13 Fireplace	Fireplace	Residue seen to top of fireplace; crack seen to tiled hearth	As Inventory

9. BEDROOM 1 (CONT.)



Ref #9



Ref #9



Ref #9



Ref #9



Ref #9



Ref #9

9. BEDROOM 1 (CONT.)



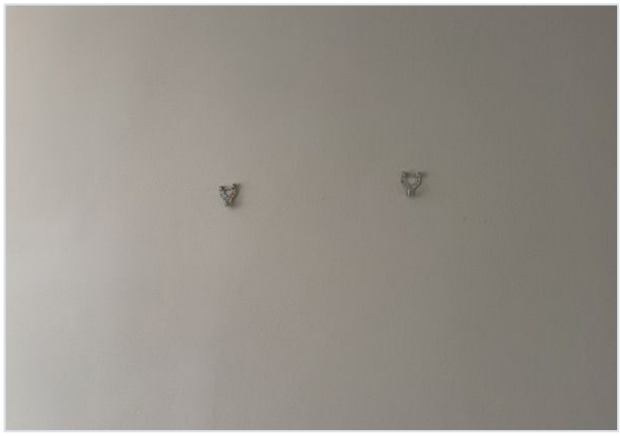
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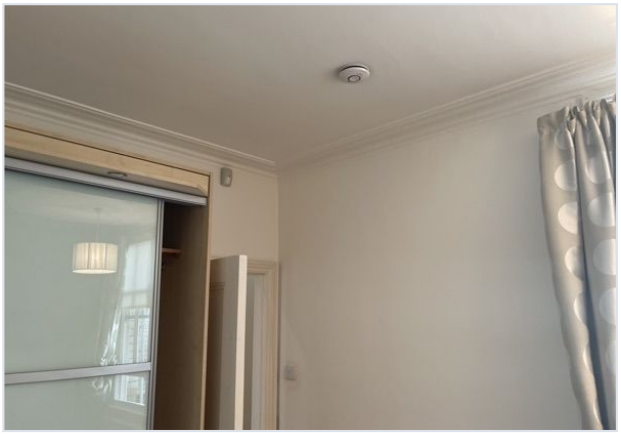


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Ref #9

9. BEDROOM 1 (CONT.)



Ref #9

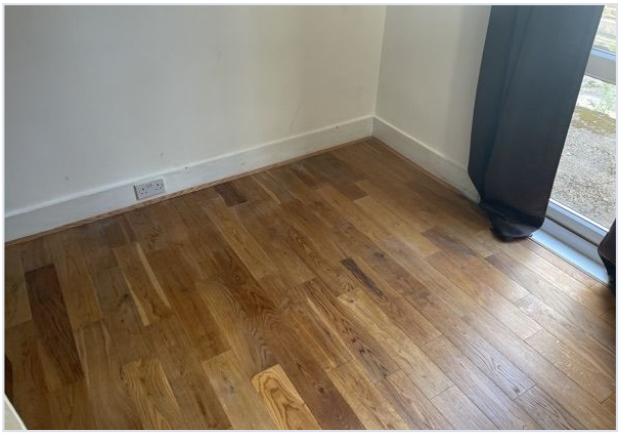


Ref #9

10. BEDROOM 2

Item	Description	Condition at Inventory	Condition at Check Out
10.1 Door and frame external	Door frame painted wooden white; door painted wooden white; lever handle metallic chrome	Chip marks seen to exterior of door frame; minor scuff marks seen to top level of door frame	As Inventory
10.2 Door and frame internal	Door frame painted wooden white; door painted wooden white; reverse lever handle metallic chrome; hanger metallic chrome	All in good, working order	As Inventory
10.3 Window(s)	White UPVC double glazed casement	Cleaned to a professional standard	As Inventory
10.4 Window covering	Curtain rail metallic chrome; blinds grey; 2 curtains fabric grey	All in good, working order	As Inventory + CHECK OUT NOTES: Blind detached (Changes — Tenant)
10.5 Flooring	Wooden brown	Flooring has dust; requires further cleaning	As Inventory
10.6 Skirting boards	White painted wooden skirting	Appears in good condition	As Inventory
10.7 Walls	Painted white	Discolouration seen to edge of wall right-hand side upon entry	As Inventory + CHECK OUT NOTES: Filler marks / scuff marks seen / picture hook (Changes — Tenant)
10.8 Ceiling	Painted white	Appears in good condition	As Inventory
10.9 Lighting	1 single light plastic white	All bulbs present and working	As Inventory
10.10 Electric	1 single light switch; 1 single plug socket; 1 double plug socket — all plastic white	All in good, working order	As Inventory
10.11 Heating	Wall mounted radiator metallic white	Appears in good condition	As Inventory
10.12 Furniture	Wardrobe wooden brown with 2 sliding doors, 2 internal shelves and jacket hangers metallic chrome; lamp metallic black; side unit wooden brown; bed wooden brown; mattress white; mattress protector white; mirror frame wooden brown; fireplace wooden white frame and metallic black	All in good, working order; cleaned to a professional standard; good clean decorative order	As Inventory + CHECK OUT NOTES: Interior of wardrobe is dusty. No longer seen: jacket hangers metallic chrome; lamp metallic black; side unit wooden brown; bed wooden brown; mattress white; mattress protector white; mirror frame wooden brown; fireplace wooden white frame and metallic black (Changes — Tenant)

10. BEDROOM 2 (CONT.)



Ref #10



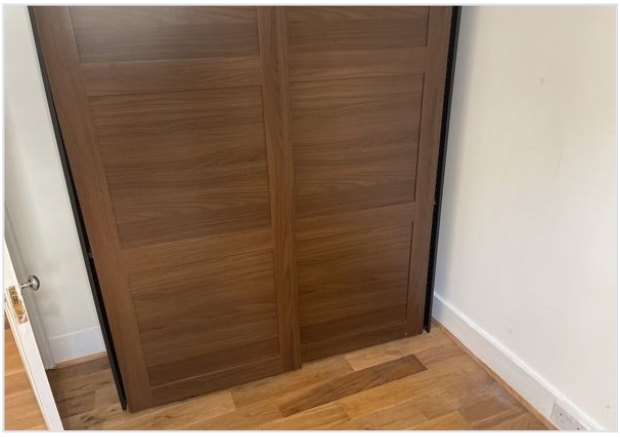
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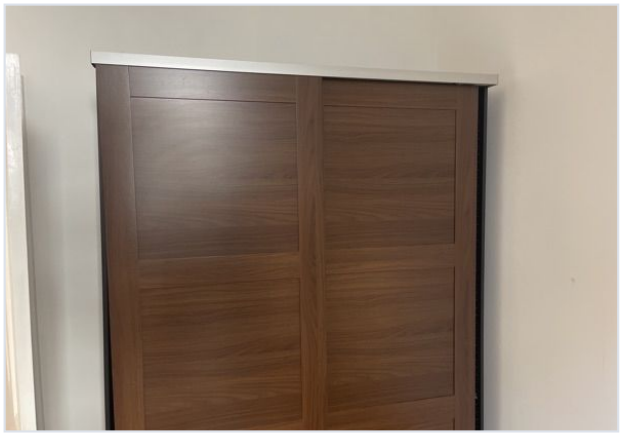
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Ref #10

10. BEDROOM 2 (CONT.)



Ref #10



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Ref #10



Ref #10



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Ref #10

10. BEDROOM 2 (CONT.)



Ref #10



Ref #10



Ref #10



Ref #10



Ref #10



Ref #10

10. BEDROOM 2 (CONT.)



Ref #10

11. BEDROOM 3

Item	Description	Condition at Inventory	Condition at Check Out
11.1 Door external	Door frame painted wooden white; door painted wooden white; lever handle metallic chrome	Paint chips seen to top level of door frame	As Inventory
11.2 Door and frame internal	Door frame painted wooden white; door painted wooden white; lever handle metallic chrome	Paint chips seen to interior edge of door	As Inventory
11.3 Window	White UPVC double glazed casement	Paint chips seen to window	As Inventory
11.4 Window covering	Roller blind white	Appears in good condition	CHECK OUT NOTES: Replaced with a blue roller blind (however white roller blind seen inside tenant's wardrobe) (Changes — Tenant)
11.5 Flooring	Wooden brown	Cleaned to a professional standard; good clean decorative order	As Inventory
11.6 Skirting board	White painted wooden skirting	Appears in good condition	As Inventory
11.7 Walls	Painted white	Nail seen to wall and chip seen around nail; discolouration seen to wall left-hand side upon entry	As Inventory
11.8 Ceiling	Painted white	Freshly painted	As Inventory
11.9 Lighting	1 single light plastic white	All bulbs present and working	As Inventory
11.10 Electric	1 single light switch; 1 single plug socket; 1 double plug socket — all plastic white	All in good, working order	As Inventory
11.11 Heating	Wall mounted radiator metallic white	Appears in good condition	As Inventory
11.12 Furniture	Fireplace frame painted wooden white and metallic black; wardrobe wooden brown with 2 sliding doors	All in good, working order	As Inventory

11. BEDROOM 3 (CONT.)



Ref #11



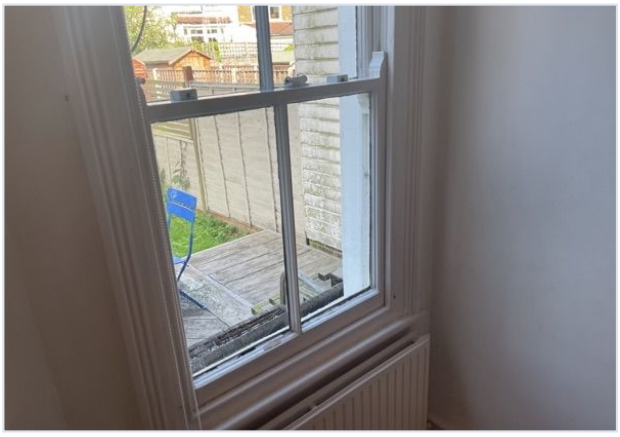
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11. BEDROOM 3 (CONT.)



Ref #11



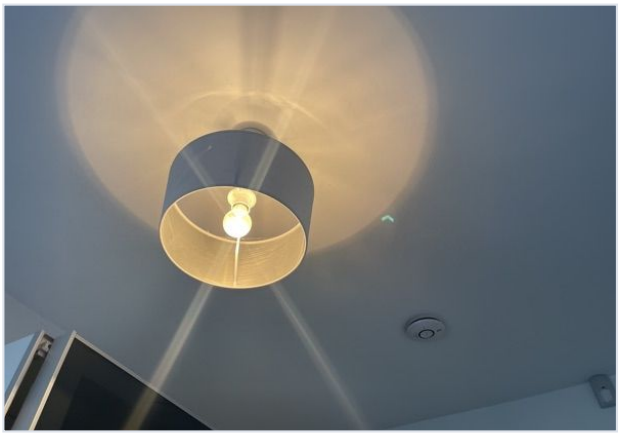
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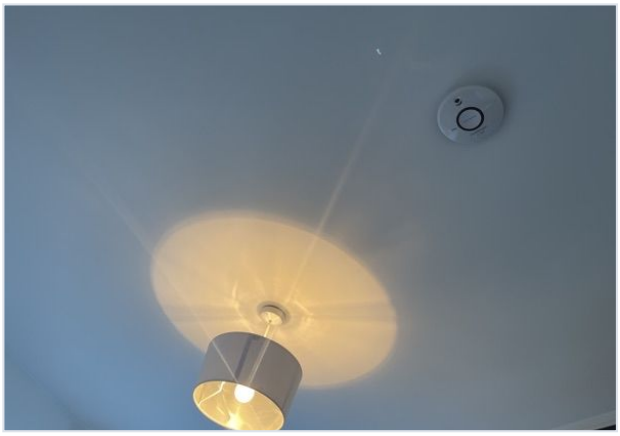
11. BEDROOM 3 (CONT.)



Ref #11



Ref #11



Ref #11

12. BATHROOM

Item	Description	Condition at Inventory	Condition at Check Out
12.1 Door and frame external	Door frame painted wooden white; door painted wooden white; lever handle metallic chrome	All in good, working order	As Inventory
12.2 Door and frame internal	Door frame painted wooden white; door painted wooden white; lever handle metallic chrome	All in good, working order	As Inventory
12.3 Window	Window frame painted wooden white	Minor chip seen to window frame	As Inventory
12.4 Window covering	Roller blind white	Blinds require further cleaning	As Inventory + CHECK OUT NOTES: Not seen (Changes — Tenant)
12.5 Flooring	Tile black	Cleaned to a professional standard; good clean decorative order	As Inventory
12.6 Walls	Painted white; tiled cream	Painted area scratched at the bottom beside the toilet; minor crack seen to wall right-hand side at low level; hole seen to tiled wall	As Inventory + CHECK OUT NOTES: Filler mark seen to left wall upon entry (Changes — Tenant)
12.7 Ceiling	Painted white	Appears in good condition	As Inventory
12.8 Lighting	4 spot lights metallic chrome	1 ceiling mounted spotlight not in working order	As Inventory + CHECK OUT NOTES: Tested and all bulbs in working order (Changes)
12.9 Electric	1 pulling light metallic chrome	All in good, working order	As Inventory + CHECK OUT NOTES: Pull string faulty (Changes — Tenant)
12.10 Heating	Wall mounted towel heater metallic chrome	Appears in good condition	As Inventory
12.11 Furniture / item	Roll holder metallic chrome; wall cupboard wooden white; boiler metallic white; mirror metallic chrome and glass; wall cabinet wooden white	Minor discolouration at the bottom of the mirror; silvering seen to mirror	As Inventory + CHECK OUT NOTES: Heavy silvering seen to mirror (near enough damaged, as per picture) (Changes — Tenant)
12.12 Bath	Ceramic white; shower set metallic chrome; shower screen glass	Cleaned to a professional standard; all in good, working order; good clean decorative order	As Inventory + CHECK OUT NOTES: Discolouration seen to silicone; fitting seen to shower unit missing (Changes — Tenant)

12. BATHROOM (CONT.)

Item	Description	Condition at Inventory	Condition at Check Out
12.13 Basin	Ceramic white; tap metallic chrome; under-basin shelf cabinet wooden brown	Cleaned to a professional standard; all in good, working order; good clean decorative order	As Inventory
12.14 Toilet	Ceramic white; toilet seat plastic white; toilet lid plastic white	Toilet lid chipped on top; cleaned to a professional standard; all in good, working order	As Inventory

12. BATHROOM (CONT.)



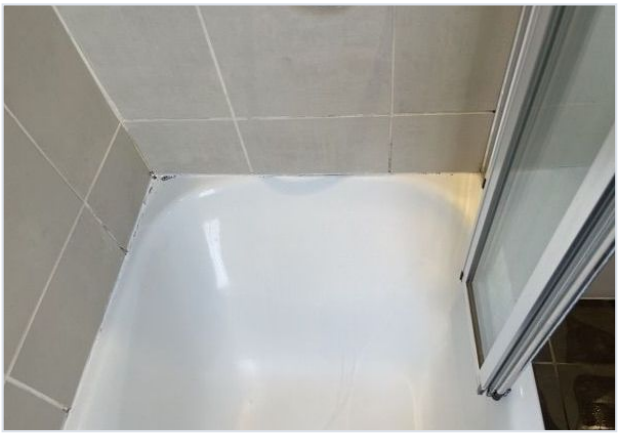
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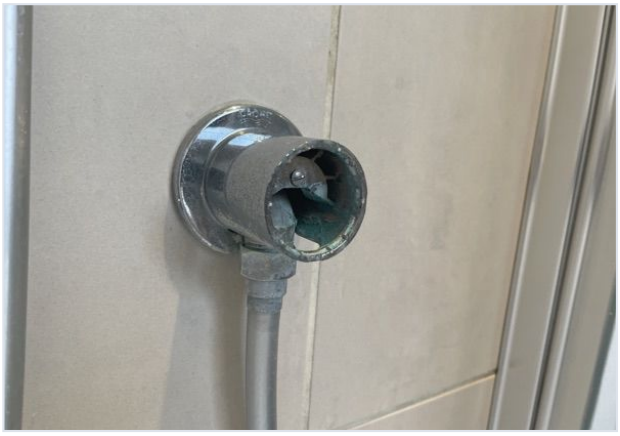


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12. BATHROOM (CONT.)



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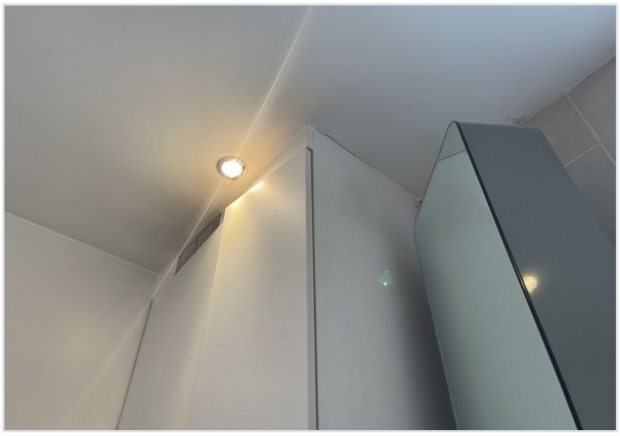
12. BATHROOM (CONT.)



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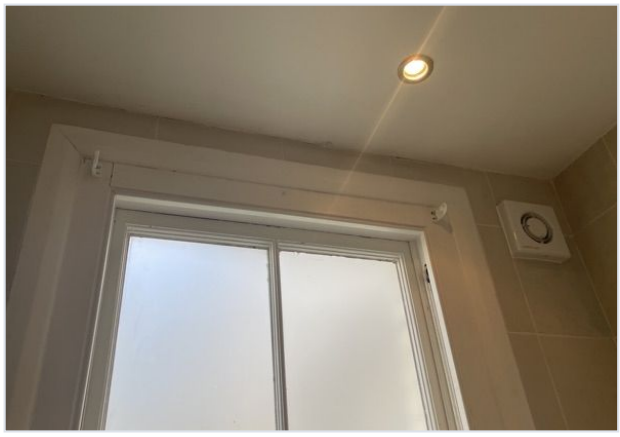
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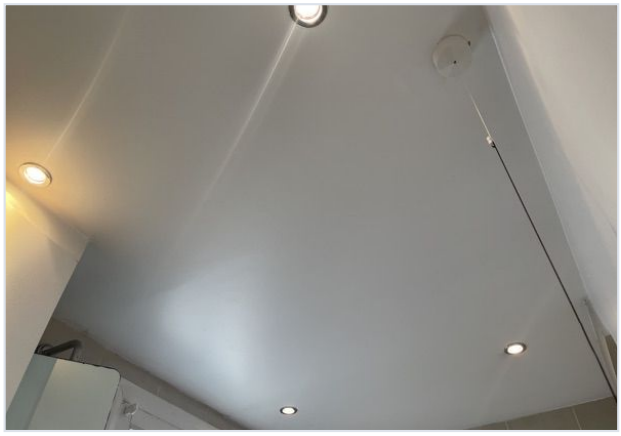


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12. BATHROOM (CONT.)



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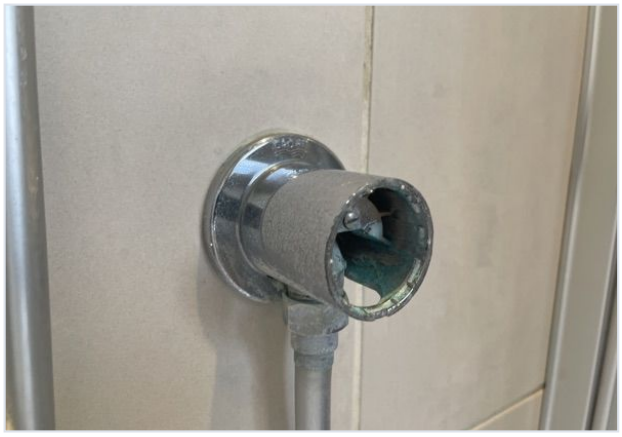
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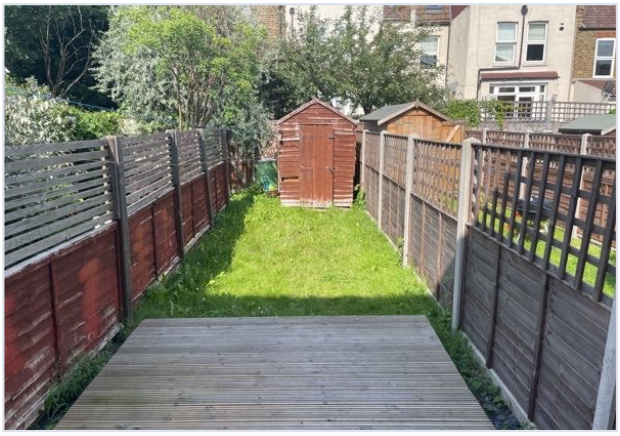
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13. GARDEN

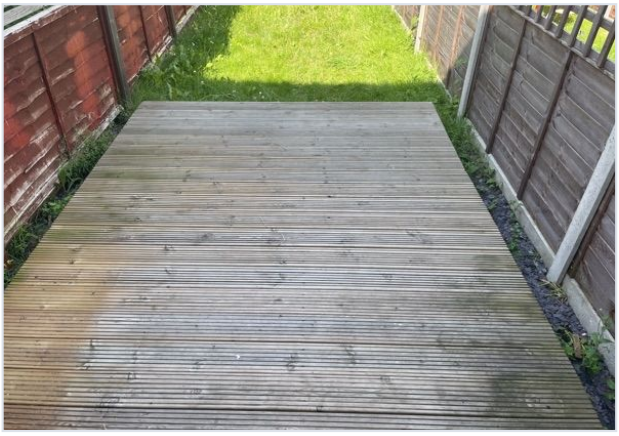
Item	Description	Condition at Inventory	Condition at Check Out
—	No items associated with this room.	—	—

Photographic record of garden, decking, fencing and shed contents follows.

13. GARDEN (CONT.)



Ref #13



Ref #13



Ref #13



Ref #13



Ref #13

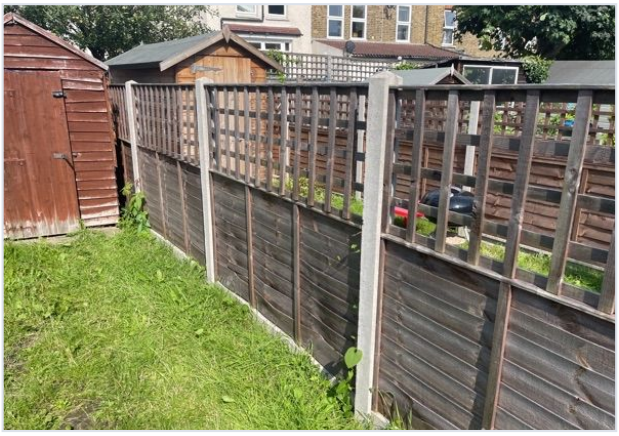


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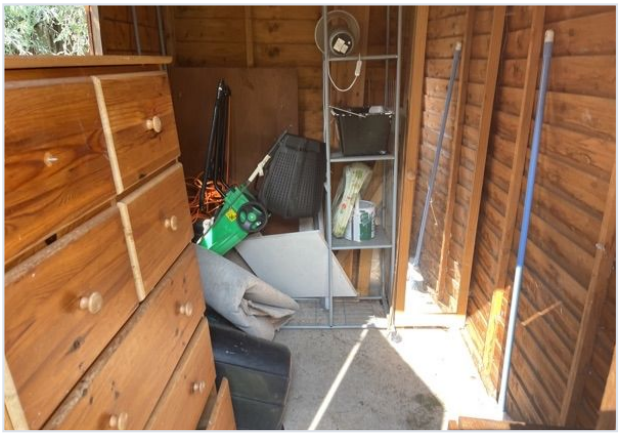
13. GARDEN (CONT.)



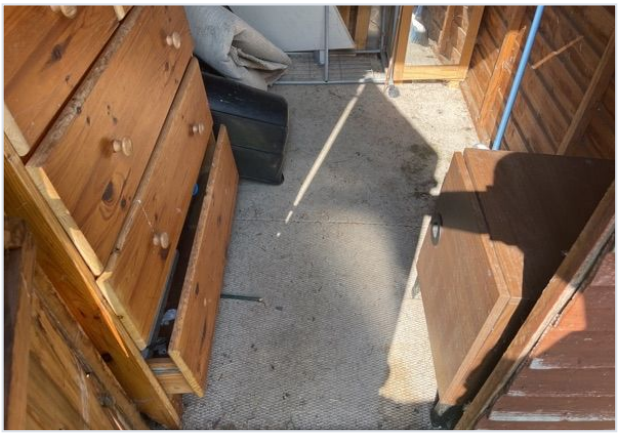
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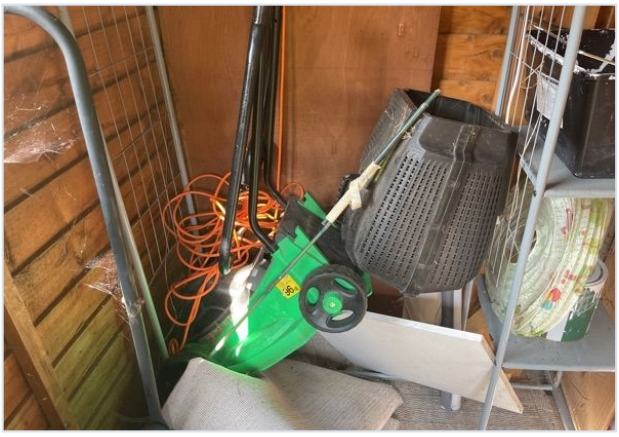
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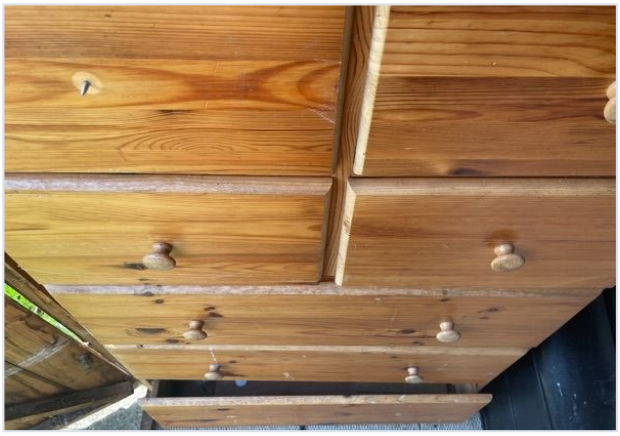
13. GARDEN (CONT.)



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Ref #13

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.

SIGNED BY THE LANDLORD / AGENT

Signature

Print name

Date

SIGNED BY THE TENANT

Signature

Print name

Date

TERMS & CONDITIONS — END OF TENANCY INFORMATION

FULL CLEAN

Must be very thorough: floors, walls, sanitary ware, windows, woodwork, all kitchen units, ovens, cooker hoods, fridges and freezers, extractor fans, wardrobes, linens and bedding. The property must be returned as noted in the original inventory report; if not, professional cleaners may be instructed and the cost taken from your deposit.

FLOORING

Needs to be fully cleaned. Stains or marks should be professionally cleaned by a regulated cleaning company; badly damaged flooring may be charged for entire replacement.

UTENSILS

All will be inspected for damage and soiling. Everything should be thoroughly cleaned and in the same place as at the beginning of the tenancy, or it may be noted as missing.

BEDROOM FURNISHINGS

All beds, mattresses and bases will be examined for stains and damage. Any provided sheets or duvets must be cleaned and pressed, and all linen placed on top of the respective bed for inspection.

ALL FURNISHINGS

Should be in a similar condition as provided — marks, stains, scratches, loose joins, burns, ring marks, soiling or discolouration can result in deductions from your deposit.

GENERAL DECORATION

Excessive damage, marking or scratches can be deemed beyond fair wear and tear — including nails, screws and hooks in walls. Always gain written permission from all relevant parties before making alterations of any kind.

DRAINS & LIGHT BULBS

Drains should be tested and running free with no blockages; all light bulbs should be replaced and fully working.

KEYS

All keys from the beginning of the tenancy must be available, ready and clearly marked, including any cut during the tenancy. Lost keys can result in a charge for replacement of the property's locks.

GARDENS

Front and back gardens must be maintained throughout the tenancy: lawn cutting, weeding, flower beds and seasonal works. Liaise with your landlord or managing agent regarding specific needs.

RUBBISH

All rubbish or excess rubbish should be completely removed from inside and outside the property, as organising this will incur a cost for removal.

These notes state what needs to happen for a smooth check out process.

MORE THAN AN INVENTORY COMPANY