

Date to be inserted

**CHECK-OUT REPORT FOR:**  
**Address to be inserted**

A check out inspection has been carried out referring to a copy of an inventory dated **date to be inserted**

The property was part furnished at the start of the tenancy.

The Tenancy commenced on **date to be inserted** and was of duration such that light additional markings would be expected. The AIC deems that normal emulsion paint will have an approximate "life expectancy" of three years and gloss to woodwork, five years, in these rental circumstances. This does not include damage to surfaces.

The property has been left in a good state of repair with light additional markings.

At the beginning of the tenancy on **date to be inserted** the property was in good condition with light marks as listed in the inventory.

The property had not been professionally cleaned prior to check-in

The carpets were not professionally cleaned.

The Tenant's were not present at check-out.

The Landlord was not present at check-out.

The keys were returned to **client to be inserted** by fhs inventory services following the check-out.

Photographs have been included in this report.

The following observations/dilapidations were also made.

The page numbers below are as per the inventory.

Page No	Description and Check-in condition	Check-out condition	Responsible
3	Wood door	Minor marks and scratches to right hand side	<b>Fair wear and tear</b>
3	Door interior	Scrape to mid level	<b>(Tenant, compensation to be inserted)</b>
4	Walls painted, cream	Scuff mark to left hand side of entrance to lounge, light chip to left hand side of entry phone at mid level	<b>Fair wear and tear</b>
4	Skirting, painted white	Minor scuff marks throughout	<b>Fair wear and tear</b>
5	Wood door	Light scratch below lock	<b>Fair wear and tear</b>
5	Walls, painted cream in part	2 x spot stains to right hand side of radiator	<b>Fair wear and tear</b>
5	Shaver socket	Cracked to right hand side	<b>(Tenant Compensation to be inserted)</b>
5		Wall mounted glass fronted cabinet, green glass trim	<b>(Landlord information, not on original inventory)</b>
5	Pop-up plug	Light lime scale	<b>(Tenant, compensation to be inserted)</b>
6	Riser bar, chrome, smoked glass soap tray	Light lime scale	<b>(Tenant, compensation to be inserted)</b>
7	Walls painted, cream	Scuff to left hand side on entrance, small chip to low level on left hand side on entrance, minor marks throughout	<b>Fair ware and tear</b>
7	Double glazed unit, white French doors	Heavy signs of damp with paint peeling to left hand side of doors, light signs of damp to right hand side of doors, both at top level ( <i>see photographs No 1 and No 2</i> )	<b>Landlord Information only</b>

7	Threshold step, wood	Signs of mould to mastic under door	<b>Landlord Information only</b>
8	Interior of cupboard painted, cream	Minor marks and scratches throughout	<b>Fair ware and tear</b>
8	Carpet	Darkened area on entrance, furniture indentations. Dark stain to right hand side of wardrobe ( <i>See photograph No 3</i> )	<b>(Tenant, compensation to be inserted)</b>
10	Wood door	2 x small chips to low level on left hand side  1 x small surface scratch  1 x scrape to inside edge at low level	<b>Fair ware and tear</b>
10	Walls painted, cream in part	Minor marks	<b>Fair ware and tear</b>
10	Shower head	Light lime scale to jets	<b>(Tenant, compensation to be inserted)</b>
11	Double glazed window unit, white	Light mould spots to mastic	<b>Landlord, Information only</b>
11	Tiled flooring, white	Dirty, hairs to corners	<b>(Tenant, compensation to be inserted)</b>
12	Door frame painted, white	Light chip to angle on right hand side at low level	<b>Fair ware and tear</b>
12	Door interior	Dirty marks to frame	<b>(Tenant, compensation to be inserted)</b>
12	Walls, painted, cream	Minor marks and light scuffs throughout	<b>Fair wear and tear</b>
12	Double glazed unit, white	Black scuff to right hand door at low level	<b>Fair wear and tear</b>
13	Coffee table	Not clean, ring marks, smeared	<b>(Tenant, compensation to be inserted)</b>
13	Window ledge, painted white	Minor marks	<b>Fair ware and tear</b>
13	Dining table, round Glass top Brushed chrome base 4 x dining chairs, brown leather Brushed chrome feet/frame	Not seen	<b>(Tenant, cost of replacement to be inserted)</b>

13	Oak wood flooring	Heavy black scuff mark on entrance to kitchen area	<b>Fair wear and tear</b>
15	Smeg cooker hood	Light grease to filters	<b>(Tenant, compensation to be inserted)</b>
16	Smeg hob 4 x gas burners  2 x pan supports  Chrome rack  Grill pan with insert rack  Glass door  Chrome rack  Roasting tray with chrome rack insert	Burnt on grease to front left hand side  Light burnt on grease  Light grease  Greasy  Smears  Light grease  Greasy	<b>(Tenant, compensation to be inserted)</b>
17	Smeg fridge/freezer	Splash marks to sides, light food debris to vegetable boxes, light clean required to door shelves	<b>(Tenant, compensation to be inserted)</b>
17	Skirting painted, white	Minor marks	<b>Fair ware and tear</b>
18	Wood door	2 x large chips to low level on right hand side ( <i>see photograph No 4</i> )	<b>(Tenant, compensation to be inserted)</b>
18	Walls painted, cream	Minor marks throughout	<b>Fair ware and tear</b>
18	Skirting painted, white	Light chip to left hand side on entrance	<b>Fair ware and tear</b>

**Photograph No 1**

Signs of damp to left hand side of  
Patio doors – Bedroom 1



**Photograph No 2**

Signs of damp to right hand side of  
Patio doors – Bedroom 1



**Photograph No 3**



*Dark stain to right hand side of wardrobe  
Bedroom 1 carpet*

**Photograph No 4**



*2 x large chips to door at low level on right  
hand side. Bedroom 2*

**Keys returned:** 1 x fob, 2 x post box, 2x Union, (Main door, front door) 1 xES, (front door bottom lock),

SERVICES	LOCATION	READINGS ON CHECK-IN	READINGS CHECK-OUT
GAS	Rear of property	00111	00942
ELECTRIC	Communal hallway	00339	04956

*The landlord and relevant boards must check these readings, as we cannot be held responsible for any discrepancies.*

*Signed by: Inventory Clerk (fhs inventory services)*

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*Date:.....*