



Property Services

Report Type Check-Out



Report Date

18/12/2014

Instructor Details

Mr Joe Bloggs

Property Description

1 Bedroom Apartment

Property Address

45 Brooks Lane
Eggyville
London
W3E 6YT

Clerk name

MR O Dear

Property: 45 Brooks Lane, Eggyville, London, W3E 6YT
Date: 18/12/2014
Prepared For: Mr Joe Bloggs

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Terms and Conditions

This inventory report is a fair and accurate report which describes the property's contents conditions and cleanliness for rental purposes. This document is no guarantee of, or report on, the adequacy of, or safety of any such equipment of contents, merely a record that such items exist in the property as at the date of the inventory report and check-in and the superficial condition of same.

The inventory only extends to parts of the property that are readily accessible. All other parts of the premises, for example attics/lofts, garages, basements and cupboards full of items which are not relevant to the inventory, are specifically excluded. The inventory clerk cannot undertake to search inaccessible places, through overcrowded drawers or cupboards, nor will the inventory clerk undertake to move heavy furniture or bulky items.

This inventory has been prepared for identification purpose only and in no way constitutes a valuation or statement of authenticity. Unless the inventory is carried out in daylight hours, the garden and exterior of the premises will not be inspected.

This inventory has been prepared on the accepted principle that, in the absence of marginal comments, items are visibly free of defects, soiling, damage or missing parts.

Electrical appliances, machinery, boilers, gas appliances, radiators, water supply and other similar items are NOT tested.

Lighting is solely tested to indicate whether light bulbs are working at time of check-in, however, this is not an indicator that such items are functioning correctly or comply with the relevant safety regulations. Electrical items may be tested for safety by a qualified electrician only.

Towels, bed linen and other similar items will only be inspected if laundered.

Burglar alarms and smoke detectors are NOT tested.

Meter readings may only be taken if these are located and readily accessible and, in any event, these should be checked by the relevant utility company. Property lift in lofts, cellars and locked rooms, which have not been inventoried, are the sole responsibility of the instructing principle.

It is the responsibility of the landlord and the tenant, or the respective agent, to agree between themselves the accuracy of this report.

Fire Regulation Act 1988 - Furniture included pillows, scatter cushions etc are checked for confirmation with the 1988 Fire Regulation Act, specifically noted is anything that does not comply with fire regulations in what does not have required kite label. The landlord and Agent should satisfy themselves that the product was manufactured and purchased after 1990 in order with due diligence tests that will apply by the Trading Standard Office.

Entrance & Hallway

1.0	External Door	1.1	White UPVC 2 panelled door	1.1.1	Dirty, requires cleaning
2.0	Door Frame	2.1	White upvc	2.1.1	Chips to closing edge
				2.1.2	Dirty, requires cleaning
3.0	Threshold	3.1	Silver effect door threshold	3.1.1	Tarnished
				3.1.2	Dirty, requires cleaning
4.0	Door Handle	4.1	Chrome effect bar handle	4.1.1	Dirty, requires cleaning
				4.1.2	In working order
5.0	Lock	5.1	Chrome effect 'Chubb' lock	5.1.1	Poor condition and in working order
				5.1.2	Several marks and scratches around keyhole
6.0	Letter Box	6.1	Chrome effect letter box	6.1.1	Slightly tarnished
				6.1.2	Dirty, requires cleaning
7.0	Door Bell	7.1	White plastic door bell	7.1.1	Not working, wiring disconnected
8.0	Door Knocker	8.1	Silver effect door knocker	8.1.1	Heavily tarnished
				8.1.2	Loose - needs re-fixing
				8.1.3	Requires professional clean
9.0	Spy Hole	9.1	Chrome effect spy hole	9.1.1	Dirty, requires cleaning
				9.1.2	Heavily tarnished
				9.1.3	Glass cracked
10.0	Door Number	10.1	Chrome effect number 45	10.1.1	Good and clean condition
				10.1.2	Newly fitted
11.0	Internal Door	11.1	White UPVC 2 panelled door	11.1.1	Dirty, requires cleaning
12.0	Door Frame	12.1	White upvc	12.1.1	Chips to closing edge
				12.1.2	Dirty, requires cleaning
				12.1.3	Over several sporadic marks and scratches seen
13.0	Threshold	13.1	Silver effect door threshold	13.1.1	Tarnished
				13.1.2	Dirty, requires cleaning
14.0	Lock	14.1	Chrome effect 'Chubb' lock	14.1.1	Poor condition and in working order
				14.1.2	Several marks and scratches around keyhole
15.0	Letter Box	15.1	Chrome effect letter box	15.1.1	Good and clean condition
16.0	Door Handle	16.1	Chrome effect bar handle	16.1.1	Dirty, requires cleaning
				16.1.2	In working order

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17.0	Spy Hole	17.1	Chrome effect spy hole with cover	17.1.1	Good and clean condition
				17.1.2	Glass cracked
18.0	Floor	18.1	Laminate	18.1.1	Newly laid
19.0	Skirting	19.1	Painted white wooden	19.1.1	Fair condition
				19.1.2	Sporadic chips to upper and lower edges throughout
20.0	Walls	20.1	Painted magnolia	20.1.1	Paint flaking
				20.1.2	Not cleaned to a professional standard
				20.1.3	Nail holes in various locations
21.0	Ceiling	21.1	White painted plaster	21.1.1	Cobwebs seen
				21.1.2	Fair condition
22.0	Window	22.1	White UPVC double glazed window	22.1.1	Glass intact
				22.1.2	Dirty, requires cleaning
				22.1.3	Free from obvious damage
23.0	Window Frame	23.1	White UPVC	23.1.1	Dusty, requires cleaning
24.0	Window Sill	24.1	White UPVC	24.1.1	Dusty, requires cleaning
25.0	Surround	25.1	White UPVC	25.1.1	Dirty, requires cleaning
26.0	Window Ledge	26.1	White UPVC	26.1.1	Dusty, requires cleaning
27.0	Handle	27.1	White UPVC bar handle	27.1.1	Generally good condition
				27.1.2	In working order
28.0	Curtains/ Blinds	28.1	Cream roller blind	28.1.1	Good and clean condition
29.0	Lighting	29.1	Ceiling fitted spot lights	29.1.1	Tested - 4 bulbs seen
				29.1.2	1 bulb missing
				29.1.3	1 bulb not working
30.0	Socket	30.1	2 x double white plastic socket	30.1.1	Tested and working, in good clean condition and visually safe
31.0	Switch	31.1	1 x White plastic dimmer switch	31.1.1	Tested and working, requires cleaning but visually safe

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32.0 Heating	32.1 2 x Wall mounted white painted radiator	32.1.1 Fair condition 32.1.2 1 valve cap missing 32.1.3 No obvious damage
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Living Room

33.0	Door	33.1	Light stained painted white wooden	33.1.1	Generally good condition
34.0	Door Frame	34.1	Painted white wooden	34.1.1	Over several sporadic marks and scratches seen
35.0	Door Handle	35.1	Brass effect knob handle	35.1.1	Generally good condition
36.0	Threshold	36.1	Brass effect door threshold	36.1.1	Generally good condition
				36.1.2	Dirty, requires cleaning
37.0	Skirting	37.1	Painted white wooden	37.1.1	Fair condition
				37.1.2	Sporadic chips to upper and lower edges throughout
				37.1.3	Some other scuffs visible
38.0	Window	38.1	White UPVC double glazed window	38.1.1	Glass intact
				38.1.2	Dirty, requires cleaning
				38.1.3	Free from obvious damage
39.0	Window Frame	39.1	White UPVC	39.1.1	Dusty, requires cleaning
40.0	Window Sill	40.1	White UPVC	40.1.1	Dusty, requires cleaning
41.0	Surround	41.1	White UPVC	41.1.1	Dirty, requires cleaning
42.0	Window Ledge	42.1	White UPVC	42.1.1	Dusty, requires cleaning
43.0	Handle	43.1	White UPVC bar handle	43.1.1	Generally good condition
				43.1.2	In working order
44.0	Curtains/ Blinds	44.1	Cream roller blind	44.1.1	Good and clean condition
45.0	Ceiling	45.1	White painted plaster	45.1.1	Cobwebs seen
				45.1.2	Fair condition
46.0	Walls	46.1	Cream painted over textured wallpaper	46.1.1	Wallpaper peeling toward top
				46.1.2	Scuffs to low level
				46.1.3	Poor conditon, dirty and requires cleaning
47.0	Lighting	47.1	Ceiling fitted spot lights	47.1.1	Good and clean condition
48.0	Floor	48.1	Laminate	48.1.1	Newly laid

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49.0	Skirting	49.1	Wooden brown dark stained wooden	49.1.1	Fair condition
				49.1.2	Some other scuffs visible
50.0	Socket	50.1	1 x double chrome effect socket	50.1.1	Tested and working, in fair condition and visually safe
				50.1.2	Some over painting on socket
51.0	Switch	51.1	1 x Chrome effect switch	51.1.1	Tested and working, requires cleaning but visually safe
52.0	Sofa	52.1	Black material sofa	52.1.1	Generally good condition
				52.1.2	FFR label seen
53.0	Cushions	53.1	Shaded black striped material	53.1.1	Dirty, requires cleaning
54.0	Heating	54.1	Wall mounted magnolia painted radiator	54.1.1	Both valve caps in place
				54.1.2	Discoloured
				54.1.3	Generally good condition

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Kitchen

55.0	Door	55.1	Dark stained wooden 4 panelled door with glass windows	55.1.1	Generally good condition
56.0	Door Frame	56.1	Dark stained brown wooden	56.1.1	Generally good condition
57.0	Door Handle	57.1	Brass effect bow handle	57.1.1	Generally good condition to exterior
				57.1.2	Fair condition to interior
				57.1.3	Dusty, requires cleaning
58.0	Threshold	58.1	Brass effect door threshold	58.1.1	Slightly tarnished
59.0	Walls	59.1	Black and white tiled middle wall	59.1.1	Good and clean condition
		59.2	White painted over plaster right wall	59.2.1	Good and clean condition
		59.3	White painted over plaster entrance wall	59.3.1	Good and clean condition
		59.4	Black and white tiled left wall	59.4.1	Good and clean condition
60.0	Window	60.1	White UPVC double glazed window	60.1.1	Glass intact
				60.1.2	Dirty, requires cleaning
				60.1.3	Free from obvious damage
61.0	Window Frame	61.1	White UPVC	61.1.1	Dusty, requires cleaning
62.0	Window Sill	62.1	White UPVC	62.1.1	Dusty, requires cleaning
63.0	Surround	63.1	White UPVC	63.1.1	Dirty, requires cleaning
64.0	Window Ledge	64.1	White UPVC	64.1.1	Dusty, requires cleaning
65.0	Handle	65.1	White UPVC bar handle	65.1.1	Generally good condition
				65.1.2	In working order
66.0	Curtains/ Blinds	66.1	Cream roller blind	66.1.1	Good and clean condition
67.0	Ceiling	67.1	White painted plaster	67.1.1	Cobwebs seen
				67.1.2	Fair condition
68.0	Floor	68.1	Laminate	68.1.1	Newly laid
69.0	Skirting	69.1	Painted white wooden	69.1.1	Fair condition
				69.1.2	Sporadic chips to upper and lower edges throughout
70.0	Lighting	70.1	Ceiling fitted spot lights	70.1.1	Visually safe with all bulbs working

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71.0	Socket	71.1	2 x double white plastic socket	71.1.1	Tested and working, in good clean condition and visually safe
72.0	Switch	72.1	1 x White plastic dimmer switch	72.1.1	Tested and working, requires cleaning but visually safe
73.0	Kitchen sink	73.1	Stainless steel 1 bowl sink with drainer	73.1.1	Good and clean condition
74.0	Taps	74.1	Chrome effect mixer tap	74.1.1	Good and clean condition
75.0	Heating	75.1	1 x Wall mounted white painted radiator	75.1.1	Both valve caps in place
				75.1.2	Good and clean condition
		75.2	Valiant boiler	75.2.1	Good and clean condition
76.0	Work Surface	76.1	Brown granite effect marble work top	76.1.1	Generally good condition
77.0	Kitchen Units	77.1	Beech effect	77.1.1	Generally good condition
78.0	Upper Units	78.1	Beech effect	78.1.1	Generally good condition
79.0	Lower Units	79.1	Beech effect	79.1.1	Generally good condition
80.0	Cooker	80.1	'Bosch' stainless steel cooker	80.1.1	Generally good condition
				80.1.2	Power seen
81.0	Grill	81.1	'Bosch' grill	81.1.1	Generally good condition
82.0	Hob	82.1	'Bosch' 5 element hob	82.1.1	Generally good condition
83.0	Washing Machine	83.1	'Beko' silver WDRM601W	83.1.1	Requires finishing clean
84.0	Tray	84.1	White	84.1.1	Dirty, requires cleaning
85.0	Drum	85.1	Stainless steel	85.1.1	Generally good condition
86.0	Serial Number	86.1	Wm601w2234tg567897780000		
87.0	Dishwasher	87.1	'Bosch'	87.1.1	Dirty, requires cleaning
88.0	Tray	88.1	White wired	88.1.1	Dirty, requires cleaning
89.0	Serial Number	89.1	Sms44YHno234467		
90.0	Fridge Freezer	90.1	Silver effect bosch	90.1.1	Generally good condition
				90.1.2	Food items seen

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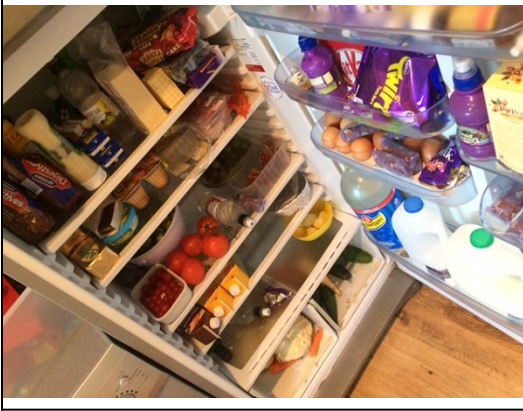
Check-Out 80.1



Check-Out 82.1



Check-Out 90.1.2



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Bathroom

91.0	Door	91.1	Light stained wooden white painted wooden 4 panelled door	91.1.1	Generally good condition
92.0	Door Frame	92.1	Painted white wooden	92.1.1	Dirty, requires cleaning
				92.1.2	Chips to closing edge
93.0	Door Handle	93.1	White painted wooden bar handle	93.1.1	Generally good condition
94.0	Threshold	94.1	Chrome effect door threshold	94.1.1	Dirty, requires cleaning
95.0	Walls	95.1	Various brown shaded tiled	95.1.1	Fair condition, requires finishing clean
96.0	Ceiling	96.1	White painted plaster	96.1.1	Good and clean condition
97.0	Window	97.1	White UPVC double glazed window	97.1.1	Glass intact
				97.1.2	Good and clean condition
				97.1.3	Free from obvious damage
98.0	Window Frame	98.1	White UPVC	98.1.1	Dusty, requires cleaning
99.0	Window Sill	99.1	White UPVC	99.1.1	Dusty, requires cleaning
100.0	Surround	100.1	White UPVC	100.1.1	Dirty, requires cleaning
101.0	Window Ledge	101.1	White UPVC	101.1.1	Dusty, requires cleaning
102.0	Handle	102.1	White UPVC bar handle	102.1.1	Generally good condition
				102.1.2	In working order
103.0	Curtains/ Blinds	103.1	Cream roller blind	103.1.1	Good and clean condition
104.0	Floor	104.1	Beige tiled flooring	104.1.1	Bleach marks seen
				104.1.2	Condition consistent with age
105.0	Skirting	105.1	Painted white wooden	105.1.1	Fair condition
				105.1.2	Sporadic chips to upper and lower edges throughout
				105.1.3	Some other scuffs visible
106.0	Switch	106.1	1 x White plastic dimmer switch	106.1.1	Tested and working, in good clean condition and visually safe
107.0	Lighting	107.1	Ceiling fitted	107.1.1	Tested bulb not working
				107.1.2	Lampshade dusty, requires cleaning

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108.0	Sink	108.1	White ceramic 1 bowl sink	108.1.1	Limescale encrusted
				108.1.2	Chain missing
				108.1.3	Dirty, requires cleaning
109.0	Taps	109.1	Antique brass effect mixer tap	109.1.1	Limescale encrusted
				109.1.2	Needs professionally cleaning
110.0	Toilet	110.1	White ceramic toilet with white plastic seat	110.1.1	Generally good condition
111.0	Cistern	111.1	White ceramic high level cistern	111.1.1	Generally good condition
112.0	Flush	112.1	Antique brass effect lever handle	112.1.1	Missing
113.0	Toilet Lid	113.1	Sea stones marble effect	113.1.1	Hinges broken - needs attention
				113.1.2	Cracked
114.0	Toilet Bowl	114.1	White ceramic	114.1.1	Good and clean condition
115.0	Bath	115.1	Antique brass effect bath tub	115.1.1	Generally good condition
116.0	Taps	116.1	Antique brass effect mixer tap	116.1.1	Generally good condition
				116.1.2	Good and clean condition
117.0	Drainer	117.1	Antique brass effect	117.1.1	Dirty, requires cleaning
118.0	Bath Plug	118.1	Antique brass effect	118.1.1	Dusty, requires cleaning
119.0	Socket	119.1	White plastic shaver socket	119.1.1	Not tested, requires cleaning but visually safe
120.0	Heating	120.1	Brass effect heated towel rail	120.1.1	Both valve caps in place
				120.1.2	No obvious damage
				120.1.3	Not cleaned to a professional standard
121.0	Shower	121.1	Walk in shower	121.1.1	Not tested, requires cleaning
122.0	Shower Unit	122.1	White plastic	122.1.1	Dirty, requires cleaning
123.0	Shower Head	123.1	Off white limestone shower head	123.1.1	Dusty, requires cleaning
124.0	Shower Hose	124.1	Light grey iron shower hose	124.1.1	Not cleaned to a professional standard

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Stairs & Landing

125.0	Floor	125.1	Brown fitted carpet	125.1.1	Good and clean condition
126.0	Skirting	126.1	White painted wooden	126.1.1	Newly painted
127.0	Walls	127.1	White painted over plaster	127.1.1	Generally good condition
128.0	Ceiling	128.1	White painted plaster	128.1.1	Good and clean condition
129.0	Heating	129.1	Wall mounted white radiator	129.1.1	Good and clean condition
				129.1.2	Both valve caps in place
130.0	Lighting	130.1	Ceiling mounted pendant light fitting	130.1.1	Lampshade dusty, requires cleaning
				130.1.2	Bulb working
131.0	Switch	131.1	1 x White plastic switch	131.1.1	Tested and working, in good clean condition and visually safe

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Bedroom

132.0	Door	132.1	White painted wooden 6 panelled door	132.1.1	Marked heavily
				132.1.2	Dirty, requires cleaning
				132.1.3	Paint marked in places dirty, requires cleaning
133.0	Door Frame	133.1	Painted white wooden	133.1.1	Chips to closing edge dirty, requires cleaning
134.0	Door Handle	134.1	Brass effect knob handle	134.1.1	Not cleaned to a professional standard
135.0	Threshold	135.1	Brass effect door threshold	135.1.1	Generally good condition
136.0	Ceiling	136.1	White painted plaster	136.1.1	Cobwebs seen dirty, requires cleaning
137.0	Walls	137.1	Painted cream and brown	137.1.1	Good and clean condition
138.0	Window	138.1	White UPVC double glazed window	138.1.1	Glass intact
				138.1.2	Good and clean condition
				138.1.3	Free from obvious damage
139.0	Window Frame	139.1	White UPVC	139.1.1	Dusty, requires cleaning
140.0	Window Sill	140.1	White UPVC	140.1.1	Good and clean condition
141.0	Surround	141.1	White UPVC	141.1.1	Good and clean condition
142.0	Window Ledge	142.1	White UPVC	142.1.1	Good and clean condition
143.0	Handle	143.1	White UPVC bar handle	143.1.1	Good and clean condition
				143.1.2	In working order
144.0	Curtains/ Blinds	144.1	Cream roller blind	144.1.1	Good and clean condition
145.0	Floor	145.1	Beige fitted carpet	145.1.1	Good and clean condition
146.0	Skirting	146.1	Painted white wooden	146.1.1	Newly painted
147.0	Lighting	147.1	Ceiling fitted	147.1.1	Bulb not working
				147.1.2	Lampshade missing
148.0	Socket	148.1	2 x double white plastic socket	148.1.1	Tested and working, in good clean condition and visually safe
149.0	Switch	149.1	1 x White plastic dimmer switch	149.1.1	Tested and working, requires cleaning but visually safe

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150.0	Heating	150.1	Wall mounted white radiator	150.1.1	Generally good condition
151.0	Bed	151.1	Queen size divan bed	151.1.1	Good and clean condition

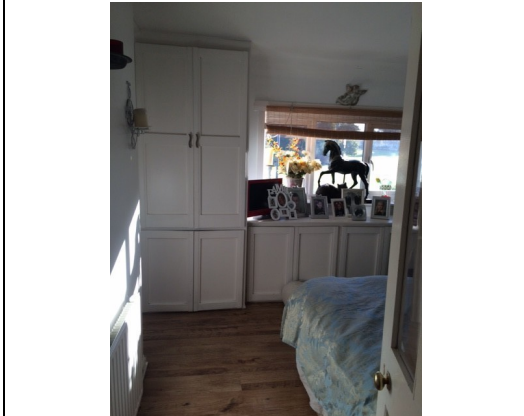
Check-Out 138.1



Check-Out 151.1




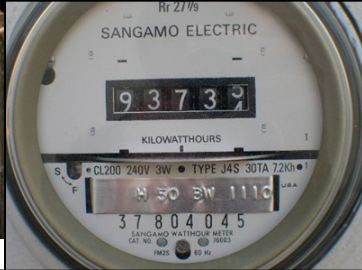

Check-Out 151.1.1





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Meter Readings

Electricity

Check-In				Check-Out		
Provider	Serial No.	Location		Provider	Serial No.	Location
British Gas	77744542134 27	Reception		British Gas	7774454213427	Reception
Reading	Value	Reading	Value	Reading	Value	
High	48534	Normal	4158	Credit	6.10	
						

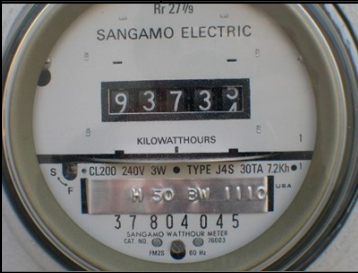
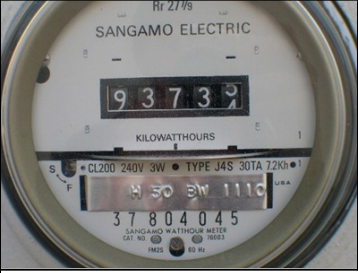
Gas

Check-In			Check-Out		
Provider	Serial No.	Location	Provider	Serial No.	Location
Countrywide Energy	14555875	Hallway Cupboard	Countrywide Energy	14555875	Hallway Cupboard
Reading	Value		Reading	Value	
Credit	1.19		High	7536	
					

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Meter Readings

Water

Check-In			Check-Out										
Provider	Serial No.	Location	Provider	Serial No.	Location								
Manweb	76526342852 41345278524 5	Outside the Front	Manweb	7652634285241 3452785245	Outside the Front								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Reading</th> <th style="width: 15%;">Value</th> </tr> </thead> <tbody> <tr> <td>Normal</td> <td>36456494</td> </tr> </tbody> </table>		Reading	Value	Normal	36456494	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Reading</th> <th style="width: 15%;">Value</th> </tr> </thead> <tbody> <tr> <td>Normal</td> <td>9379</td> </tr> </tbody> </table>				Reading	Value	Normal	9379
Reading	Value												
Normal	36456494												
Reading	Value												
Normal	9379												
													

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Schedule of Condition

Schedule of Condition	Comments
Doors	Obvious Signs Of Wear And Tear Fair condition Dusty
Heating	Tested and working
Windows	Maintenance Required Requires finishing clean
Cleaning	Requires finishing clean
Flooring	Good condition Obvious Signs Of Wear And Tear
Skirting	Obvious Signs Of Wear And Tear Requires finishing clean
Appliances	Tested for power Working Order
Furnishing	Obvious Signs Of Wear And Tear
Curtains/Blinds	Obvious Signs Of Wear And Tear Needs Replacing
Garden/Driveway	N/A
Decorative Order	Good condition
Linen/Upholstery	Professionally cleaned Good condition
General Condition	Condition Consistent With Age Fair, Wear & Tear Good condition
Bedding/Mattresses	Good condition Professionally cleaned FRR Label Seen

Property: 45 Brooks Lane, Eggyville, London, W3E 6YT
 Date: 18/12/2014
 Prepared For: Mr Joe Bloggs

Key Schedule

Check-In



Check-Out



Key Name	Key Type	Location	Qty	Key Name	Key Type	Location	Qty
house keys	Eurolock	with tenant	4	house keys	Eurolock	with tenant	4

Property: 45 Brooks Lane, Eggyville, London, W3E 6YT
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Declaration


Check-Out Declaration

I/We acknowledge receipt of this check out as agent on behalf of all tenants that are a party to this tenancy agreement.

I/We confirm that all items listed are in the condition stated. I/We have read and checked this check out and schedule of conditions and agree that it is a true record as at the time of taking occupation.

Any keys not returned at the time of the check-out procedure will be replaced with new locks fitted and costs charged to the out going tenant.

Signed on behalf of Landlord

Name	Date	Signature	Notes
MR O Dear	19.11.2014		

Signed on behalf of Tenant

Name	Date	Signature	Forwarding Address
mrs d veloper			

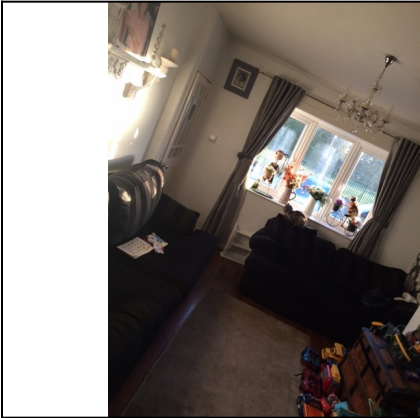
Property: 45 Brooks Lane, Eggyville, London, W3E 6YT
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Room Images

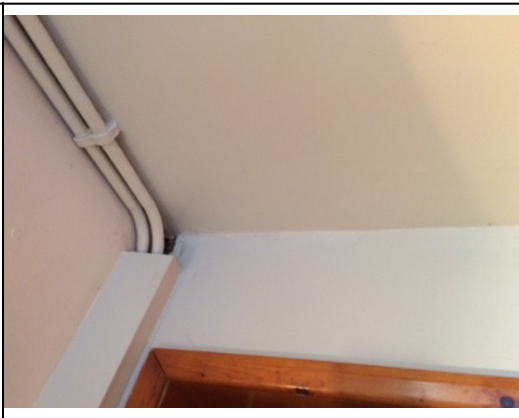
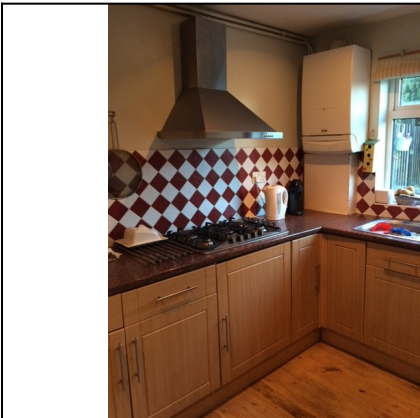
Room: Entrance & Hallway



Room: Living Room



Room: Kitchen



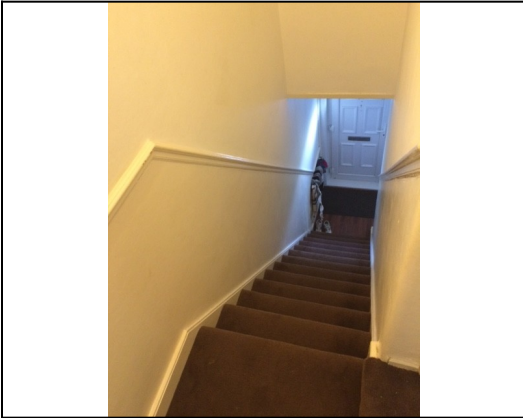
Property: 45 Brooks Lane, Eggyville, London, W3E 6YT
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Room Images

Room: Bathroom



Room: Stairs & Landing



Room: Bedroom

