

Date to be inserted

<u>CHECK-OUT REPORT FOR:</u> <u>Address to be inserted</u>

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 AIIC 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	Fair wear and tear
3	Door interior	Scrape to mid level	(Tenant, compensation to be inserted)
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	Fair wear and tear
4	Skirting, painted white	Minor scuff marks throughout	Fair wear and tear
5	Wood door	Light scratch below lock	Fair wear and tear
5	Walls, painted cream in part	2 x spot stains to right hand side of radiator	Fair wear and tear
5	Shaver socket	Cracked to right hand side	(Tenant Compensation to be inserted)
5		Wall mounted glass fronted cabinet, green glass trim	(Landlord information, not on original inventory)
5	Pop-up plug	Light lime scale	(Tenant, compensation to be inserted)
6	Riser bar, chrome, smoked glass soap tray	Light lime scale	(Tenant, compensation to be inserted)
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	Fair ware and tear
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</i> <i>photographs No 1 and</i> <i>No 2</i>)	Landlord Information only

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

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

Photograph No 1

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



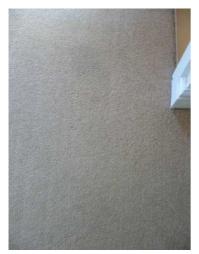
Photograph No 2 Signs of damp to right hand side of Patio doors – Bedroom 1



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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:....