



CHECK OUT INSPECTION

25 Park Way, Caversham, Reading, Berkshire, RG1 2KY



Inspected by:

EZ Property Reports

Prepared by:

Carly Thompson

Date of inspection:

30/01/2019

Prepared for:

Prospect Lettings

Refers to:

2 Bedrooms Unfurnished Property

Table of Contents

Conclusion	2
Schedule of Condition	24
Meters	25
Keys	26
Maintenance Required	27
Entrance Hall	38
Reception Room	47
Kitchen	56
Bedroom	68
Bedroom 2	73
Bathroom	78
En-Suite	87
Declaration	93

Conclusion

T = Tenant L = Landlord F = Fair wear and tear

Tenant responsibility

Entrance Hall

Name	No.	Description	Condition	Check Out Condition	T	L	F
Walls	4	Walls are smooth painted cream with white wooden skirting. [2 chrome doorstops to entrance,] 3 chrome doorstops fitted to the entrance area 1. Indents to the plaster to left wall behind door with light scuffs around, further light scuff marks to mid and lower level to the right-hand of entrance. Further light scuff marks with touch-up paint and patchy paint noticeable to the left. Scuff marks to wall edge to the right with heavy overpainted defect to the left of bathroom door. Continuation of the patchy paint to the last part of the entrance hall, light chips to wall edges. Scuff marks to the paintwork between bedroom 2 and cupboard door.	Used	White tip missing to doorstop.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floors	5	Brown fitted carpet, join gaps seen. Furniture indentations noticed, has been professionally cleaned. Signs of lifting near reception door.	Used	Black staining visible to left wall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Reception Room

Name	No.	Description	Condition	Check Out Condition	T	L	F
Floors	14	Continuation of carpet, heavy indentations seen, lifting noticed.	Used	Yellow stain can be seen to centre	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

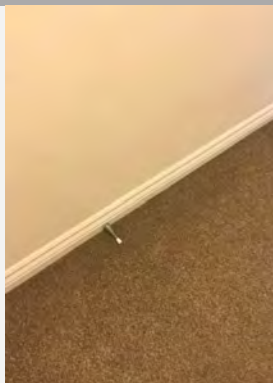
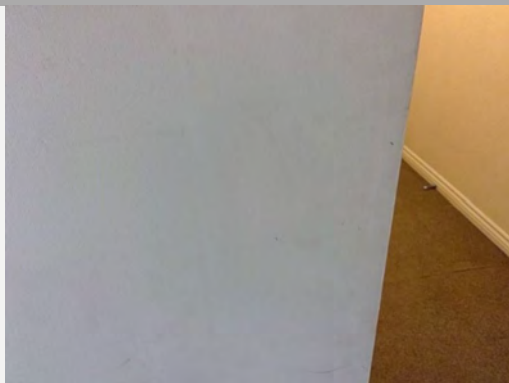


Kitchen

Name	No.	Description	Condition	Check Out Condition	T	L	F
Walls	21	Cream smooth painted walls with white ceramic mosaic tiles, marks to the right side to entrance. White spot marks to left-hand wall and just above skirting, water marks seen to skirtings to the open area under window. Dust to the top of tiles by window	Used	Heavy Scuff mark can be seen to left wall with various marks from mid to low-level.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fridge/ Freezer	29	Integrated fridge/freezer, fridge, 4 glass shelves with white plastic edging, 1 crisp drawer, door shelves have 3 full door shelves, top shelf with lid; freezer has frost-free pull-out tray with further 3 trays; all professionally cleaned.	Used	Crack visible to compartment to door. Damage can be seen to pull out drawer within freezer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Bathroom

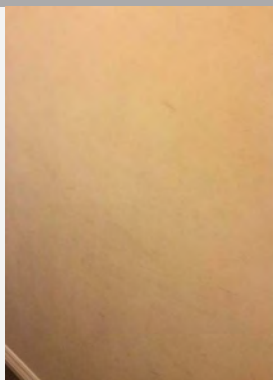
Name	No.	Description	Condition	Check Out Condition	T	L	F
Toilet	56	White WC Roca toilet; chrome push-in flusher, short and large; white plastic toilet seat, flusher working, bowl clean. Light marks to the sealant around pedestal.	Used	Hairline crack can be seen to back of the toilet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Entrance Hall - Walls

Previous inspection	Current inspection
<div>08/03/2017 19:03:55</div>  <div>4.1</div>	<div>30/01/2019 09:57:37</div>  <div>4.9</div>
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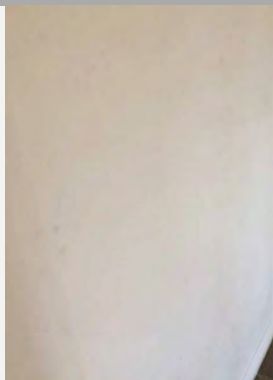
Previous inspection

08/03/2017 19:03:55



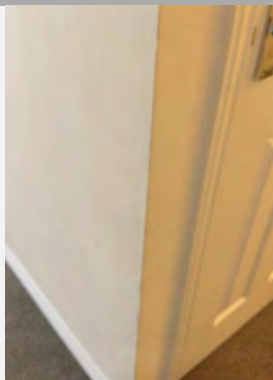
4.3

08/03/2017 19:03:55



4.4

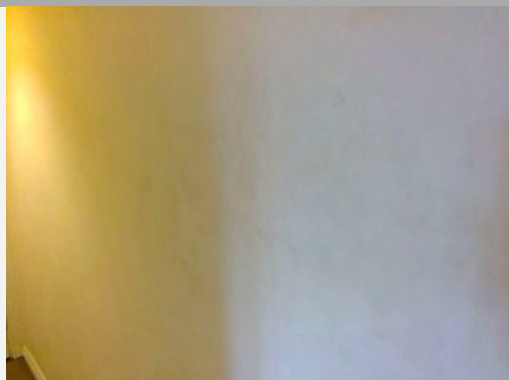
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4.5

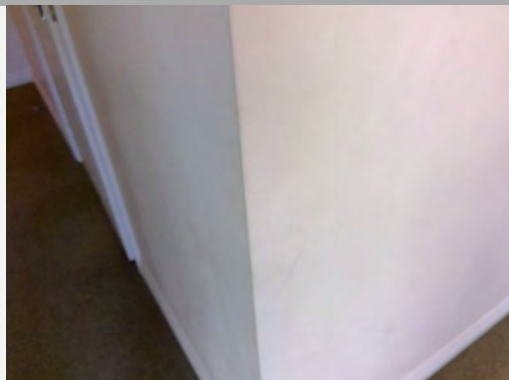
Current inspection

30/01/2019 09:57:45



4.11

30/01/2019 09:57:53


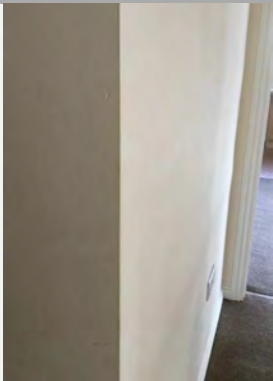



4.12

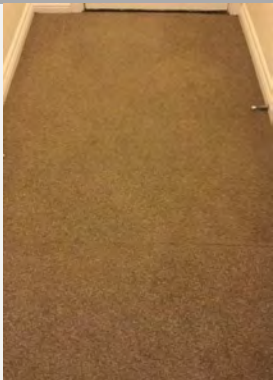
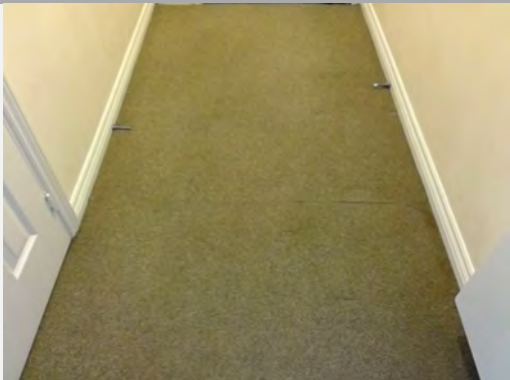




30/01/2019 10:00:03





4.13




Previous inspection	Current inspection
<div>08/03/2017 19:03:55</div> <div>  </div> <div>4.6</div>	
<div>08/03/2017 19:03:55</div> <div>  </div> <div>4.7</div>	
<div>08/03/2017 19:03:55</div> <div>  </div> <div>4.8</div>	


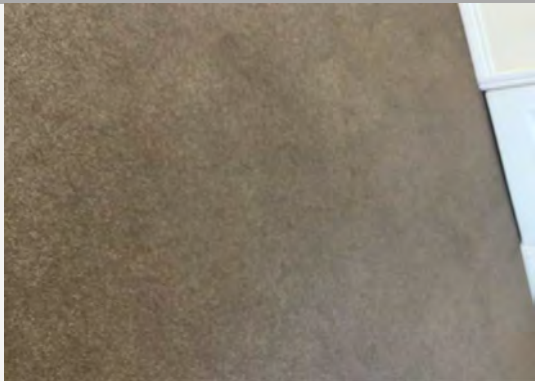

Entrance Hall - Floors

Previous inspection	Current inspection
<p>08/03/2017 19:04:16</p>  <p>5.1</p>	<p>30/01/2019 09:58:19</p>  <p>5.5</p>
<p>08/03/2017 19:04:16</p>  <p>5.2</p>	<p>30/01/2019 09:58:24</p>  <p>5.6</p>
<p>08/03/2017 19:04:16</p>  <p>5.3</p>	<p>30/01/2019 09:58:34</p>  <p>5.7</p>

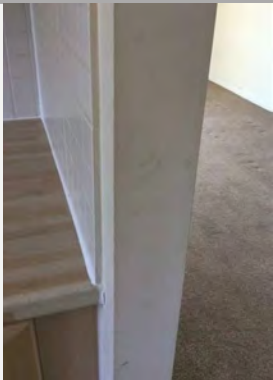

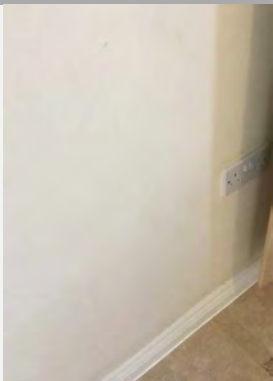

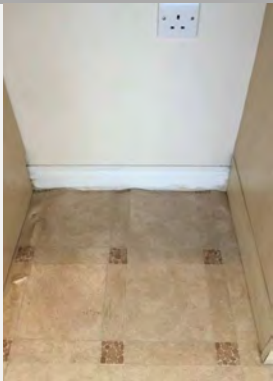

Previous inspection	Current inspection
<div>08/03/2017 19:04:16</div>  <div>5.4</div>	<div>30/01/2019 09:58:49</div>  <div>5.8</div>




Reception Room - Floors

Previous inspection	Current inspection
<div>08/03/2017 19:18:28</div>  <div>14.1</div>	<div>30/01/2019 10:02:25</div>  <div>14.6</div>
<div>08/03/2017 19:18:28</div>  <div>14.2</div>	



Previous inspection	Current inspection
<div>08/03/2017 19:18:28</div>  <div>14.3</div>	
<div>08/03/2017 19:18:28</div>  <div>14.4</div>	
<div>08/03/2017 19:18:28</div>  <div>14.5</div>	

Kitchen - Walls

Previous inspection	Current inspection
<div>08/03/2017 19:23:14</div>  <div>21.1</div>	<div>30/01/2019 10:04:51</div>  <div>21.5</div>
<div>08/03/2017 19:23:14</div>  <div>21.2</div>	<div>30/01/2019 10:04:53</div>  <div>21.6</div>
<div>08/03/2017 19:23:14</div>  <div>21.3</div>	<div>30/01/2019 10:04:57</div>  <div>21.7</div>

Previous inspection	Current inspection
<p>08/03/2017 19:23:14</p>  <p>21.4</p>	<p>30/01/2019 10:05:00</p>  <p>21.8</p>
	<p>30/01/2019 10:05:07</p>  <p>21.9</p>

Kitchen - Fridge/ Freezer

Previous inspection	Current inspection
<p>08/03/2017 18:42:20</p>  <p>29.1</p>	<p>30/01/2019 10:08:39</p>  <p>29.2</p>

Previous inspection

Current inspection

30/01/2019 10:08:43



29.3

30/01/2019 10:08:52







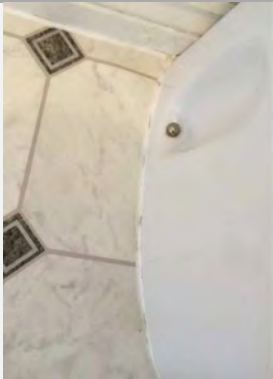

29.4

30/01/2019 10:08:56



29.5

Bathroom - Toilet

Previous inspection	Current inspection
<div>08/03/2017 19:07:54</div>  <div>56.1</div>	<div>30/01/2019 10:20:16</div>  <div>56.4</div>
<div>08/03/2017 19:07:54</div>  <div>56.2</div>	<div>30/01/2019 11:08:45</div>  <div>56.5</div>
<div>08/03/2017 19:07:54</div>  <div>56.3</div>	<div>30/01/2019 11:08:49</div>  <div>56.6</div>

Landlord responsibility

Reception Room

Name	No.	Description	Condition	Check Out Condition	T	L	F
Windows and Window Fittings	15	White UPVC windows, 2 sets of double openers with white handles, window vents fitted, enclosed panels underneath; exterior side of the glass requires cleaning; [windowsill-type], blackened to the corners, marks to the top. Heavy black spot marks to the sealants, matching chrome curtain poles with finials, floor-length beige/cream eyelet curtains, curtains are creased.	Used	Condensation can be seen within glass panes. Curtain rail coming away to right side to window to facing wall	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Kitchen

Name	No.	Description	Condition	Check Out Condition	T	L	F
Windows & Window Fittings	23	White UPVC windows, 2 sets; white handle, heavy blackening spot marks to the sealant to the corners; white rolled-edge windowsill and ceramic tiles to the kitchen by sink. Key present; white roller blind, plastic pull cord, not with a child breakage cord, water marks seen. Marks to frame; water marks to the white roller blind, no cleat fitted; black spot marks to the sealant, heavier to the right corner.	Used	No safety catch visible to blind	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>







Bedroom

Name	No.	Description	Condition	Check Out Condition	T	L	F
Windows and Window Fittings	35	White UPVC window, white handle, white UPVC frame, marks to sealant, white rolled-edge windowsill. Black spots are inside of the frame and underneath frame. Window vent fitted. Small hairline crack to recess of the wall, top left corner. White roller blind, fitted frame to the edge, not breakable plastic pull cord, no cleat	Used	No safety catch visible to roller blind chain	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Bedroom 2

Name	No.	Description	Condition	Check Out Condition	T	L	F
Windows and Window Fittings	43	White UPVC window with white handle; white painted windowsill, blackening spots to the sealant; white roller blind with plastic pull cord. Blackening to the sealant to top left corner, fraying to the roller blind to the edge with black spot mark.	Used	No safety clasp has been fitted to roller blind chain	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Reception Room - Windows and Window Fittings

Previous inspection	Current inspection
<div>08/03/2017 19:19:59</div>  <div>15.1</div>	<div>30/01/2019 10:02:58</div>  <div>15.11</div>
<div>08/03/2017 19:19:59</div>  <div>15.2</div>	<div>30/01/2019 10:03:01</div>  <div>15.12</div>
<div>08/03/2017 19:19:59</div>  <div>15.3</div>	<div>30/01/2019 10:03:02</div>  <div>15.13</div>

Previous inspection

08/03/2017 19:19:59



15.4

08/03/2017 19:19:59



15.5

08/03/2017 19:19:59



15.6

Current inspection

30/01/2019 10:03:05



15.14

30/01/2019 10:03:08



15.15

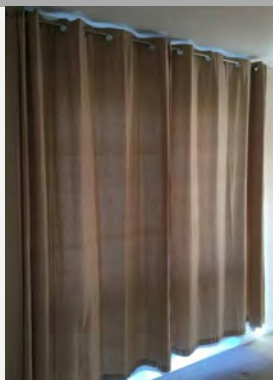
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15.16

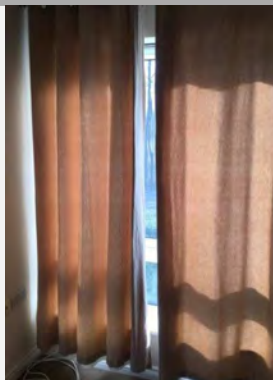
Previous inspection

08/03/2017 19:19:59



15.7

08/03/2017 19:19:59



15.8

08/03/2017 19:19:59



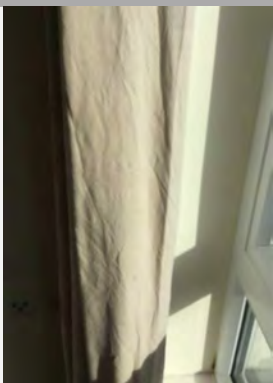
15.9

Current inspection





30/01/2019 11:08:08



15.17

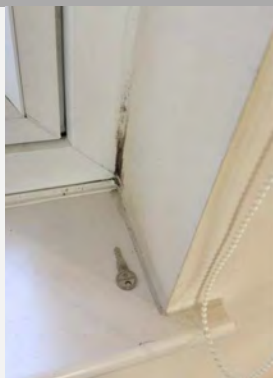
Previous inspection	Current inspection
<p>08/03/2017 19:19:59</p>  <p>15.10</p>	

Kitchen - Windows & Window Fittings

Previous inspection	Current inspection
<p>08/03/2017 19:24:07</p>  <p>23.1</p>	<p>30/01/2019 10:05:54</p>  <p>23.8</p>
<p>08/03/2017 19:24:07</p>  <p>23.2</p>	<p>30/01/2019 10:05:58</p>  <p>23.9</p>

Previous inspection

08/03/2017 19:24:07



23.3

08/03/2017 19:24:07



23.4

08/03/2017 19:24:07



23.5

Current inspection

30/01/2019 10:06:00



23.10

30/01/2019 10:06:03




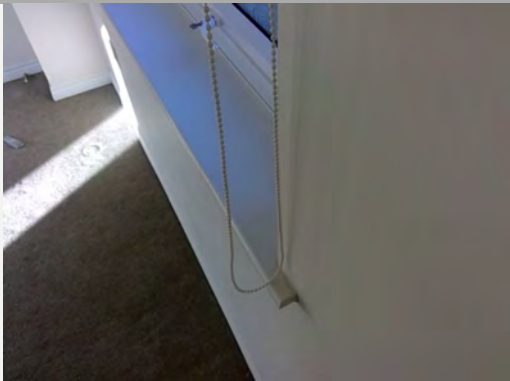


23.11


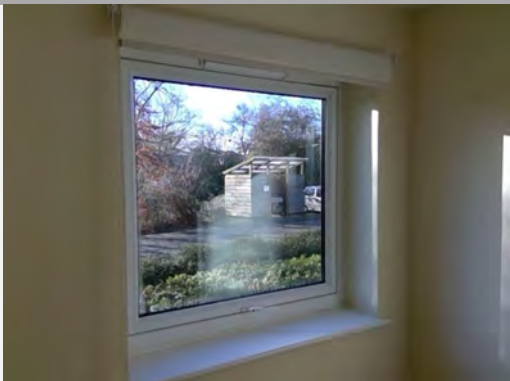
30/01/2019 10:06:06



23.12

Previous inspection	Current inspection
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<p>08/03/2017 19:24:07</p>  <p>23.7</p>	<p>30/01/2019 10:06:35</p>  <p>23.14</p>

Bedroom - Windows and Window Fittings

Previous inspection	Current inspection
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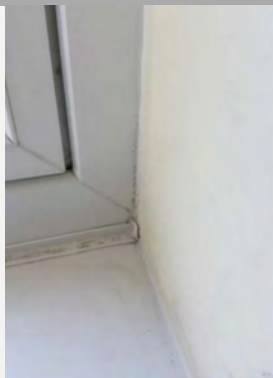
Previous inspection

08/03/2017 18:47:36



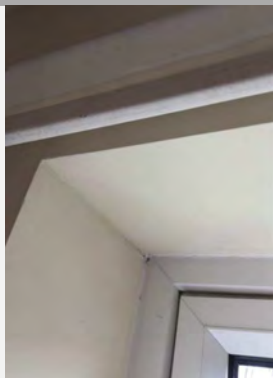
35.2

08/03/2017 18:47:36



35.3

08/03/2017 18:47:36



35.4

Current inspection

30/01/2019 10:11:37




35.7





30/01/2019 10:11:55

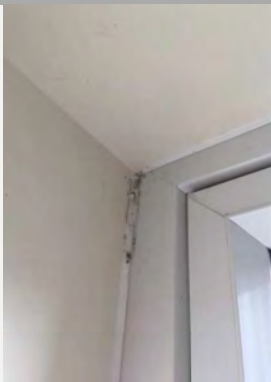




35.8

Previous inspection	Current inspection
<p>08/03/2017 18:47:36</p>  <p>35.5</p>	

Bedroom 2 - Windows and Window Fittings

Previous inspection	Current inspection
<p>08/03/2017 19:02:50</p>  <p>43.1</p>	<p>30/01/2019 10:13:46</p>  <p>43.5</p>
<p>08/03/2017 19:02:50</p>  <p>43.2</p>	<p>30/01/2019 10:13:49</p>  <p>43.6</p>

Previous inspection	Current inspection
<div>08/03/2017 19:02:50</div>  <div>43.3</div>	<div>30/01/2019 10:14:41</div>  <div>43.7</div>
<div>08/03/2017 19:02:50</div>  <div>43.4</div>	

Schedule of Condition

T = Tenant L = Landlord F = Fair wear and tear

			T	L	F
General Condition	Property has been professionally cleaned.	Propertyu appears to have been cleaned to a professional standard although no receipt seen at time of check out.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Decorative Condition	Smooth painted walls, marks noted.	Various dirt marks and heavier in use marks visible as noted within report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows	Windows: all intact, mould marks seen;	Consistent with inventory	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lighting	1 light not working in entrance hall.	All lights working within property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Smoke Alarms (Quantity and Location)	Smoke detector in entrance hall, tested for power, sound heard.	Smoke detector tested and sound heard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Blinds	No cleats or plastic breakable chain	No snap cords fitted to roller blinds within reception room, kitchen and bedrooms.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Health & Safety (Other)	Fire door hinges fitted to bedroom doors and reception.	Consistent with inventory	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Forwarding Address		No forwarding address given as tenants were present for check out	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>


Meters

08/03/2017 18:59:06



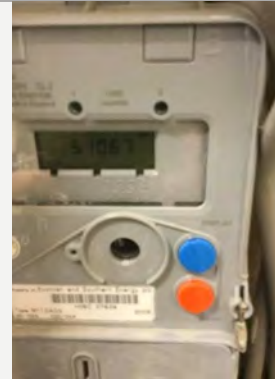
Meter type:	Electric
Reading:	36548
Serial No.:	H05C 07639
Location:	In cupboard outside front door
Utility Co.:	

08/03/2017 18:59:10




Meter type:	Electric
Reading:	14518
Serial No.:	H05C 07639
Location:	In cupboard outside front door
Utility Co.:	

08/03/2017 18:59:15



Meter type:	Electric
Reading:	51067
Serial No.:	H05C 07639
Location:	In cupboard outside front door
Utility Co.:	

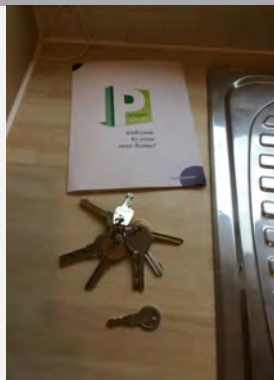
30/01/2019 11:23:11



Meter type:	Electric at checkout
Reading:	2286.6
Serial No.:	18P0902188
Location:	right side of door
Utility Co.:	New meter installed

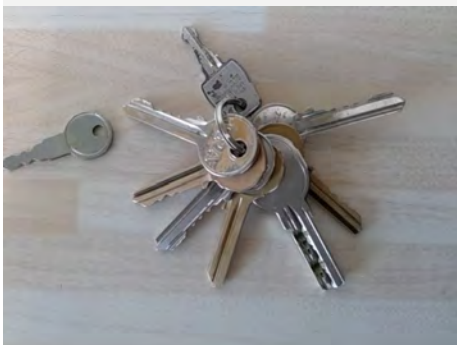
Keys

08/03/2017 19:01:07



2 X sets of keys, each set has 1 front and back building door key, front door key with 1 post box key to one of the sets. 1 window key
Welcome Pack explained

30/01/2019 10:26:21



Keys at Check Out
3 x communal door keys
3 x apartment door keys
1 x post box key
1 x window key
1 x back entrance key

(ONE BACK ENTRANCE KEY MISSING)

Maintenance Required



Entrance Hall

Name	No.	Description	Condition	Check Out Condition
Heating	6	Wall fitted flat electric heater as fitted, light mark to the front.	Used	Consistent with inventory

Reception Room

Name	No.	Description	Condition	Check Out Condition
Windows and Window Fittings	15	White UPVC windows, 2 sets of double openers with white handles, window vents fitted, enclosed panels underneath; exterior side of the glass requires cleaning; [windowsill-type], blackened to the corners, marks to the top. Heavy black spot marks to the sealants, matching chrome curtain poles with finials, floor-length beige/cream eyelet curtains, curtains are creased.	Used	Condensation can be seen within glass panes. Curtain rail coming away to right side to window to facing wall

Reception Room - Windows and Window Fittings

Previous inspection	Current inspection
<div>08/03/2017 19:19:59</div>  <div>15.1</div>	<div>30/01/2019 10:02:58</div>  <div>15.11</div>

Previous inspection

08/03/2017 19:19:59



15.2

08/03/2017 19:19:59



15.3

08/03/2017 19:19:59



15.4

Current inspection

30/01/2019 10:03:01



15.12

30/01/2019 10:03:02



15.13

30/01/2019 10:03:05



15.14

Previous inspection

08/03/2017 19:19:59



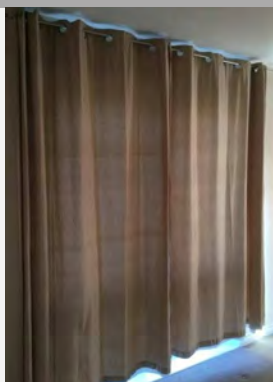
15.5

08/03/2017 19:19:59



15.6

08/03/2017 19:19:59



15.7

Current inspection

30/01/2019 10:03:08



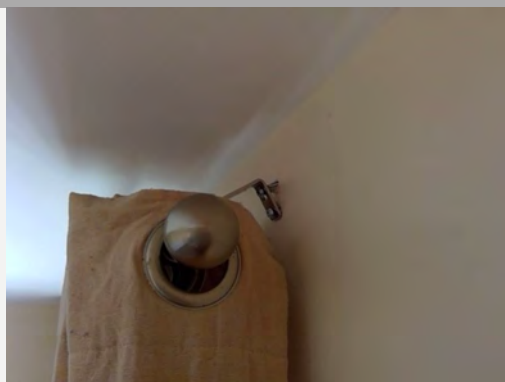
15.15

30/01/2019 10:03:31



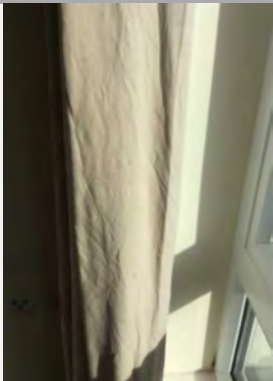


15.16

30/01/2019 11:08:08







15.17

Previous inspection	Current inspection
<div>08/03/2017 19:19:59</div> <div>  </div> <div>15.8</div>	
<div>08/03/2017 19:19:59</div> <div>  </div> <div>15.9</div>	
<div>08/03/2017 19:19:59</div> <div>  </div> <div>15.10</div>	

Kitchen

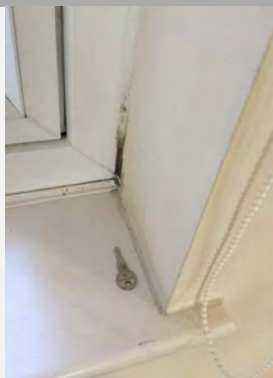
Name	No.	Description	Condition	Check Out Condition
Windows & Window Fittings	23	White UPVC windows, 2 sets; white handle, heavy blackening spot marks to the sealant to the corners; white rolled-edge windowsill and ceramic tiles to the kitchen by sink. Key present; white roller blind, plastic pull cord, not with a child breakage cord, water marks seen. Marks to frame; water marks to the white roller blind, no cleat fitted; black spot marks to the sealant, heavier to the right corner.	Used	No safety catch visible to blind

Kitchen - Windows & Window Fittings

Previous inspection	Current inspection
<div>08/03/2017 19:24:07</div>  <div>23.1</div>	<div>30/01/2019 10:05:54</div>  <div>23.8</div>
<div>08/03/2017 19:24:07</div>  <div>23.2</div>	<div>30/01/2019 10:05:58</div>  <div>23.9</div>

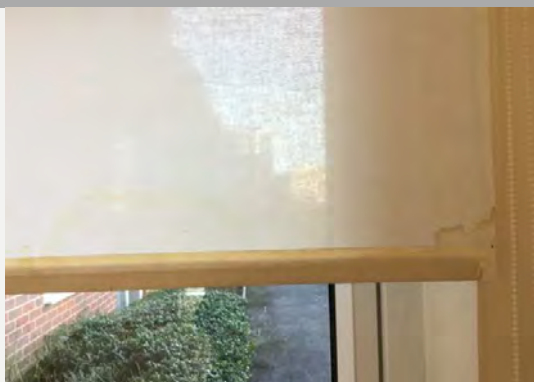
Previous inspection

08/03/2017 19:24:07



23.3

08/03/2017 19:24:07



23.4

08/03/2017 19:24:07



23.5

Current inspection

30/01/2019 10:06:00



23.10

30/01/2019 10:06:03




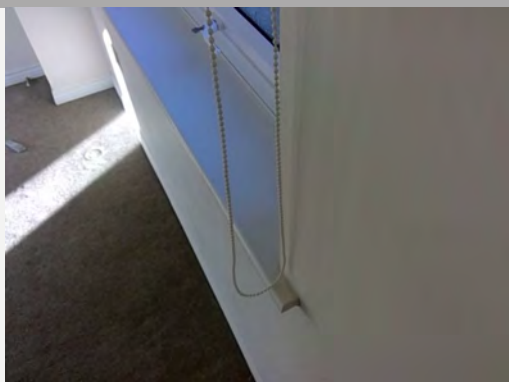


23.11

30/01/2019 10:06:06



23.12

Previous inspection	Current inspection
<div>08/03/2017 19:24:07</div>  <div>23.6</div>	<div>30/01/2019 10:06:14</div>  <div>23.13</div>
<div>08/03/2017 19:24:07</div>  <div>23.7</div>	<div>30/01/2019 10:06:35</div>  <div>23.14</div>

Bedroom

Name	No.	Description	Condition	Check Out Condition
Windows and Window Fittings	35	<p>White UPVC window, white handle, white UPVC frame, marks to sealant, white rolled-edge windowsill.</p> <p>Black spots are inside of the frame and underneath frame.</p> <p>Window vent fitted.</p> <p>Small hairline crack to recess of the wall, top left corner.</p> <p>White roller blind, fitted frame to the edge, not breakable plastic pull cord, no cleat</p>	Used	No safety catch visible to roller blind chain

Bedroom - Windows and Window Fittings

Previous inspection

08/03/2017 18:47:36



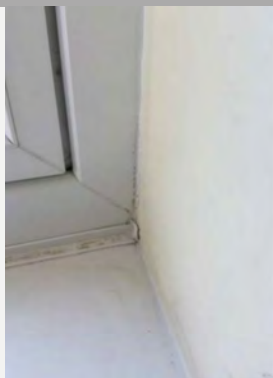
35.1

08/03/2017 18:47:36



35.2

08/03/2017 18:47:36



35.3

Current inspection

30/01/2019 10:11:34



35.6

30/01/2019 10:11:37

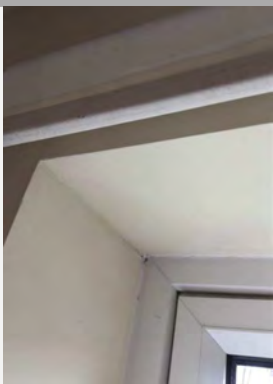



35.7

30/01/2019 10:11:55



35.8

Previous inspection	Current inspection
<div>08/03/2017 18:47:36</div>  <div>35.4</div>	
<div>08/03/2017 18:47:36</div>  <div>35.5</div>	

Bedroom 2

Name	No.	Description	Condition	Check Out Condition
Windows and Window Fittings	43	White UPVC window with white handle; white painted windowsill, blackening spots to the sealant; white roller blind with plastic pull cord. Blackening to the sealant to top left corner, fraying to the roller blind to the edge with black spot mark.	Used	No safety clasp has been fitted to roller blind chain

Bedroom 2 - Windows and Window Fittings

Previous inspection

08/03/2017 19:02:50



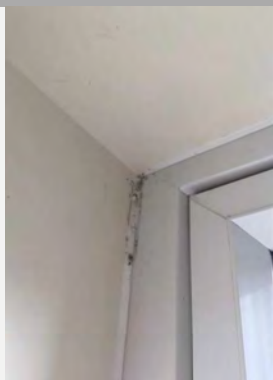
43.1

08/03/2017 19:02:50



43.2

08/03/2017 19:02:50



43.3

Current inspection

30/01/2019 10:13:46



43.5

30/01/2019 10:13:49

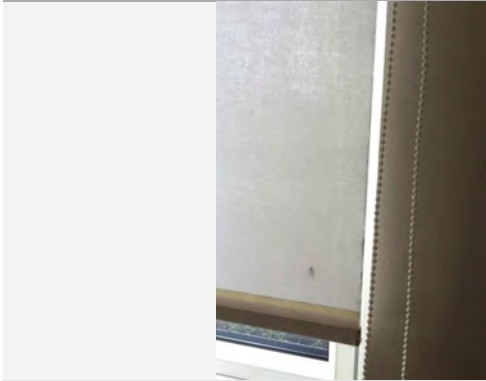


43.6

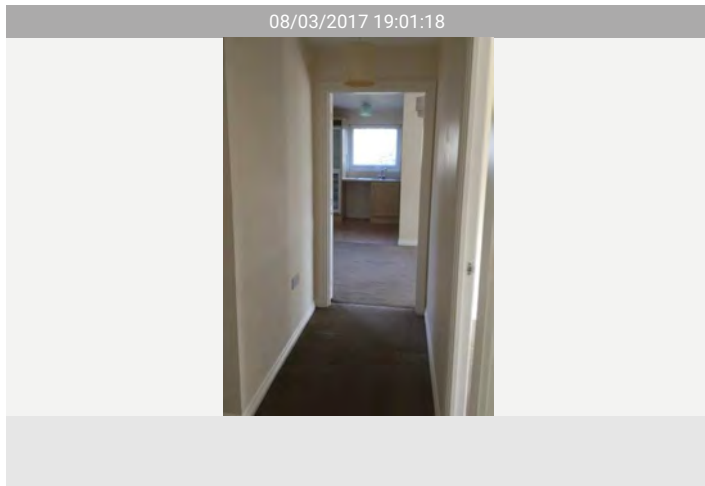
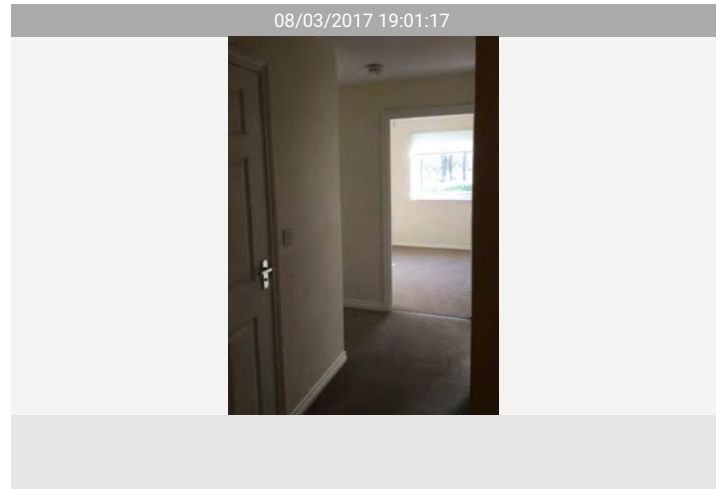
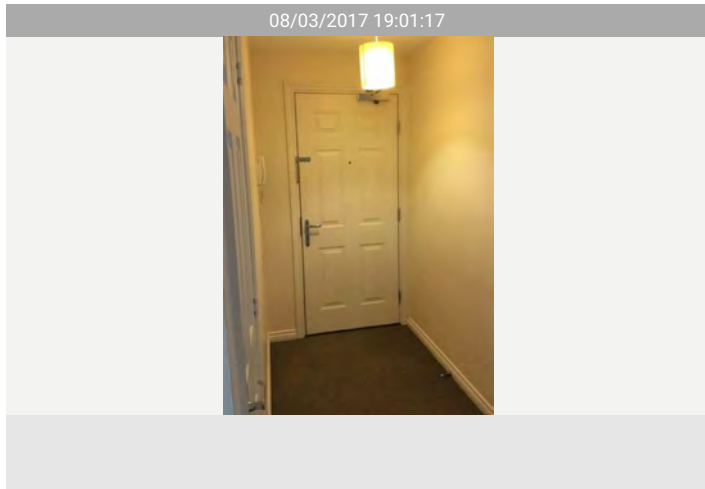
30/01/2019 10:14:41



43.7

Previous inspection	Current inspection
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Entrance Hall



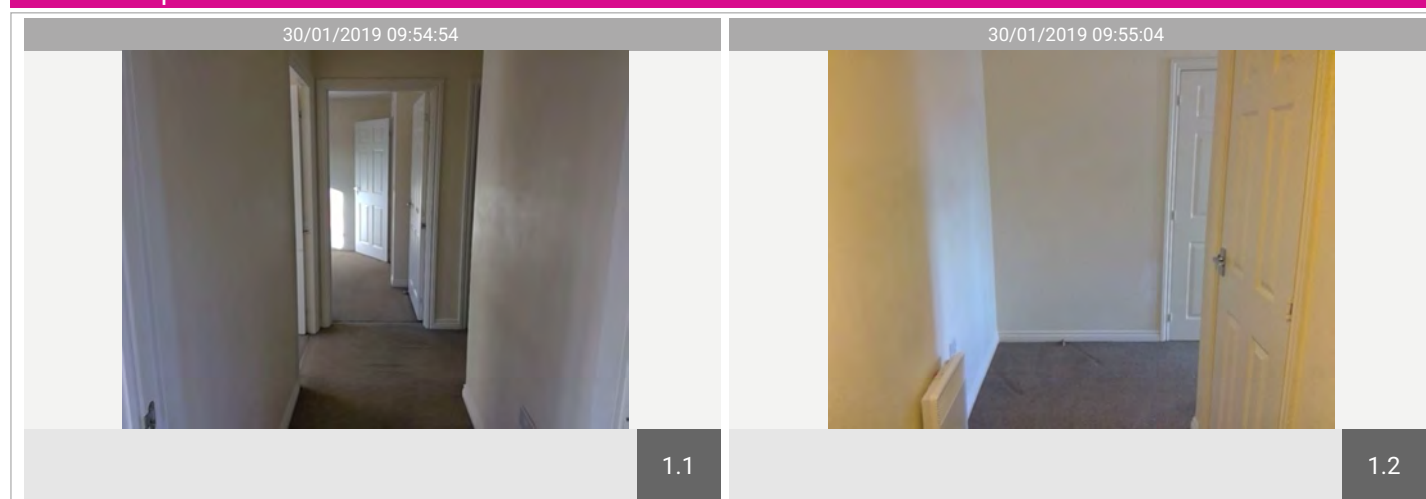
Name	No.	Description	Condition	Check Out Condition
Entrance Hall	1			Consistent with inventory
Doors & Woodwork	2	<p>White panelled door with chrome door furnishings, no number. Damage to the edge</p> <p>Interior side is a chain security sliding bolt, reverse of chrome handle, spy hole with chrome fire door hinge.</p> <p>Door frame is white, light chips seen by the security chain, heavier above; blackening to the hinges, indent marks and scuff marks to the bottom, left and right.</p> <p>Exterior side of door: scuff marks lower level; cream entrance mat, spot marks seen.</p>	Used	Consistent with inventory

Name	No.	Description	Condition	Check Out Condition
Ceiling	3	White smooth painted ceiling. Patchy paint noticeable.	Used	Consistent with inventory
Walls	4	<p>Walls are smooth painted cream with white wooden skirting.</p> <p>[2 chrome doorstops to entrance,] 3 chrome doorstops fitted to the entrance area 1.</p> <p>Indents to the plaster to left wall behind door with light scuffs around, further light scuff marks to mid and lower level to the right-hand of entrance.</p> <p>Further light scuff marks with touch-up paint and patchy paint noticeable to the left.</p> <p>Scuff marks to wall edge to the right with heavy overpainted defect to the left of bathroom door.</p> <p>Continuation of the patchy paint to the last part of the entrance hall, light chips to wall edges.</p> <p>Scuff marks to the paintwork between bedroom 2 and cupboard door.</p>	Used	White tip missing to doorstep.
Floors	5	<p>Brown fitted carpet, join gaps seen.</p> <p>Furniture indentations noticed, has been professionally cleaned.</p> <p>Signs of lifting near reception door.</p>	Used	Black staining visible to left wall
Heating	6	Wall fitted flat electric heater as fitted, light mark to the front.	Used	Consistent with inventory
Lights & Electrical Fittings	7	<p>White-fronted switches and sockets as fitted, wall-mounted entry phone.</p> <p>2 ceiling plastic roses with cream shades, 1 light not working.</p> <p>Ceiling-fitted smoke detector.</p>	Used	Both lights tested and working. One smoke detector, tested and working

Name	No.	Description	Condition	Check Out Condition
Cupboard	8	White wooden panel door with grain-effect, door frame painted white, chrome pull down lever handle; interior side of the door: reverse of handle, light discolouration to the colour; dark terracotta carpet, white smooth painted walls with floor-standing combi tank and boiler, various white-fronted switches seen; exposed pipework, lagged and unlagged.	Used	Consistent with inventory
Cupboard 2	9	White panel door wood grain-effect, white door frame, chrome pull down lever handle; light chip to the paint to the exterior side bottom left corner to the frame. Interior side of door: reverse of handle, metal threshold, continuation of the carpet. Cream smooth painted walls, heavy brown marks seen with skirting, missed cut-out to the facing, light scuff marks upper level; 2 sets of fuse boxes seen.	Used	Consistent with inventory

Entrance Hall

Current inspection



Entrance Hall - Doors & Woodwork

Current inspection

30/01/2019 09:55:28



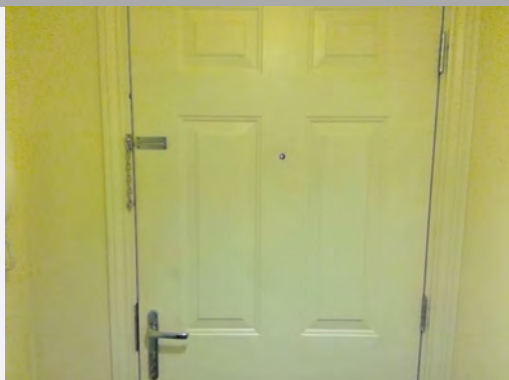
2.3

30/01/2019 09:55:30



2.4

30/01/2019 09:55:32

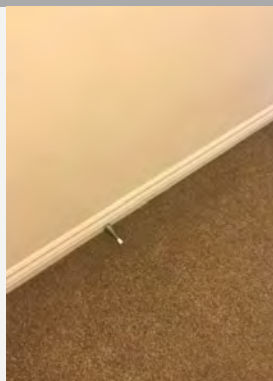


2.5

Entrance Hall - Walls

Previous inspection

08/03/2017 19:03:55



4.1

Current inspection

30/01/2019 09:57:37



4.9

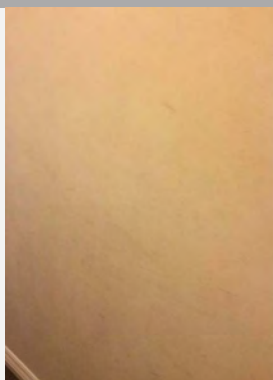
Previous inspection

08/03/2017 19:03:55



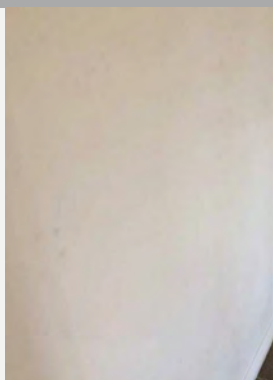
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08/03/2017 19:03:55



4.3

08/03/2017 19:03:55



4.4

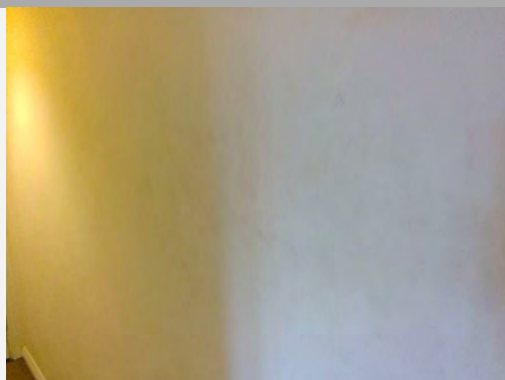
Current inspection

30/01/2019 09:57:40



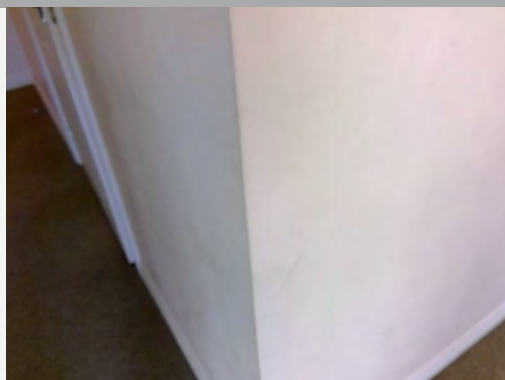
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30/01/2019 09:57:45



4.11

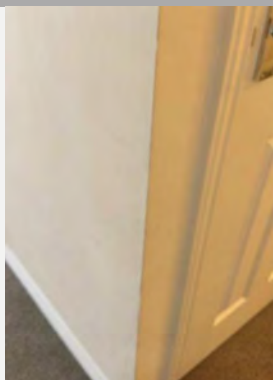
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4.12

Previous inspection

08/03/2017 19:03:55



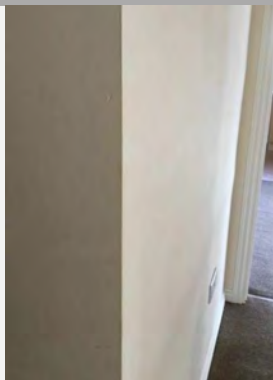
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08/03/2017 19:03:55



4.6

08/03/2017 19:03:55




4.7

Current inspection

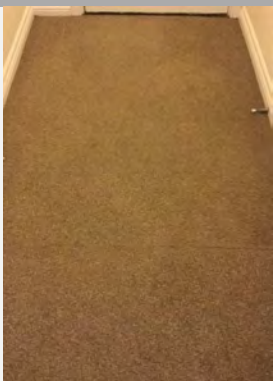
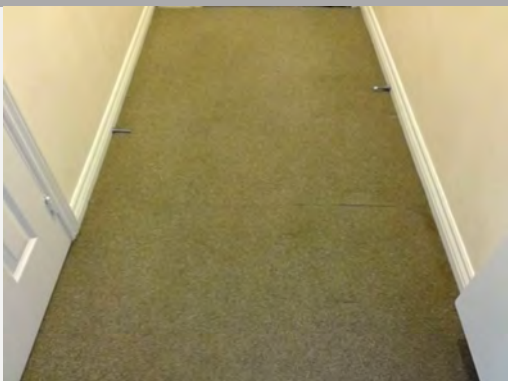


30/01/2019 10:00:03



4.13

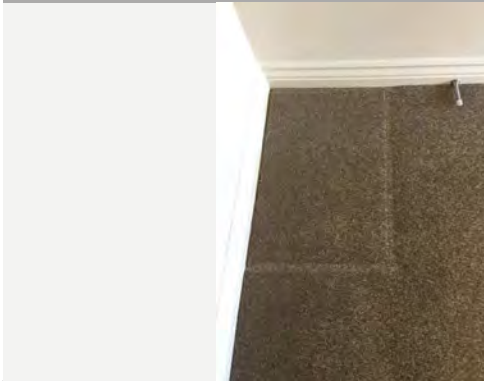
Previous inspection	Current inspection
<p>08/03/2017 19:03:55</p>  <p>4.8</p>	

Entrance Hall - Floors

Previous inspection	Current inspection
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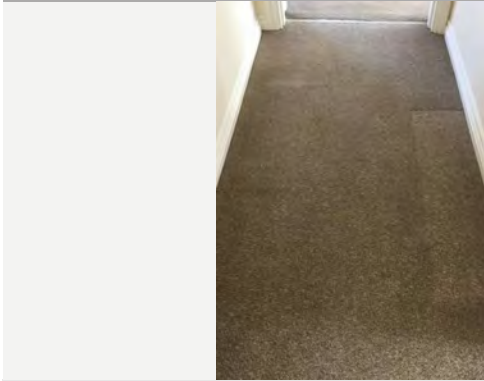
Previous inspection

08/03/2017 19:04:16



5.3

08/03/2017 19:04:16



5.4

Current inspection

30/01/2019 09:58:34



5.7

30/01/2019 09:58:49

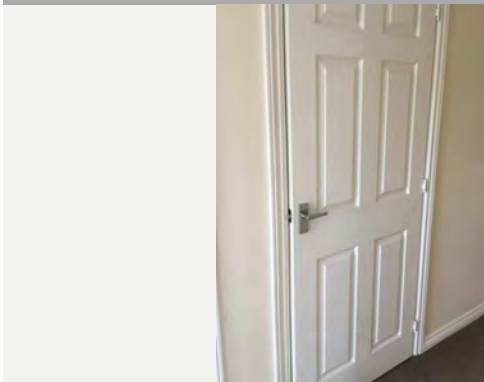


5.8

Entrance Hall - Cupboard

Previous inspection

08/03/2017 19:05:47



8.1

Current inspection

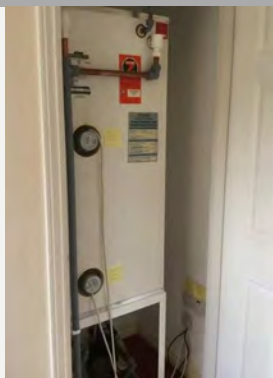
30/01/2019 09:59:31



8.4

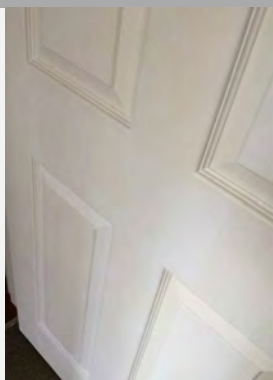
Previous inspection

08/03/2017 19:05:47



8.2

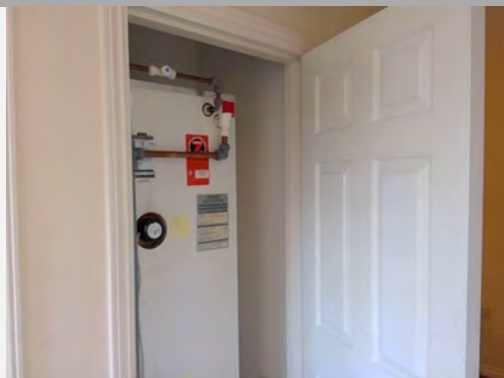
08/03/2017 19:05:47



8.3

Current inspection

30/01/2019 09:59:34

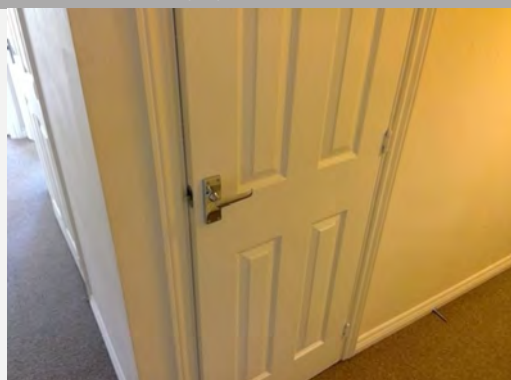


8.5

Entrance Hall - Cupboard 2

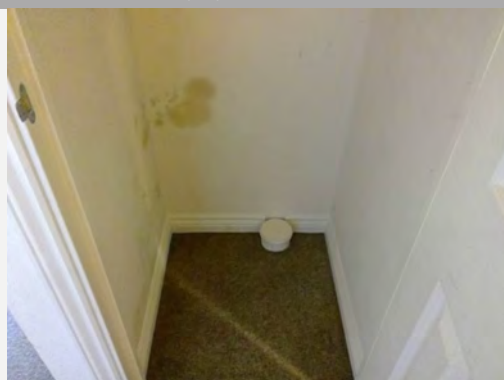
Current inspection

30/01/2019 09:59:42



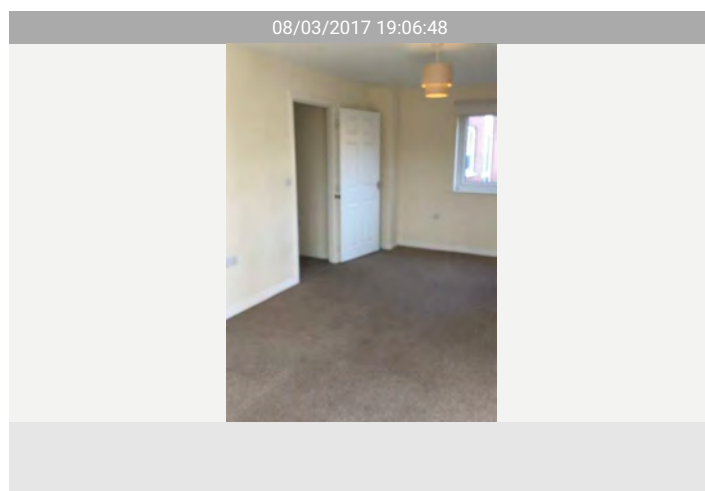
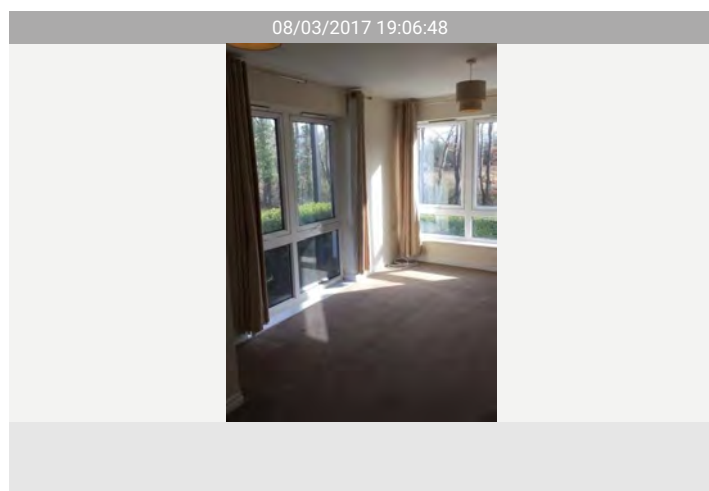
9.6

30/01/2019 09:59:47



9.7

Reception Room



Name	No.	Description	Condition	Check Out Condition
Reception Room	10			Consistent with inventory
Doors & Woodwork	11	White panelled wood grain door with door frame, 3 scuff marks to the recess of the door to the right; metal threshold, fire door chain fitted; chrome pull down lever handle, light marks seen above handle. Interior side of door: reverse of door handle, door frame white, scratch by door handle, scuff marks to the left and right bottom panels.	Used	Consistent with inventory
Ceiling	12	White smooth painted ceiling. Light spot marks seen near light.	Used	Consistent with inventory

Name	No.	Description	Condition	Check Out Condition
Walls	13	Continuation of cream smooth painted walls with white wooden skirting; pilaster between kitchen and reception, indents marks seen, skirting is white wooden. Touch-up paint noticed with the white filler, finger marks and shade marks seen to the facing and right-hand wall. Yellow spot marks seen to the left-hand wall to the skirting and to the right of the pillar. Metal with white rubber doorstop seen, man-made cable hole to left and right walls. Cable and clips fitted to the left and facing wall.	Used	Consistent with inventory
Floors	14	Continuation of carpet, heavy indentations seen, lifting noticed.	Used	Yellow stain can be seen to centre
Windows and Window Fittings	15	White UPVC windows, 2 sets of double openers with white handles, window vents fitted, enclosed panels underneath; exterior side of the glass requires cleaning; [windowsill-type], blackened to the corners, marks to the top. Heavy black spot marks to the sealants, matching chrome curtain poles with finials, floor-length beige/cream eyelet curtains, curtains are creased.	Used	Condensation can be seen within glass panes. Curtain rail coming away to right side to window to facing wall
Heating	16	Wall-fitted electric heater as fitted very noisy. Dent to the front	Damaged	Consistent with inventory
Lights & Electrical Fittings	17	White-fronted light switch; white-fronted sockets, aerial sockets, telephone point as fitted; 2 ceiling plastic rose, 2-tier beige suede-effect light shades, energy bulbs fitted, both lights working.	Used	Consistent with inventory

Reception Room

Current inspection

30/01/2019 10:00:18



10.1

30/01/2019 10:00:24



10.2

30/01/2019 10:00:29

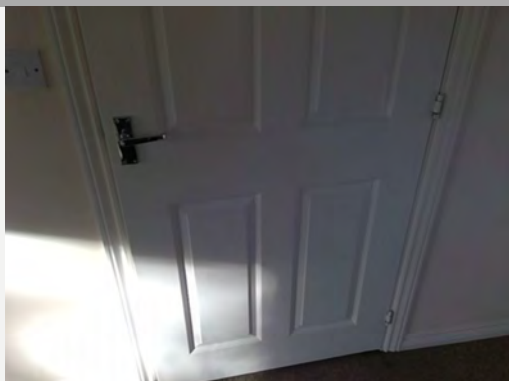


10.3

Reception Room - Doors & Woodwork

Current inspection

30/01/2019 10:00:52



11.4

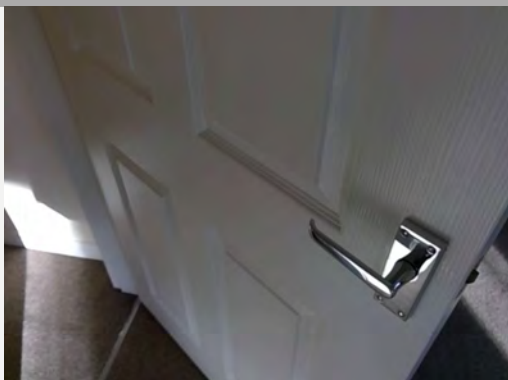
30/01/2019 10:00:55



11.5

Current inspection

30/01/2019 10:01:00



11.6

Reception Room - Walls

Current inspection

30/01/2019 10:01:40



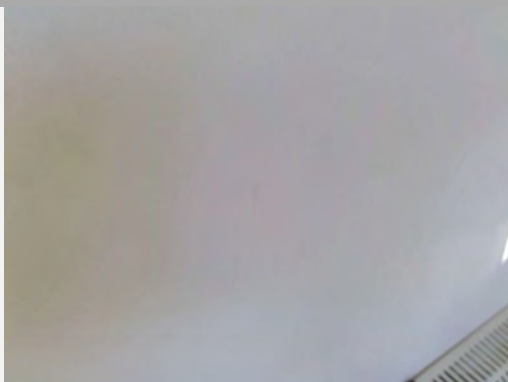
13.1

30/01/2019 10:01:45







13.2

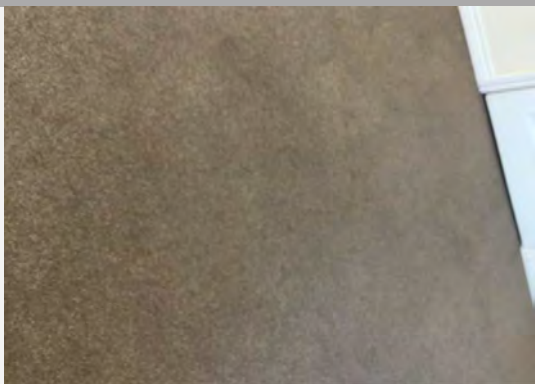

30/01/2019 10:01:53





13.3

Reception Room - Floors

Previous inspection	Current inspection
<div>08/03/2017 19:18:28</div>  <div>14.1</div>	<div>30/01/2019 10:02:25</div>  <div>14.6</div>
<div>08/03/2017 19:18:28</div>  <div>14.2</div>	
<div>08/03/2017 19:18:28</div>  <div>14.3</div>	

Previous inspection	Current inspection
<p>08/03/2017 19:18:28</p>  <p>14.4</p> <p>08/03/2017 19:18:28</p>  <p>14.5</p>	

Reception Room - Windows and Window Fittings

Previous inspection	Current inspection
<p>08/03/2017 19:19:59</p>  <p>15.1</p>	<p>30/01/2019 10:02:58</p>  <p>15.11</p>

Previous inspection

08/03/2017 19:19:59



15.2

08/03/2017 19:19:59



15.3

08/03/2017 19:19:59



15.4

Current inspection

30/01/2019 10:03:01



15.12

30/01/2019 10:03:02



15.13

30/01/2019 10:03:05



15.14

Previous inspection

08/03/2017 19:19:59



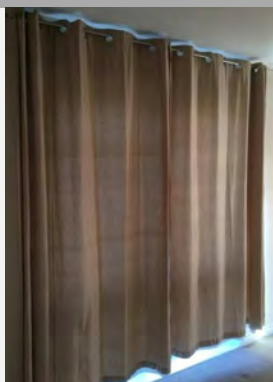
15.5

08/03/2017 19:19:59



15.6

08/03/2017 19:19:59



15.7

Current inspection

30/01/2019 10:03:08



15.15

30/01/2019 10:03:31



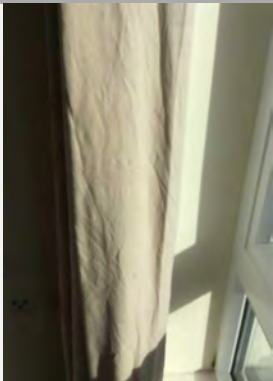


15.16

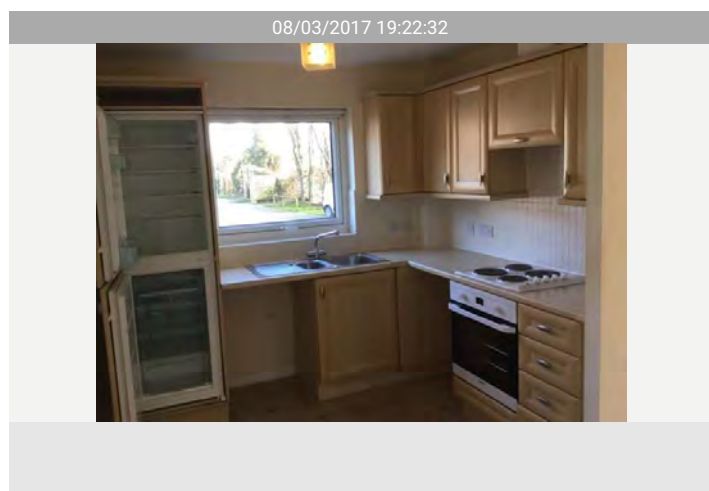
30/01/2019 11:08:08



15.17

Previous inspection	Current inspection
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<div>08/03/2017 19:19:59</div> <div>  </div> <div>15.9</div>	
<div>08/03/2017 19:19:59</div> <div>  </div> <div>15.10</div>	

Kitchen



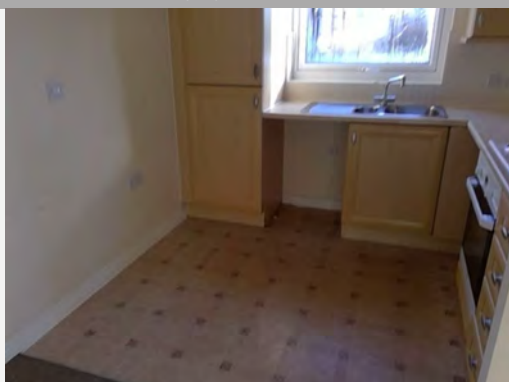

Name	No.	Description	Condition	Check Out Condition
Kitchen	18			Consistent with inventory
Doors & Woodwork	19	No door, open area from reception.	Used	Consistent with inventory
Ceiling	20	Continuation of white smooth painted ceiling.	Used	Consistent with inventory
Walls	21	Cream smooth painted walls with white ceramic mosaic tiles, marks to the right side to entrance. White spot marks to left-hand wall and just above skirting, water marks seen to skirtings to the open area under window. Dust to the top of tiles by window	Used	Heavy Scuff mark can be seen to left wall with various marks from mid to low-level.
Floor	22	Vinyl flooring, beige with tile-effect, lifting under open area, with torn area, marks to the left. Damage to the open area left side of oven, lifting to the left side of sink.	Damaged	Consistent with inventory

Name	No.	Description	Condition	Check Out Condition
Windows & Window Fittings	23	White UPVC windows, 2 sets; white handle, heavy blackening spot marks to the sealant to the corners; white rolled-edge windowsill and ceramic tiles to the kitchen by sink. Key present; white roller blind, plastic pull cord, not with a child breakage cord, water marks seen. Marks to frame; water marks to the white roller blind, no cleat fitted; black spot marks to the sealant, heavier to the right corner.	Used	No safety catch visible to blind
Lights & Electrical Fittings	24	White-fronted light switch; ceiling plastic rose, energy bulb fitted, 4-plate frosted shade; whitefronted plug socket, fuse socket and cooker point as fitted.	Used	Consistent with inventory
Cabinets	25	Flat laminate shaker-type cabinets with oval metal handles. All carcass are wooden, wall units have 2 shelves; sink unit, 1 shelf. Wall units have top and bottom plinths, matching kickplate to base units. Wall units from left to right: 4 sets of slimline units with up-and-over door for extractor fan, all units are clean. Floor units: double sink unit, 1 shelf with 1 door, wearing to the edge, laminate lifting to the kickplate to the corner underneath sink unit. Dummy drawer under oven, 4 pull-out drawers, white carcass; top carcass has manuals for oven, light marks seen to the carcass. Black mark to the back left corner to top draw, all drawers are fitted to runners.	Used	Consistent with inventory
Counter-Tops	26	Beach-colour roll-edge laminate worktop, 3 sets of scratches to right of hob. Panstands and chopping boards to be used at all times; sealant: all good condition.	Used	Consistent with inventory

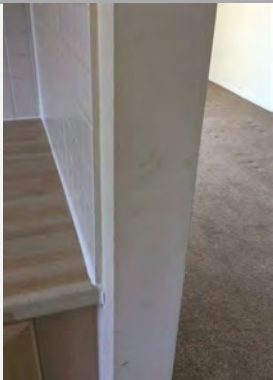

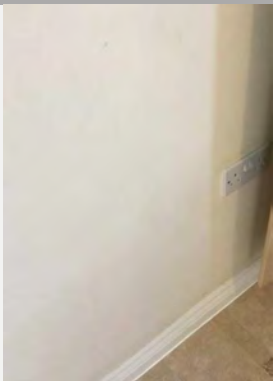

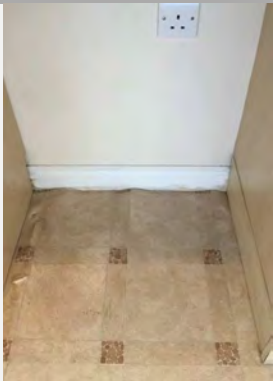

Name	No.	Description	Condition	Check Out Condition
Sink	27	1-1/2 stainless steel sink, white rubber plug; indent to the main sink, domestic scratches, has been professionally cleaned; chrome monobloc mixer tap. Limescale free.	Used	Consistent with inventory
Hob/ Oven	28	Chrome metal Electrolux extractor fan, grease free, professionally cleaned; new filter, 2 plastic light covers, fan is working, light working. White enamel Electrolux hob, controls to the right with red igniter light; light carbon marks seen around the rings but professionally cleaned. White enamel Beko oven, controls to the front, light working, fan working, 2 metal shelves with tray and grid, rubber doorseal intact; professionally cleaned.	Used	Consistent with inventory
Fridge/ Freezer	29	Integrated fridge/freezer, fridge, 4 glass shelves with white plastic edging, 1 crisp drawer, door shelves have 3 full door shelves, top shelf with lid; freezer has frost-free pull-out tray with further 3 trays; all professionally cleaned.	Used	Crack visible to compartment to door. Damage can be seen to pull out drawer within freezer

Kitchen

Current inspection

<div>30/01/2019 10:03:50</div>  <div>18.1</div>	<div>30/01/2019 10:03:53</div>  <div>18.2</div>
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Kitchen - Walls

Previous inspection	Current inspection
<div>08/03/2017 19:23:14</div>  <div>21.1</div>	<div>30/01/2019 10:04:51</div>  <div>21.5</div>
<div>08/03/2017 19:23:14</div>  <div>21.2</div>	<div>30/01/2019 10:04:53</div>  <div>21.6</div>
<div>08/03/2017 19:23:14</div>  <div>21.3</div>	<div>30/01/2019 10:04:57</div>  <div>21.7</div>

Previous inspection

08/03/2017 19:23:14



21.4

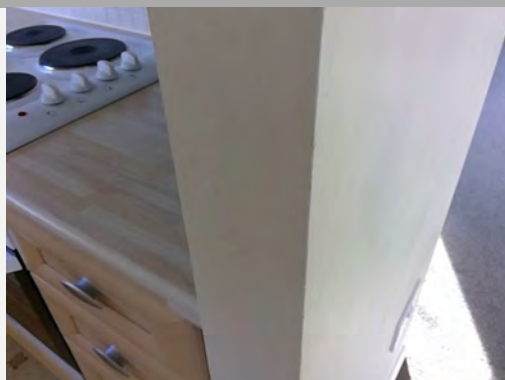
Current inspection

30/01/2019 10:05:00



21.8

30/01/2019 10:05:07



21.9

Kitchen - Floor

Current inspection

30/01/2019 10:05:22



22.10

30/01/2019 10:05:25



22.11

Current inspection

30/01/2019 10:05:28



22.12

Kitchen - Windows & Window Fittings

Previous inspection

08/03/2017 19:24:07



23.1

08/03/2017 19:24:07



23.2

Current inspection

30/01/2019 10:05:54



23.8

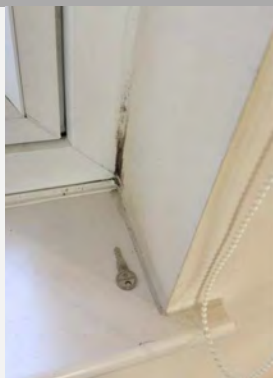
30/01/2019 10:05:58



23.9

Previous inspection

08/03/2017 19:24:07



23.3

08/03/2017 19:24:07



23.4

08/03/2017 19:24:07



23.5

Current inspection

30/01/2019 10:06:00



23.10

30/01/2019 10:06:03



23.11

30/01/2019 10:06:06



23.12

Previous inspection

Current inspection

08/03/2017 19:24:07



23.6

30/01/2019 10:06:14



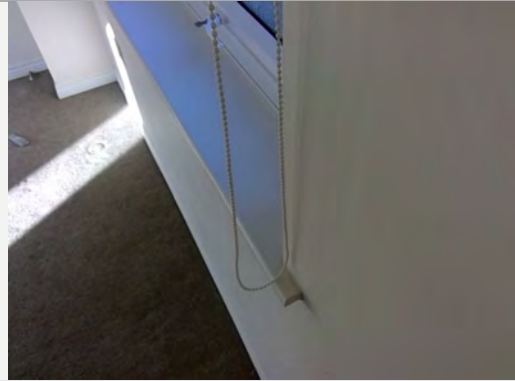
23.13

08/03/2017 19:24:07



23.7

30/01/2019 10:06:35



23.14

Kitchen - Cabinets

Current inspection

30/01/2019 10:07:13



25.1

30/01/2019 10:07:16



25.2

Current inspection

30/01/2019 10:07:20



25.3

30/01/2019 10:07:23



25.4

30/01/2019 10:07:32



25.5

Kitchen - Counter-Tops

Current inspection

30/01/2019 10:07:46



26.6

30/01/2019 10:07:49



26.7

Current inspection

30/01/2019 10:07:52



26.8

Kitchen - Sink

Current inspection

30/01/2019 10:07:58



27.9

Kitchen - Hob/ Oven

Current inspection

30/01/2019 10:08:09



28.10

30/01/2019 10:08:13



28.11

30/01/2019 10:08:20



28.12

30/01/2019 10:08:22







28.13


30/01/2019 10:08:26



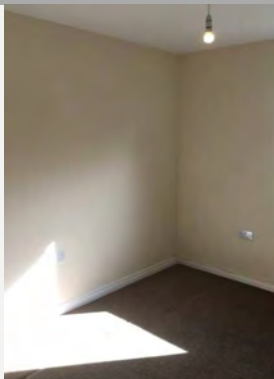

28.14

Kitchen - Fridge/ Freezer

Previous inspection	Current inspection
<div>08/03/2017 18:42:20</div>  <div>29.1</div>	<div>30/01/2019 10:08:39</div>  <div>29.2</div>
	<div>30/01/2019 10:08:43</div>  <div>29.3</div>
	<div>30/01/2019 10:08:52</div>  <div>29.4</div>

Previous inspection	Current inspection
	<div>30/01/2019 10:08:56</div>  <div>29.5</div>

Bedroom

08/03/2017 18:42:42	08/03/2017 18:42:42
	

Name	No.	Description	Condition	Check Out Condition
Bedroom	30			Consistent with inventory
Doors & Woodwork	31	Wood grain-effect white panel door with chrome pull down lever handle. Exterior side: light scratches seen to the right upper level, chips to the paintwork underneath by door hinge, small chip to the bottom right corner. Metal threshold; reverse of door: reverse of handle; door frame painted white.	Used	Consistent with inventory

Name	No.	Description	Condition	Check Out Condition
Ceiling	32	White smooth painted ceiling, patchy paint noticeable, light scuff marks near back wall. Cobwebs to the corners.	Used	Consistent with inventory
Walls	33	Continuation of the cream smooth painted wall, patchy paint is noticeable, light blemish mark to the back wall by light switch. Heavier scuff marks to left wall to mid and lower level, to mid centre, and near facing wall. Scuff marks to the facing wall lower level and underneath windowsill, man-made cable hole to left and right-hand walls, further scuff marks to right-hand wall, touch-up paint and cleaning circle marks seen to centre. Skirting is white wooden, cable clips and cable seen to facing wall, light spot marks seen, metal doorstop with white rubber tip seen. Spot mark left of heater with heavy service scuff marks to right-hand wall in the facing corner.	Used	Consistent with inventory
Floors	34	Continuation of brown fitted carpet, furniture indentations in places, has been professionally cleaned. Bits of fluff still noticeable to the facing right corner.	Used	Consistent with inventory
Windows and Window Fittings	35	White UPVC window, white handle, white UPVC frame, marks to sealant, white rolled-edge windowsill. Black spots are inside of the frame and underneath frame. Window vent fitted. Small hairline crack to recess of the wall, top left corner. White roller blind, fitted frame to the edge, not breakable plastic pull cord, no cleat	Used	No safety catch visible to roller blind chain
Heating	36	Wall-mounted flat electric heater as fitted.	Used	Consistent with inventory
Lights & Electrical Fittings	37	White-fronted light switch; ceiling plastic rose, energy bulb fitted, light working. No shade fitted, 2 white-fronted plug sockets, and fuse sockets as fitted.	Used	Consistent with inventory

Bedroom

Current inspection

30/01/2019 10:09:53



30.1

30/01/2019 10:09:59

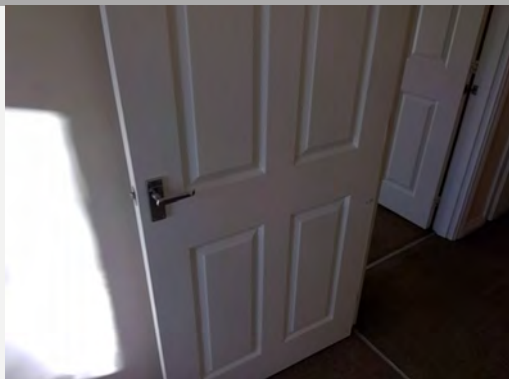


30.2

Bedroom - Doors & Woodwork

Current inspection

30/01/2019 10:10:09



31.3

30/01/2019 10:10:12



31.4

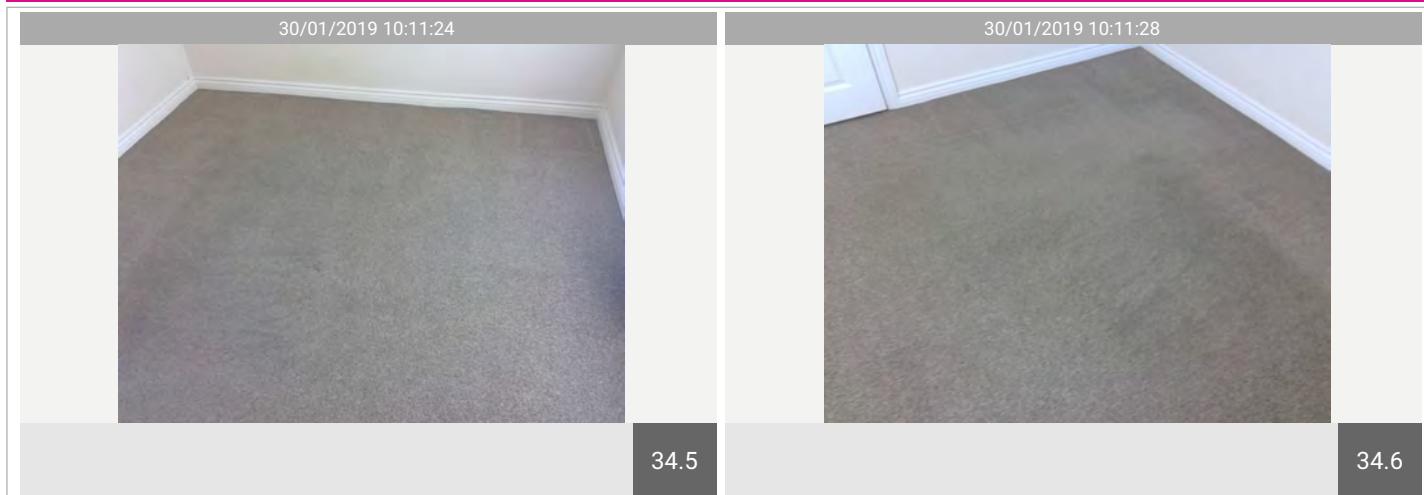
Bedroom - Walls

Current inspection





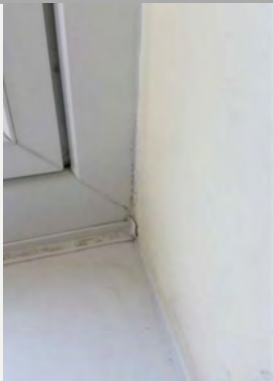



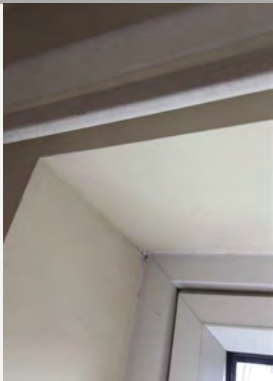

Bedroom - Floors

Current inspection





Bedroom - Windows and Window Fittings

Previous inspection	Current inspection
<div>08/03/2017 18:47:36</div>  <div>35.1</div>	<div>30/01/2019 10:11:34</div>  <div>35.6</div>
<div>08/03/2017 18:47:36</div>  <div>35.2</div>	<div>30/01/2019 10:11:37</div>  <div>35.7</div>
<div>08/03/2017 18:47:36</div>  <div>35.3</div>	<div>30/01/2019 10:11:55</div>  <div>35.8</div>

Previous inspection	Current inspection
<div>08/03/2017 18:47:36</div>  <div>35.4</div>	
<div>08/03/2017 18:47:36</div>  <div>35.5</div>	

Bedroom 2



<div>08/03/2017 18:58:10</div> 	<div>08/03/2017 18:58:10</div> 
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Name	No.	Description	Condition	Check Out Condition
Bedroom 2	38			Consistent with inventory
Doors & Woodwork	39	<p>Wood grain-effect white panel door with chrome pull down lever handle.</p> <p>Fire door hinge fitted, door frame is painted white, chips to exterior, chips to the top recess of the door frame.</p> <p>Metal threshold.</p> <p>Interior side of door; reverse of handle, door frame white, light scratch mark by middle hinge and small chip to the right lower level.</p>	Used	Consistent with inventory
Ceiling	40	<p>White smooth painted ceiling.</p> <p>Brown spot marks to the back right corner.</p>	Used	Consistent with inventory
Walls	41	<p>Cream smooth painted walls with white painted wooden skirting, chrome doorstop with white rubber tip fitted, light in-use marks to the wood.</p> <p>Patchy paint is noticeable to all walls, small blemish mark to the back wall, finger marks around light switches.</p> <p>Facing wall: small scuff mark to left, further marks to the right of window with scuff marks underneath.</p> <p>Continuation of light scuff marks around plug sockets to mid and lower level to the right-hand wall; indent to the plaster, right side of double plug socket.</p> <p>Further rubber doorstop fitted, heavier marks to the skirting to the right-hand wall.</p> <p>Man-made cable hole to the facing left corner.</p>	Used	Consistent with inventory
Floors	42	<p>Continuation of the brown fitted carpet, furniture indents noticeable.</p> <p>Floor lifting to the right, join gaps seen behind door with white spot mark.</p>	Used	Consistent with inventory

Name	No.	Description	Condition	Check Out Condition
Windows and Window Fittings	43	White UPVC window with white handle; white painted windowsill, blackening spots to the sealant; white roller blind with plastic pull cord. Blackening to the sealant to top left corner, fraying to the roller blind to the edge with black spot mark.	Used	No safety clasp has been fitted to roller blind chain
Heating	44	Wall-fitted flat electric heater as fitted.	Used	Consistent with inventory
Lights & Electrical Fittings	45	White-fronted single light switch; ceiling plastic rose, energy bulb fitted, 2-tier brown shade. Sockets, fuse sockets, telephone point and aerial socket are white-fronted as fitted; TV aerial cable noted.	Used	Consistent with inventory

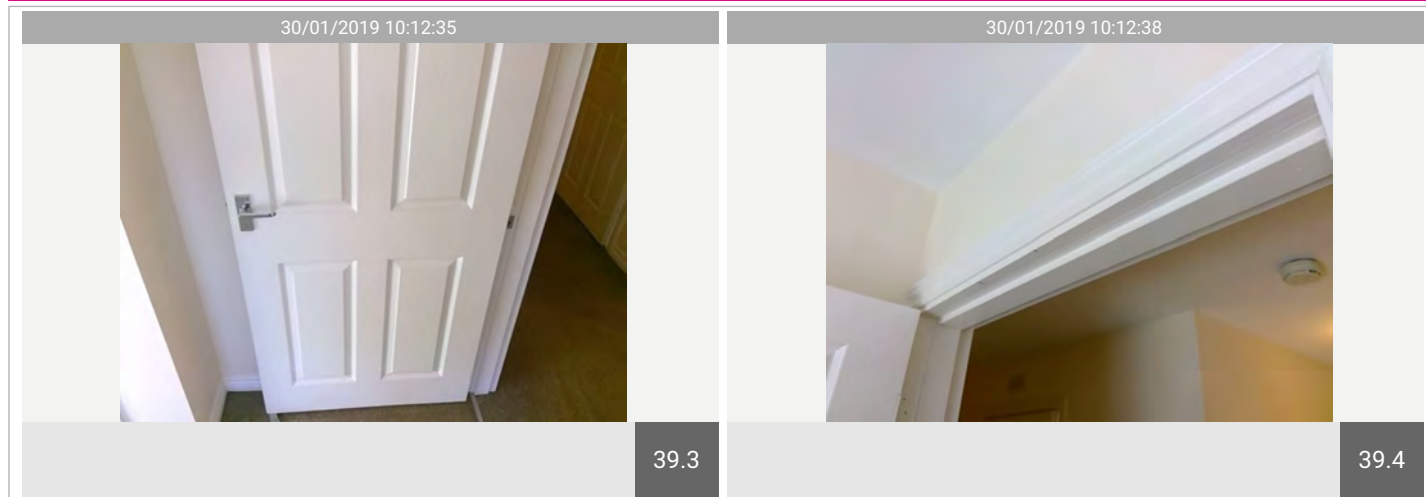
Bedroom 2

Current inspection

<div>30/01/2019 10:12:13</div>  <div>38.1</div>	<div>30/01/2019 10:12:20</div>  <div>38.2</div>
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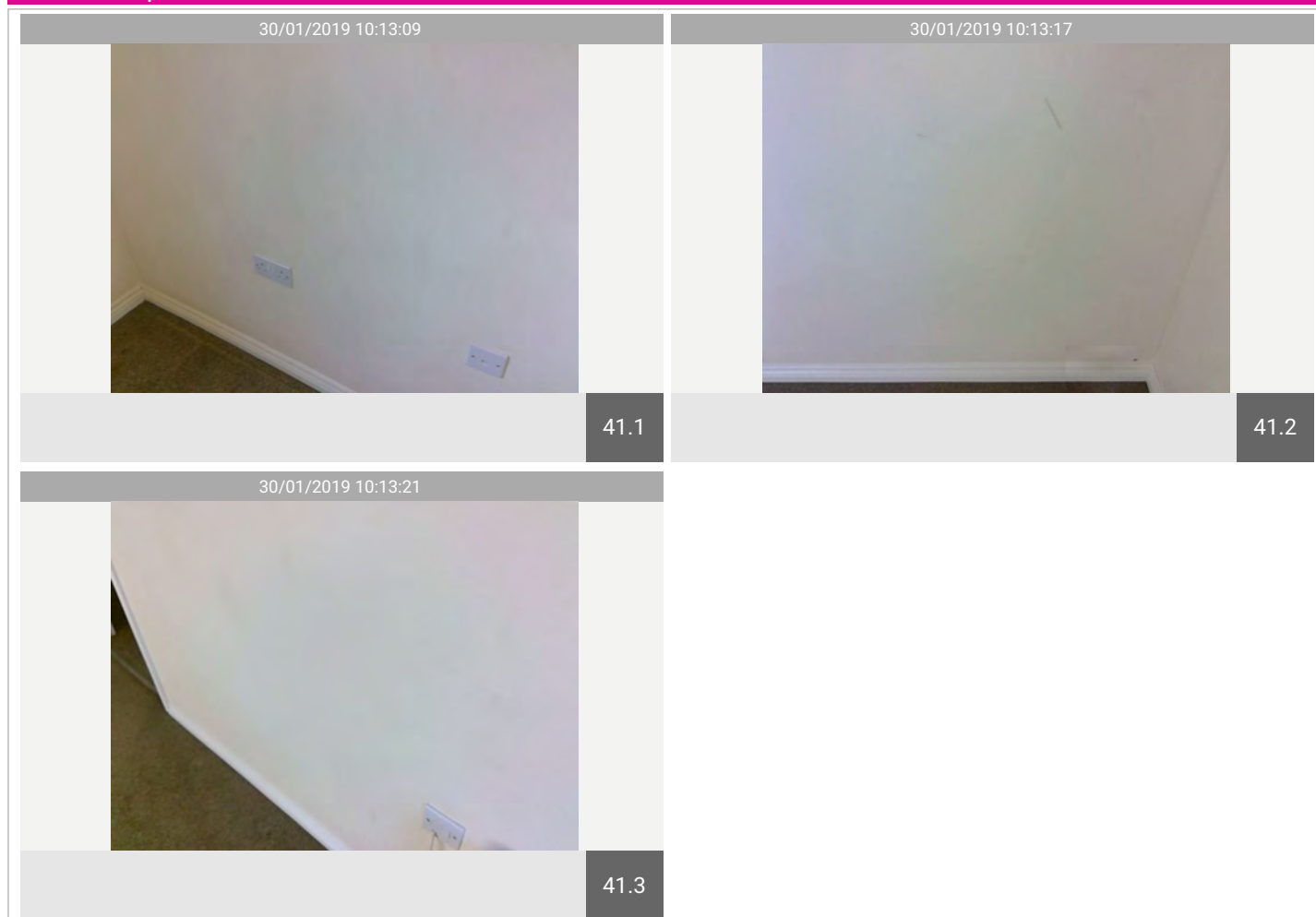
Bedroom 2 - Doors & Woodwork

Current inspection




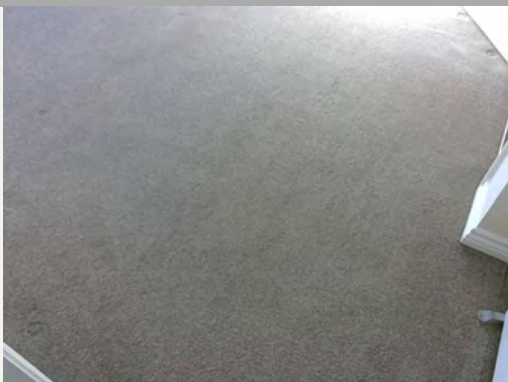
Bedroom 2 - Walls

Current inspection





Bedroom 2 - Floors

Current inspection

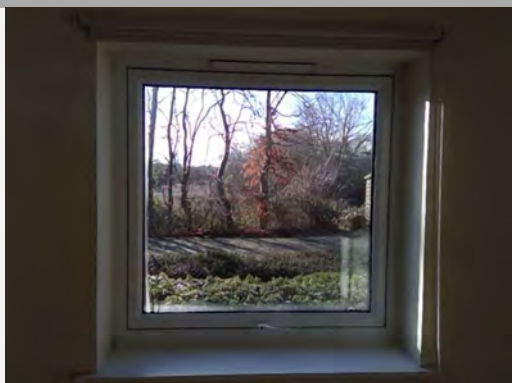

30/01/2019 10:13:31	30/01/2019 10:13:34
	
42.4	42.5

Bedroom 2 - Windows and Window Fittings

Previous inspection

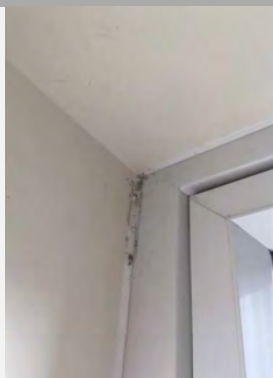
08/03/2017 19:02:50

43.1
08/03/2017 19:02:50

43.2

Current inspection

30/01/2019 10:13:46

43.5
30/01/2019 10:13:49

43.6

Previous inspection

08/03/2017 19:02:50



43.3

08/03/2017 19:02:50



43.4

Current inspection

30/01/2019 10:14:41



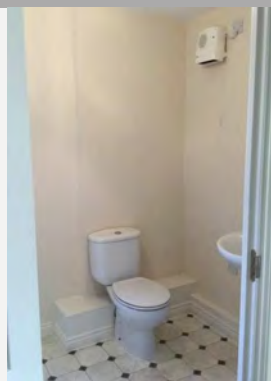
43.7

Bathroom

08/03/2017 19:03:49



08/03/2017 19:03:50



Name	No.	Description	Condition	Check Out Condition
Bathroom	46			Consistent with inventory
Doors & Woodwork	47	White panel grain-effect door, door frame painted white, chrome pull down lever handle; interior side: reverse of handle with thumblock. Metal threshold, indents seen.	Used	Consistent with inventory
Ceiling	48	White smooth painted ceiling, overpainted defect.	Used	Consistent with inventory
Walls	49	Cream smooth painted walls with white ceramic tiles with a pattern to the bath area. Underneath window: boxing-in near pipes, marks seen, sealant poor condition. Light marks to wall left of toilet. Continuation of white ceramic tiles to splashback. Wall-fitted silver framed mirror, smear free. Skirting is white wooden. Light discolouration in places.	Used	Consistent with inventory
Floors	50	Vinyl flooring, cream with a diamond motif. Sealant: good condition around the edges.	Used	Consistent with inventory
Windows & Window Fittings	51	White UPVC window, obscure glass, white handle, window vent fitted. Heavy black mould to the left and right corners, ceramic tiles to the windowsill. Light speckles and mould seen to the windowsill.	Used	Consistent with inventory
Heating	52	Wall-fitted white casing Dimplex heater, pull cord, working fuse switch above door frame.	Used	Consistent with inventory
Lights & Electrical Fittings	53	[??] light switch, isolator switch above door frame; ceiling-fitted light, glass frosted shade, light working. Ceiling-fitted extractor fan, working.	Used	Consistent with inventory

Name	No.	Description	Condition	Check Out Condition
Basin	54	Roca white pedestal basin, chrome pop-up plug, chrome mixer tap, pop-up plug mechanism behind, working; sealant: good condition, very small chip to the edge to the left. Photo and highlighted. Sealant all good condition to the pedestal.	Used	Consistent with inventory
Bath/ Shower	55	White acrylic enclosed bath with cream plastic bath panel, heavy gaps showing to the right; chrome grip handles with waste with metal chain with black rubber plug. Chrome mixer tap; chrome showerhead and hose fitted to bracket. Glass curved shower screen, all professionally cleaned, sealant is good condition.	Used	Consistent with inventory
Toilet	56	White WC Roca toilet; chrome push-in flusher, short and large; white plastic toilet seat, flusher working, bowl clean. Light marks to the sealant around pedestal.	Used	Hairline crack can be seen to back of the toilet

Bathroom

Current inspection

30/01/2019 10:18:03



46.1

30/01/2019 10:18:06



46.2

Current inspection

30/01/2019 10:18:09



46.3

Bathroom - Doors & Woodwork

Previous inspection

08/03/2017 19:04:49



47.1

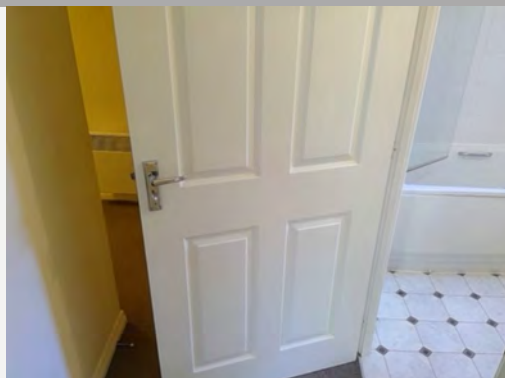
08/03/2017 19:04:49



47.2

Current inspection




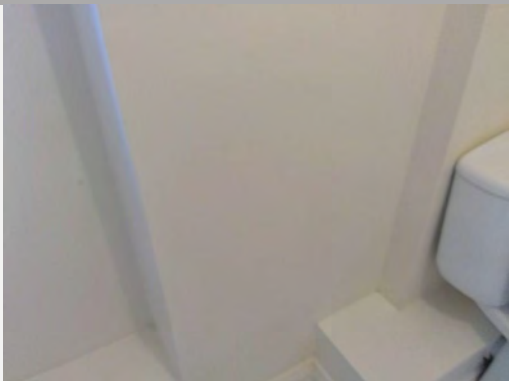
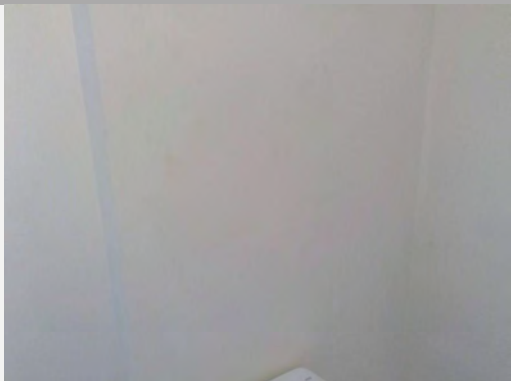

30/01/2019 10:18:15



47.3

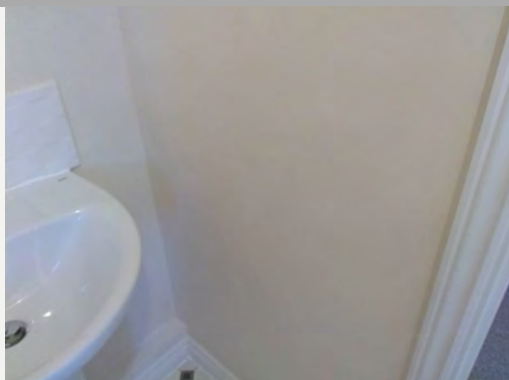
Bathroom - Walls

Current inspection

<div>30/01/2019 10:18:23</div>  <div>49.4</div>	<div>30/01/2019 10:18:25</div>  <div>49.5</div>
<div>30/01/2019 10:18:27</div>  <div>49.6</div>	<div>30/01/2019 10:18:29</div>  <div>49.7</div>
<div>30/01/2019 10:18:31</div>  <div>49.8</div>	<div>30/01/2019 10:18:34</div>  <div>49.9</div>

Current inspection

30/01/2019 10:18:36



49.10

Bathroom - Floors

Current inspection

30/01/2019 10:18:43





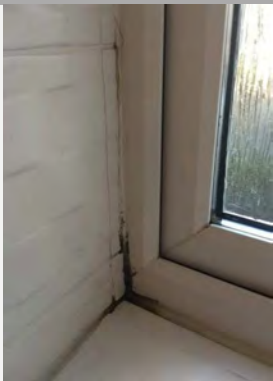


50.11

30/01/2019 10:18:45



50.12

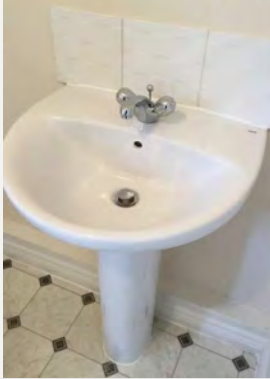
Bathroom - Windows & Window Fittings

Previous inspection	Current inspection
<p>08/03/2017 19:05:53</p>  <p>51.1</p>	<p>30/01/2019 10:18:56</p>  <p>51.4</p>
<p>08/03/2017 19:05:53</p>  <p>51.2</p>	<p>30/01/2019 10:19:03</p>  <p>51.5</p>
<p>08/03/2017 19:05:53</p>  <p>51.3</p>	

Bathroom - Basin

Previous inspection

08/03/2017 19:06:56



54.1

08/03/2017 19:06:56



54.2

Current inspection

30/01/2019 10:19:17



54.3

30/01/2019 10:19:19



54.4

Bathroom - Bath/ Shower

Current inspection

30/01/2019 10:19:25






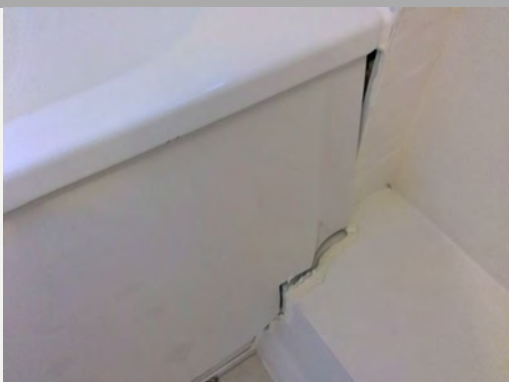
55.5

30/01/2019 10:19:27

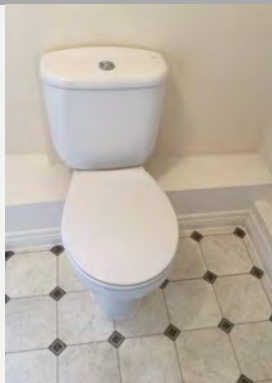





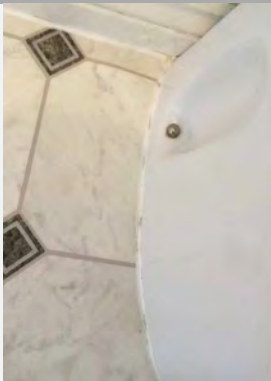

55.6

Current inspection



<p>30/01/2019 10:19:39</p>  <p>55.7</p>	<p>30/01/2019 10:19:42</p>  <p>55.8</p>
<p>30/01/2019 10:19:50</p>  <p>55.9</p>	<p>30/01/2019 10:19:54</p>  <p>55.10</p>

Bathroom - Toilet

Previous inspection	Current inspection
<p>08/03/2017 19:07:54</p>  <p>56.1</p>	<p>30/01/2019 10:20:16</p>  <p>56.4</p>

Previous inspection	Current inspection
<p>08/03/2017 19:07:54</p>  <p>56.2</p>	<p>30/01/2019 11:08:45</p>  <p>56.5</p>
<p>08/03/2017 19:07:54</p>  <p>56.3</p>	<p>30/01/2019 11:08:49</p>  <p>56.6</p>

En-Suite



<p>08/03/2017 19:08:18</p> 	<p>08/03/2017 19:08:18</p> 
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Name	No.	Description	Condition	Check Out Condition
En-Suite	57			Consistent with inventory
Door & Hardware	58	White panelled wood grain-effect door and door frame, chrome pull down lever handle; light blackening to the hinges going onto door frame. Interior side of door: reverse of handle with thumblock, smear mark to the handle, metal threshold.	Used	Consistent with inventory
Ceiling	59	White smooth painted ceiling.	Used	Consistent with inventory
Walls & Skirting	60	Cream smooth painted walls with white ceramic tiles with border pattern seen some discolouration to the grout to the shower area. Marks to top of boxing-in to left wall, skirting is white, various wear marks seen; further marks to the right-hand wall left side of pedestal basin with blackening to the sealant; marks to the facing wall, left of toilet. Circle mark seen. Wall-fitted reflected mirror, smear free.	Used	Consistent with inventory
Flooring	61	Terracotta vinyl tiled-effect flooring, clean. Sealant: fair condition.	Used	Consistent with inventory
Lights & Electrical Fittings	62	White-fronted light switch and isolator switch in bedroom, ceiling-fitted light, energy bulb fitted; frosted 4 glass plate shade, working; ceiling-fitted extractor fan, working.	Used	Consistent with inventory
Heating	63	Wall-fitted Dimplex heater with pull cord working, fuse switch above door	Used	Consistent with inventory

Name	No.	Description	Condition	Check Out Condition
Bath/ Shower	64	White frame bifold corner shower built up on a white plinth, 2 screw caps missing; sealant: fair condition; has been professionally cleaned; white shower tray, chrome waste top missing, marks to the sealant. Marks to the corners of the doors and the rubber seal. Wall-fitted thermostat control shower bar with a brass-effect shower hose, chrome showerhead fitted to shower riser with plastic double soap dish, professionally cleaned.	Used	Consistent with inventory
Toilet	65	White WC with chrome short and long flusher, Roca, flusher working; white plastic toilet seat, chrome hinges, marks to the ceiling, bowl clean.	Used	Consistent with inventory
Basin	66	White ceramic basin, pedestal; chrome mixer tap, smear marked, plug mechanism behind; pop-up plug: lightly tarnished and wearing; sealant: good condition.	Used	Consistent with inventory

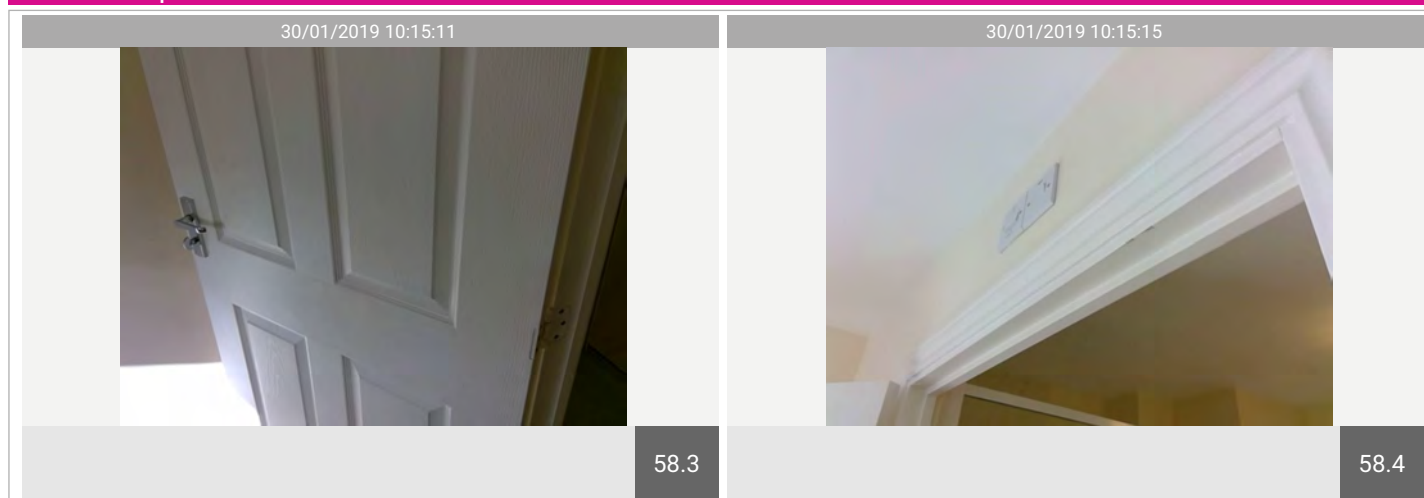
En-Suite

Current inspection

<div>30/01/2019 10:15:00</div>  <div>57.1</div>	<div>30/01/2019 10:15:04</div>  <div>57.2</div>
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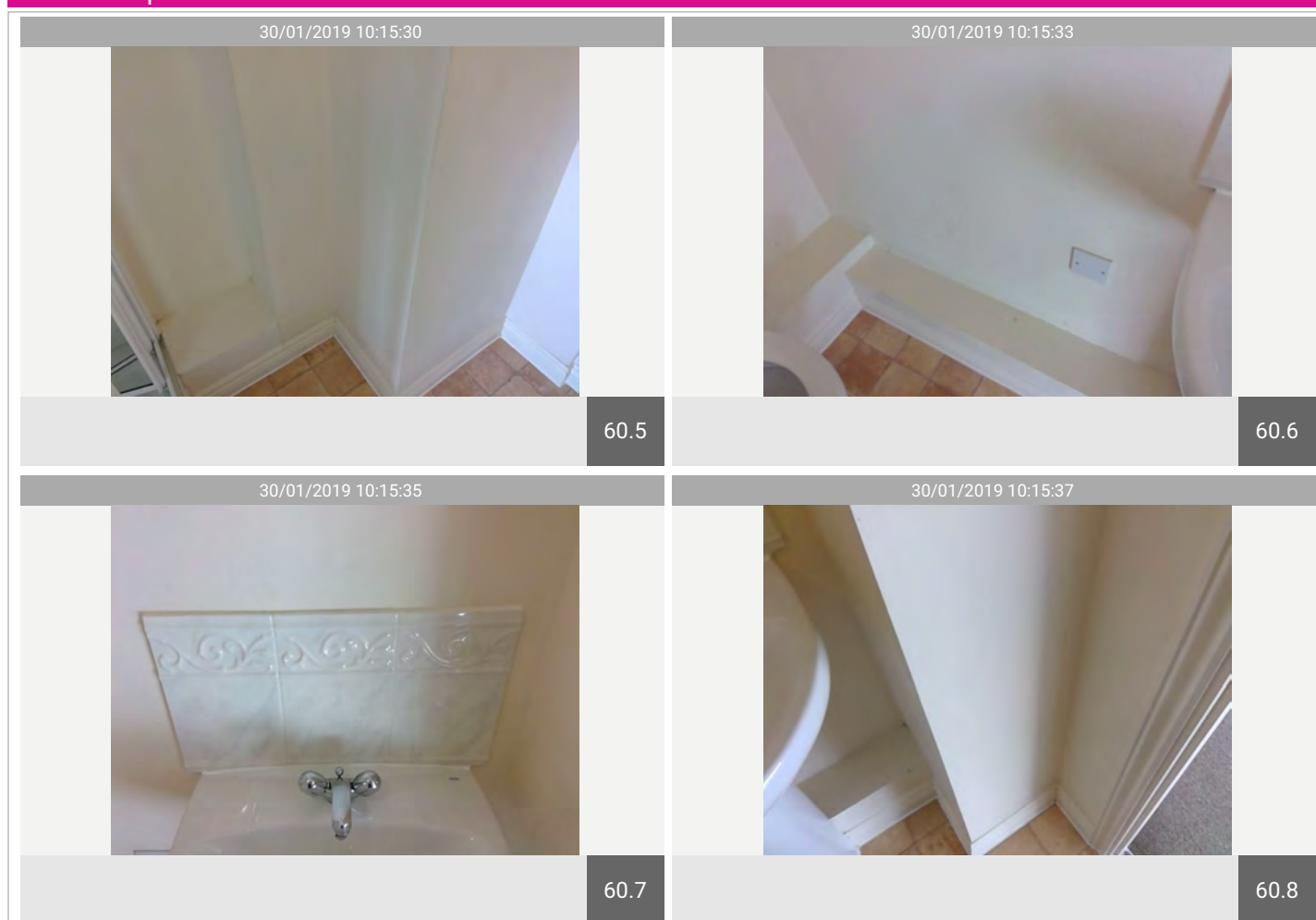
En-Suite - Door & Hardware

Current inspection



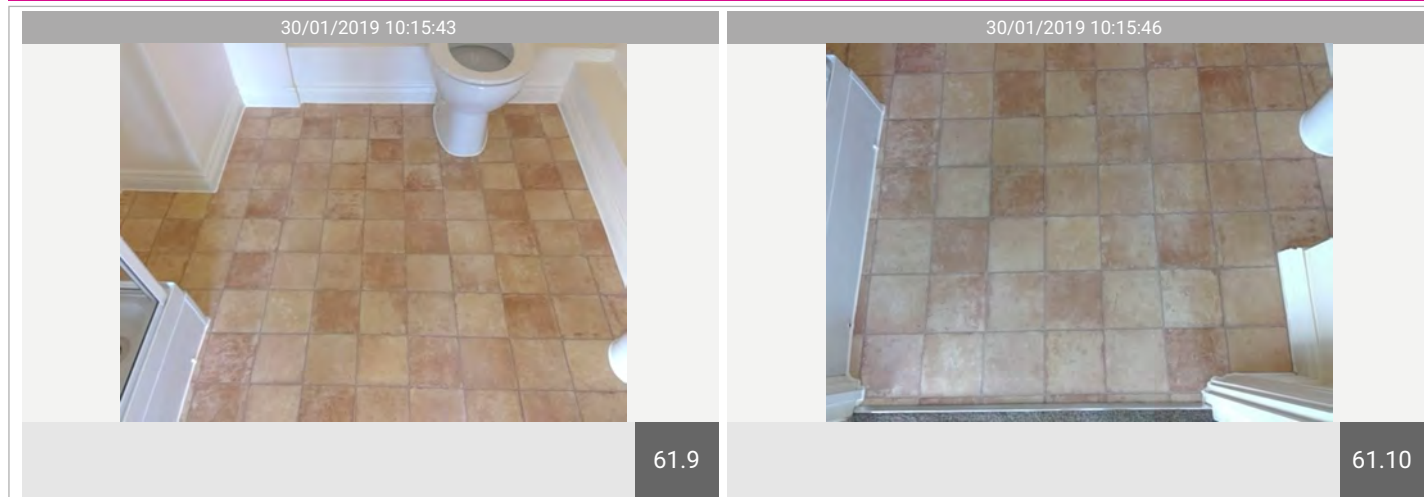
En-Suite - Walls & Skirting

Current inspection



En-Suite - Flooring

Current inspection



En-Suite - Bath/ Shower

Current inspection



En-Suite - Toilet

Current inspection

30/01/2019 10:17:24



65.5

En-Suite - Basin

Current inspection

30/01/2019 10:17:35



66.6

Declaration

Check Out Guide Lines

Significant and reasonably noticeable differences from a visual inspection along with the individual cleaning requirements noted from check in with suggestions as to action taken are noted above.

Important Note regarding Cleaning and the use of Professional Cleaners:

A tenant is obliged to return a property at Check Out in at least the same cleanliness standard as Check In. If cleaning is not to the same standard, the Landlord/Agent is entitled to use the services of a Professional Cleaning company with the charges being deducted from the Tenants deposit. Even if we confirm an area/item is clean at Check Out but not Professionally cleaned and that area/item was Professionally cleaned or in New Condition at Check In, the Landlord/Agent may still insist upon using the additional services of a Professional Cleaning company and deduct the charges from the Tenants deposit. For this reason you should keep and show all your relevant Professional Cleaning receipts at Check Out. This is particularly relevant with carpets, curtains and soft furnishings. USE OF HIRED CARPET CLEANING MACHINES DOES NOT CONSTITUTE PROFESSIONAL CLEANING.

If you verbally confirm at Check Out an area/item has been Professionally Cleaned but do not have receipts to prove this, unless you provide receipts to the Landlord/Agent promptly afterwards, it will be assumed Professional Cleaning has not taken place.

NO SERVICES, EQUIPMENT, OR APPLIANCES OTHER THAN LIGHTS ARE TESTED, NO WINDOWS ARE OPENED AND NO APPLIANCES, FURNITURE OR HEAVY ITEMS ARE MOVED. MARKS AND CHIPS ETC CONSIDERED TO BE NON SIGNIFICANT AND/ OR CONDUCTIVE TO FAIR WEAR AND TEAR WILL NOT BE LISTED BUT WILL BE ADDED TO THE INVENTORY AT ANY FUTURE CHECK IN.

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