



## Check-Out Report



@ 52 Swift Close  
Royston  
Hertfordshire  
SG8 5TA

Produced by: Lewis Pryke  
On behalf of: Thomas Morris  
Colmworth Business Park  
2 Eaton Court Road  
Eaton Socon  
St. Neots  
PE19 8ER



PF Residential Property Reports

# Table of Contents

Disclaimer	3
Summary	6
Services	7
Property Information	8
Detectors	9
Keys	10
SECTIONS	11
HALLWAY	11
BEDROOM ONE	15
BEDROOM TWO	19
LIVING ROOM	24
KITCHEN	30
BATHROOM	43
CLEANING SUMMARY	53
HALLWAY	53
BEDROOM TWO	53
LIVING ROOM	53
KITCHEN	54
BATHROOM	55

# Disclaimer

This inventory prepared by PF Surveys Limited is produced as an “as seen snapshot” of the property and its contents at the time of the inspection and is compiled as a fair and accurate record of the property's internal condition and its contents at the time of inspection, and should not be used as an accurate description of each and every piece of furniture and equipment or as a structural survey report, but can be used as a way of identifying the condition of everything recorded.

Because the Inventory Clerk preparing this inventory is not an expert on fabrics, woods, materials, antiques etc: nor is a qualified surveyor or valuer, they are not required to state whether an item is antique, made of precious metals, of unique origin, or whether it is new despite the appearance obviously so. Please be advised that items left in lofts, cellars or in locked rooms, garages and sheds that have not been noted in the inventory are the sole responsibility of the landlord, and although every reasonable effort will be made to record such rooms and items within such rooms or buildings, the Inventory Clerk cannot be held responsible for any non-recording if there are adverse circumstances affecting access or viewing. Further, the movement of any items of heavy furniture or appliances will not be undertaken and therefore some observations may be limited where such items restrict full view.

Where inventories are completed with tenants in situ - i.e. already occupying the property - and it is deemed difficult for Clerks to differentiate between that belonging to the landlord or tenant, the report may contain inaccuracies for which the Clerk will not be held responsible, especially if areas within the property are inaccessible or viewable through conditions prohibiting easy viewing.

Whilst every care is taken to ensure the accuracy of this inventory, it is strongly advised that the accuracy of this report lies with the Landlord, Tenant and/or any other involved party or instructing principle and that any queries or discrepancies relating to the description or content be addressed to within 7 days of an inspection/receipt. This report should be thoroughly checked. If we do not hear from you within this period in writing, we can assume that this report is an accurate representation of the condition of the property. Please note PF Surveys Limited and our clerks cannot be held responsible for any errors, omissions, differences in opinions or issues you may feel are contained within our reports. This Inventory has been prepared on the accepted principle that in the absence of comments an item is free from obvious damage or soiling.

Please note that the inventory is compiled in such a way as to reflect that which the Clerk observed at time of inspection and that any dilapidations, faults, breakages, dirt etc. is only noted if seen; otherwise that which is listed as presumed to be in good order even if that recorded is not necessarily new or perfect.

## **Safety Disclaimer**

The inventory relates only to the furniture, furnishings and all landlord's equipment and contents in the property. It is no guarantee of, or safety of any such equipment or contents, merely a record that such items exist in the property on the date of the inventory and the superficial condition of the items. None of the electrical or gas appliances have been checked as to working order and may be recorded differently by tenants following subsequent use of.

The Inventory Clerk may not be a qualified electrician, HHSRS or Fire Regulation expert and is not required to report on anything which may contravene any housing or safety regulations although the Clerk may indicate where something appears to require attention.

## **Housing health and safety rating system (HHSRS)**

The HHSRS has been introduced in light of the Housing Act 2004 (the Act) and is guidance for Landlords and Property Related Professionals. The Act changes the way local authorities assess housing conditions. They will now look at the condition of properties using a risk assessment approach called the Housing Health and Safety Rating System (HHSRS). This HHSRS does not set out minimum standards. It is concerned with avoiding or, at the very least, minimising potential hazards. This means that landlords should also review conditions regularly to try to see where and how their properties can be improved and made safer.

Inventory Clerks, although not qualified to assess the condition of properties under the HHSRS system, will however use common sense linked to guidelines issued by the government to indicate any potential hazard in the property. Where an Inventory Clerk has a concern, then anything seen which in their view poses a risk to the health and safety of occupants will be marked with (+++++) on the inventory.

## **Furniture & furnishings (fire) (safety) regulations 1988 as amended 1993**

Relevant furniture and furnishings, which have the appropriate label complying with the above regulations, will be indicated on the inventory as “fire resistant”. In the case of any relevant furniture and furnishings where no labels are identified and the landlord has not confirmed that such items comply with the above regulations, they will be marked with 4 asterisks (\*\*\*\*) on the inventory; this does not mean however that they do not comply, it means that no appropriate label has been seen. Where there are any loose fireguards, which are not part of a heater gas or electric fire, they will also be indicated on the inventory as being part of the fire they supposedly protect.

## **Smoke detectors**

It is the tenant's responsibility to inspect any smoke or CO detector fitted in the property at regular intervals during the tenancy, in order to ensure they are in full working order as per the manufacturer's instructions. Although it is the Landlord's responsibility to ensure the correct products are appropriately fitted, again as per the manufacturer's instructions, as well as ensuring they are in working order at the commencement of a tenancy. The Inventory Clerk may note on the inventory the location – or lack – of any required detectors (including

their appropriate siting), and where possible, may indicate any visible or auditory signals emitted if test buttons are activated. Under no circumstances will the Inventory Clerk be held responsible for the testing of or, be liable for the accurate reporting of any smoke or CO detectors' working order.

### **Utility meters**

Gas, electricity, oil, water and propane readings along with serial numbers are given as a service and will be recorded providing access is reasonable and safe. Meters in unsafe condition or locations, will not be read and clients notified as to the reason

Measurement of oil tanks or propane gas will be made according to what's seen with any electronic measurement device or outside-of-tank visual inspection. Measurements will not be made via estimations or dipping of any oil tanks or similar.

### **Guidance notes for landlords, tenants and adjudicators on the use of this document**

PF Surveys Limited and the Inventory Clerks who work within the PF Surveys Limited organisation, produce a range of inspections and reports, which may differ in style and content than other inventory services, and therefore, it is important that relevant parties receiving this document are fully aware of how and why it is produced the way it is, and to help with this, please find below information which may assist in understanding its contents.

### **The Inventory**

An inventory is a report which is produced following a property inspection, listing and describing each and every component and content of a property in the context of "as seen" at the time of the inspection. As seen meaning a written and photographed "snapshot", to be used as the basis of how the property's condition and its contents were seen by the Inventory Clerk. The inventory may have additional notes or observations added by relevant parties to confirm or enhance its accuracy.

**IMPORTANT:** unless stated otherwise - either in brackets or in a separate column next to the item referred to - the listed item is assumed to be in good and clean order, although not necessarily new or perfect.

Fair wear and tear is not considered at the time of inventory make, although the Inventory Clerk may offer an opinion as to an item's age or condition if it helps in future identification, e.g. appears old or new.

### **The Check-in**

As the name implies, this report is used to qualify the accuracy – with any additional notes or information – of the inventory at move-in by the Inventory Clerk and tenant or tenant's representative.

**IMPORTANT:** a check-in is not a duplication or substitute for an inventory, although it may accompany or support an inventory in distinguishing anything which needs adding to or altering within the inventory.

The check-in report may vary in style according to the Landlord or Letting agent's needs, but typically will include a record of meter readings and keys recorded at time of the tenant move-in. The report may accompany, be included, or be supplied separately from the inventory, and may be used as support material in deciding apportionment with the check-out report following tenant move-out.

### **The Mid-term**

This report, sometimes known as a management or interim inspection, is produced normally – but not always – mid-term or 3 monthly during a tenancy period. The inspection and report – although varying in style – is normally used to report on how a property is being cared for within a context of reporting problems within a property, either caused or not, by the tenant.

**IMPORTANT:** this report is used to verify that a property is being respectfully looked after and may, although unlikely, be part of a dispute process at tenancy end.

### **The Check-out**

As this name implies, the inspection and its subsequent report is intended to identify differences – whether better or worse – following tenants vacating a property at tenancy end.

**IMPORTANT:** A check-out is not a duplicate inventory, and in the context of PF Surveys Limited, will list differences for the purpose of identifying whether a landlord - or their representative - is able to claim for damages, loss or cleanliness issues. Depending on client needs, an Inventory Clerk may add opinions as to whether changes are tenant or landlord responsibility, or are due to fair wear and tear. Clerks will not offer opinions as to apportionment or value; this is the remit of the landlord or their agent, sometimes requiring support material such as quotes or receipts.

### **Meter readings**

As an organisation we endeavour to obtain utility meter serial numbers and readings as a service, providing meters are found and safe to access.

**IMPORTANT:** where a meter is either inaccessible or poses a danger to the Clerk then notice will be given to why and suggestions made as to how to gain the reading. Examples of safe include not accessing water meters in public or on-street locations.

## **HHSRS Reports**

Inventory Clerks within the PF Surveys Limited organisation are trained to recognise a majority of Housing Health and Safety violations and as such may issue supplementary reports indicating to clients their concerns with any possible hazard.

**IMPORTANT:** Inventory Clerks are not trained as environmental health officers and safety professionals and therefore will only report hazards seen in the context of a concern to the client of any possible outcomes of non HHSRS compliance.

PF Surveys Limited - Inventory Clerks will not be liable whatsoever for any unseen deficiency or hazard, It will remain the Landlord's responsibility at all times for the health and safety of their tenants and the correction of any deficiency in the property posing potential hazards.

## **Copyright**

This report remains the property of PF Surveys Limited and is not to be copied or used without prior written consent

# Summary

Item	Description
<b>Past Inventory Carried out By</b>	L&S Residential
<b>Past Inventory Carried out on</b>	08 August 2023
<b>Property Description</b>	2 bedroom Unfurnished Flat
<b>Decorative order</b>	The property is in fair general condition throughout, no obvious damage seen at time of inspection, no areas showing neglect there are some minor issues that have been raised within report body
<b>Standard of cleaning</b>	Unknown if the property has been cleaned professionally no evidence
<b>Carpets/flooring</b>	Carpets/floorings have been vacuum cleaned only
<b>Windows</b>	Windows not tested for function. The windows are clean inside and dirty out side
<b>Gardens</b>	No garden
<b>Further Cleaning Required?</b>	There are a number of cleaning issues that have been mentioned within report to specific areas

## Notes



# Services

Services	Meter Location	Serial No.	Readings
Gas	Side of property	G4 A0071685 09 01 2009	06604.052
Electricity	Kitchen cupboard	L69E 28154	L : 66825.5 / N : 02173.6
Water	Could not locate	Not applicable	Not applicable

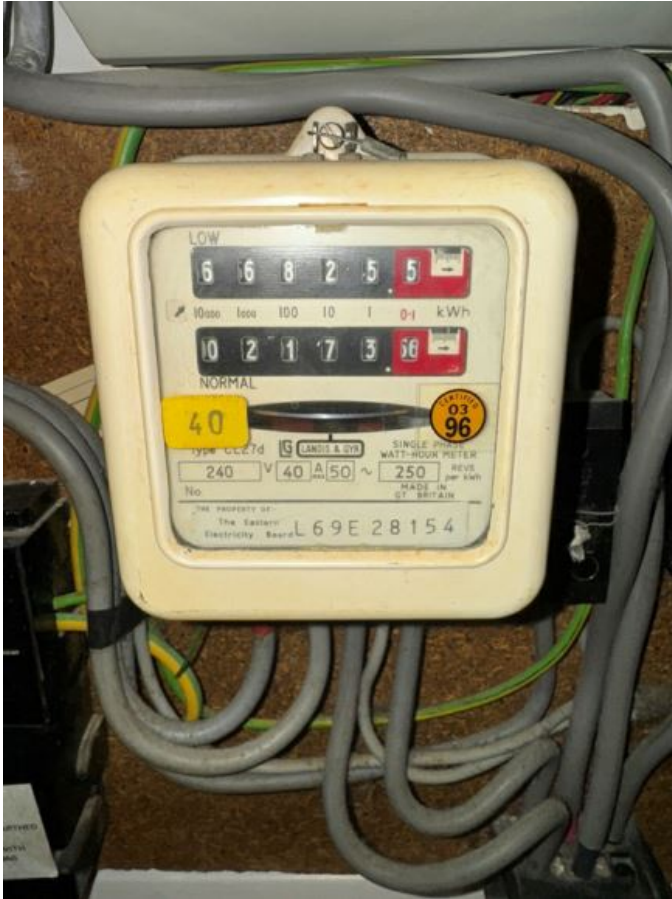


Image 2: METER READ IMAGES



Image 3: METER READ IMAGES

# Property Information

Information	Locations
<b>Electric Consumer Unit</b>	Kitchen cupboard
<b>Water Stopcock</b>	Not seen
<b>Gas Stop Valve</b>	On meter outside property
<b>Heating Type</b>	Central heating
<b>Heating Programmer</b>	Kitchen
<b>Thermostat</b>	Hallway
<b>Boiler</b>	Kitchen



# Detectors

<b>Detectors</b>	<b>Location</b>	<b>Type</b>	<b>Push Button Result</b>	<b>Gas / Particulate Result</b>
<b>Smoke</b>	Hallway / lounge	Battery	Alarm Responded	Didn't Test
<b>Carbon Monoxide</b>	Kitchen with boiler	Battery	Alarm Responded	Didn't Test
<b>Heat</b>	Not applicable	Not applicable	Not applicable	Not applicable

# Keys

Location of Keys

Agent



Image 0: KEYS



Image 1: KEYS

# SECTIONS

The numbers following relate directly to the numbers in the original inventory. The following items are noted as having a change in condition.

Any items numbered 9000 and upward refer to items new / returned items not present in the previous Inventory.

Any numerical references from a third party Inventory will be placed at the start of the description column.

## HALLWAY

HALLWAY				
Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments	I
<b>DOOR</b>				
1	White painted wooden front door with chrome letter box and locks		Marks on inside door panel along edge Requires Cleaning	C
<b>CEILING</b>				
2	White painted speckle ceiling			
<b>LIGHTS</b>				
3	Ceiling mounted light fitting with bulb			
<b>WALLS</b>				
4	Grey painted walls		Some minor scuffed areas right side section of painted wall	
<b>FLOOR</b>				
5	Grey wooden floorboards			
<b>FRAMES</b>				
6	White painted wooden door frame			
7	White painted wooden skirting		Some chipped to skirting board and slightly dusty Requires Cleaning	C
<b>ELECTRICS</b>				
8	Single plastic light switch			
9	Double plastic socket			
10	Ceiling mounted smoke detector, push tested and responded			
11	Wall mounted telephone/intercom			
<b>MISCELLANEOUS</b>				
12	Grey fabric doormat			

## HALLWAY

Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments	I
13	Built in brass door stop	Loose		
<b>CUPBOARDS</b>				
14	White painted wooden cupboard door with chrome handle, painted walls inside with wall mounted wooden shelves, hot water cylinder			



Image 5: HALLWAY

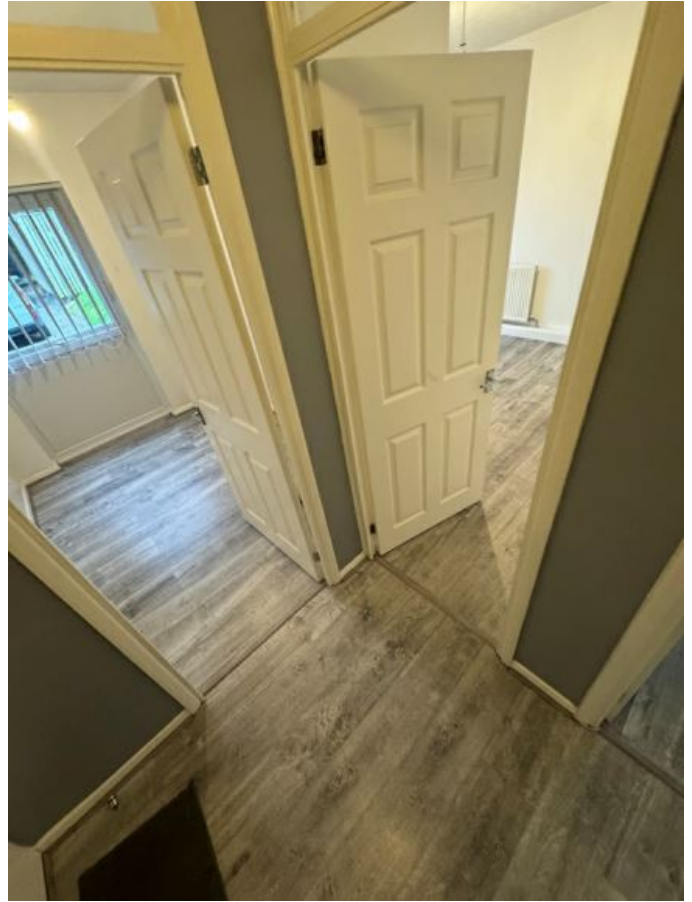


Image 6: HALLWAY





Image 7: HALLWAY



Image 8: HALLWAY



Image 9: HALLWAY



Image 10: HALLWAY



Image 11: HALLWAY



Image 12: HALLWAY



Image 13: HALLWAY



Image 14: HALLWAY



# BEDROOM ONE

BEDROOM ONE				
Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments	I
<b>DOOR</b>				
15	White painted wooden door with chrome handles			
<b>WINDOWS</b>				
16	Double glazed windows with white plastic handles and locks			
<b>CURTAINS</b>				
17	Wall mounted grey fabric vertical blinds with pull cords		Section of beading disconnected	
<b>LIGHTS</b>				
18	Ceiling mounted plastic pendant, cord and fitting with bulb			
<b>WALLS</b>				
19	White painted walls		Cobwebs on section of above door on entrance some marks mid to low-level and patchy marks near window painted section of wall	
<b>FLOOR</b>				
20	Continuation of grey wooden floorboards			
<b>HEATING</b>				
21	Wall mounted radiator with thermostatic control			
<b>FRAMES</b>				
22	White painted wooden door frame			
23	White painted wooden skirting			
24	White UPVC frame window			
<b>ELECTRICS</b>				
25	Single plastic light switch			
26	Two double plastic sockets			



Image 15: BEDROOM ONE

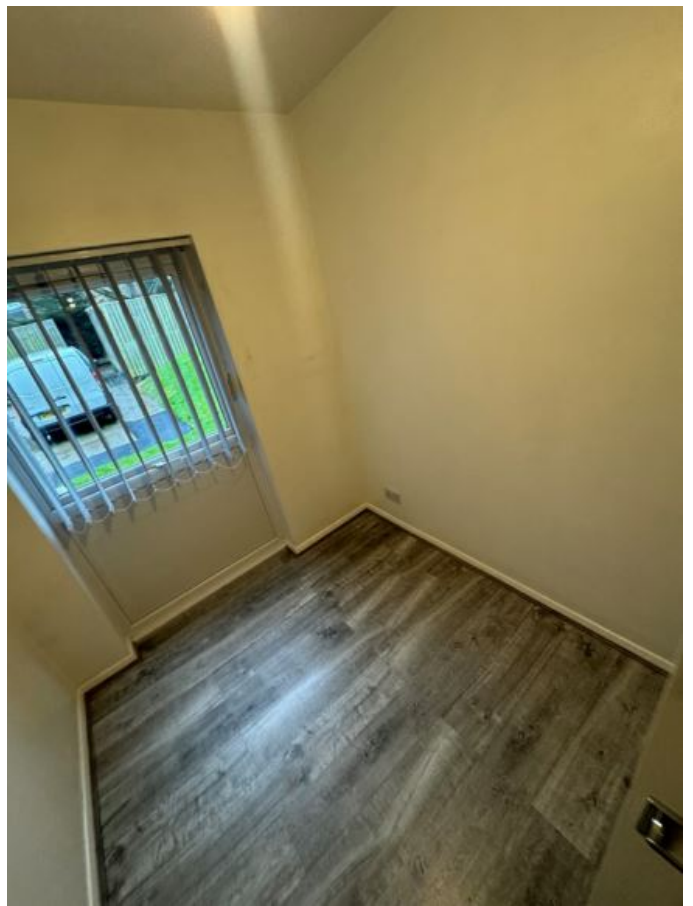


Image 16: BEDROOM ONE



Image 17: BEDROOM ONE



Image 18: BEDROOM ONE



Image 19: BEDROOM ONE



Image 20: BEDROOM ONE



Image 21: BEDROOM ONE

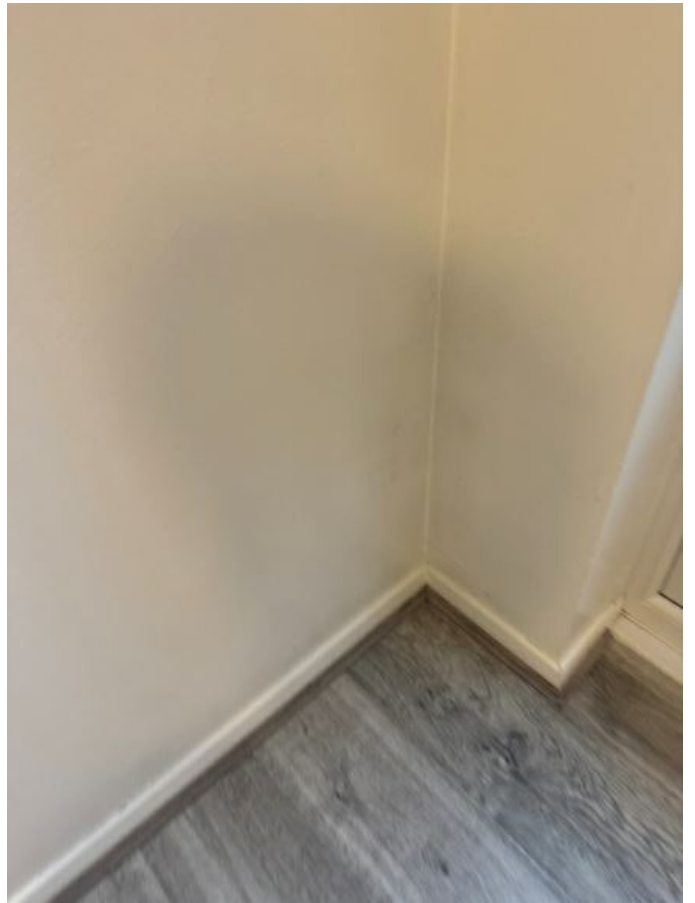


Image 22: BEDROOM ONE



Image 23: BEDROOM ONE

# BEDROOM TWO

BEDROOM TWO				
Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments	I
<b>DOORS</b>				
27	White painted wooden door with chrome handles		Black Mark centre of door panel external side panel dusty to corners on inside Requires Cleaning	C
<b>WINDOWS</b>				
28	Double glazed windows with plastic handles and locks			
<b>CURTAINS</b>				
29	Wall mounted grey fabric vertical blinds with pull cords		Section of beading disconnect on Curtains	
<b>CEILING</b>				
30	White painted ceiling			
<b>LIGHTS</b>				
31	Ceiling mounted plastic pendant, cord and fitting with bulb			
<b>WALLS</b>				
32	White painted walls		Heavy discolouration right side painted wall	
<b>FLOOR</b>				
33	Grey wooden floorboards		Cobwebs in some corners Requires Cleaning	C
<b>HEATING</b>				
34	Two wall mounted single panel radiators with thermostatic control			
<b>FRAMES</b>				
35	White painted wooden door frame			
36	White UPVC frame window			
37	White painted wooden skirting		Defects to skirting board on right side section below radiator some discolouration	
38	White painted wooden boxing			
39	White UPVC frame window			



## BEDROOM TWO

Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments	I
<b>ELECTRICS</b>				
40	Single plastic light switch			
41	Two double plastic sockets			



Image 24: BEDROOM TWO



Image 25: BEDROOM TWO





Image 26: BEDROOM TWO



Image 27: BEDROOM TWO



Image 28: BEDROOM TWO



Image 29: BEDROOM TWO



Image 30: BEDROOM TWO



Image 31: BEDROOM TWO



Image 32: BEDROOM TWO



Image 33: BEDROOM TWO



Image 34: BEDROOM TWO



Image 35: BEDROOM TWO

# LIVING ROOM

LIVING ROOM				
Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments	I
<b>DOOR</b>				
42	White painted wooden door with chrome handles		Part of door panel slightly dusty corners Requires Cleaning	C
<b>WINDOWS</b>				
43	Double glazed windows with plastic handles and locks		Cobwebs around window Requires Cleaning	C
<b>CURTAINS</b>				
44	Wall mounted grey fabric vertical blinds with plastic beaded pull cord		Section of beading disconnect on blinds	
<b>CEILING</b>				
45	White painted ceiling			
<b>LIGHTS</b>				
46	Ceiling mounted plastic pendant, cord and fitting with bulb			
<b>WALLS</b>				
47	White painted walls		Some patchy marks on walls some cobwebs in corners Requires Cleaning	C
<b>FLOOR</b>				
48	Grey wooden floorboards			
<b>HEATING</b>				
49	Wall mounted double panel radiator with thermostatic control			
50	Wall mounted single panel radiator with thermostatic control			
<b>FRAMES</b>				
51	White painted wooden door frame			
52	White painted wooden skirting		Defect to skirting board/casing left side below radiator discolouration elsewhere and slightly dusty Requires Cleaning	C
53	White UPVC frame windows			
54	White painted wooden windowsill			



## LIVING ROOM

Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments	I
<b>ELECTRICS</b>				
55	Single plastic light switch			
56	Four double plastic sockets			
57	Single plastic TV Ariel			
58	Single plastic BT socket			



Image 36: LIVING ROOM



Image 37: LIVING ROOM



Image 38: LIVING ROOM



Image 39: LIVING ROOM



Image 40: LIVING ROOM



Image 41: LIVING ROOM





Image 42: LIVING ROOM



Image 43: LIVING ROOM



Image 44: LIVING ROOM



Image 45: LIVING ROOM



Image 46: LIVING ROOM



Image 47: LIVING ROOM



Image 48: LIVING ROOM



Image 49: LIVING ROOM



Image 50: LIVING ROOM

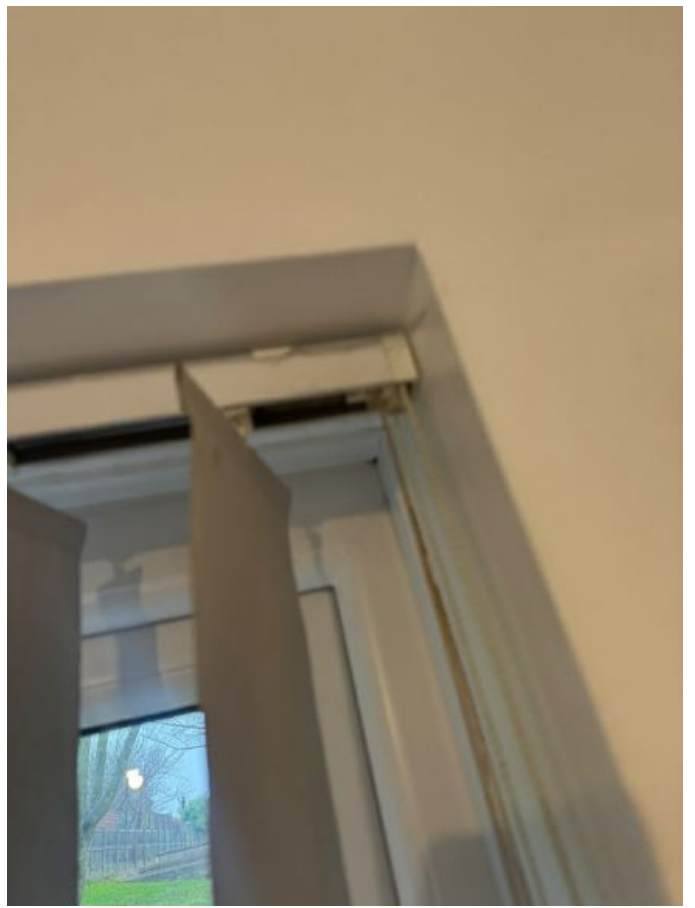


Image 51: LIVING ROOM

# KITCHEN

KITCHEN				
Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments	I
<b>DOOR</b>				
59	White painted wooden door with chrome handles		Part of door panel slightly dusty on inside Requires Cleaning	C
<b>WINDOWS</b>				
60	Double glazed windows with plastic handles and locks			
<b>CURTAINS</b>				
61	Wall mounted grey fabric vertical blinds with beaded pull cord			
<b>CEILING</b>				
62	White painted ceiling			
<b>LIGHTS</b>				
63	Ceiling mounted chrome three-way fitting with three bulbs			
<b>WALLS</b>				
64	White painted walls			
65	White tiled walls with white grout	Grouting discoloured	Slightly smeary on tile surface some grubby marks Requires Cleaning	C
<b>FLOOR</b>				
66	Brown wooden floorboards with wooden threshold leading to living room			
<b>FRAMES</b>				
67	White painted wooden door frame			
68	White painted wooden skirting		Parts of skirting board dusty Requires Cleaning	C
69	White UPVC frame window			
70	White tiled windowsill			
<b>ELECTRICS</b>				
71	Single plastic light switch			
72	Two double plastic sockets			

**KITCHEN**

<b>Ref</b>	<b>Description</b>	<b>Condition</b> (in good/clean condition unless otherwise stated)	<b>Checkout Comments</b>	<b>I</b>
73	Wall mounted heating programmer and boiler			
74	Carbon detector, push tested and responded			

**KITCHEN UNITS**

75	Brown wooden effect laminate kitchen units with matching kick boards, metal strip handles with grey patterned laminate worktop with rolled edges		Dusty on some cupboard doors in corners of panel door, minor marks inside on shelving Requires Cleaning	C
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**WALL UNITS**

76	Single wall unit with two shelves			
77	Single wall unit with two shelves			
78	Single wall unit with two shelves			
79	Double wall unit with two shelves			

**FLOOR UNITS**

80	Single wall unit with one shelf			
81	Single floor unit with water waste pipes inside			
82	Single floor unit with one shelf			
83	Single floor unit with one shelf			
84	Single floor unit with one shelf			

**SINK**

85	Stainless steel sink basin with chrome drainage waste plug and chrome hot and cold mixer tap with chrome drainage waste board to left hand side		Tarnishing to sink unit some limescale beaded chain disconnected from sink unit Requires Cleaning	C
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**HOB**

86	Chrome integral electric hob with four hob	Hob rings rusty	Hob tarnished black Mark surrounding burners tarnishing on controls Requires Cleaning	C
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**EXTRACTOR HOOD**

87	Wall mounted chrome extractor hood with filter and bulb with switches on face		Filters greasy on extractor unit slightly sticky Requires Cleaning	C
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**OVEN**

**KITCHEN**

<b>Ref</b>	<b>Description</b>	<b>Condition</b> (in good/clean condition unless otherwise stated)	<b>Checkout Comments</b>	<b>I</b>
88	Chrome integral oven with glass door and metal handle with metal trays and baking tray		Handles/controls tarnished front of cooker greasy inside around trim of door and along rack shelving and grill pan Requires Cleaning	C

**WASHING MACHINE**

89	White plastic washing machine with plastic soap tray, glass door and plastic rim		Soap tray grubby and controls dusty on washing machine rubber sill dirty Requires Cleaning	C
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**FRIDGE/FREEZER**

90	Plastic fridge with three plastic trays on inside face of door, three glass shelves with plastic drawers and three plastic drawers inside freezer		Fridge and freezer not defrosted grubby marks on front of doors around handles smeary on glass shelves inside fridge water residue and dirty inside freezer drawers food remains inside Requires Cleaning	C
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**CUPBOARD**

91	White painted wooden door with plastic handle, white painted walls with three wall mounted white painted wooden shelves, electrical distribution box with meter inside			
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Image 52: KITCHEN



Image 53: KITCHEN



Image 54: KITCHEN



Image 55: KITCHEN



Image 56: KITCHEN



Image 57: KITCHEN



Image 58: KITCHEN



Image 59: KITCHEN





Image 60: KITCHEN



Image 61: KITCHEN

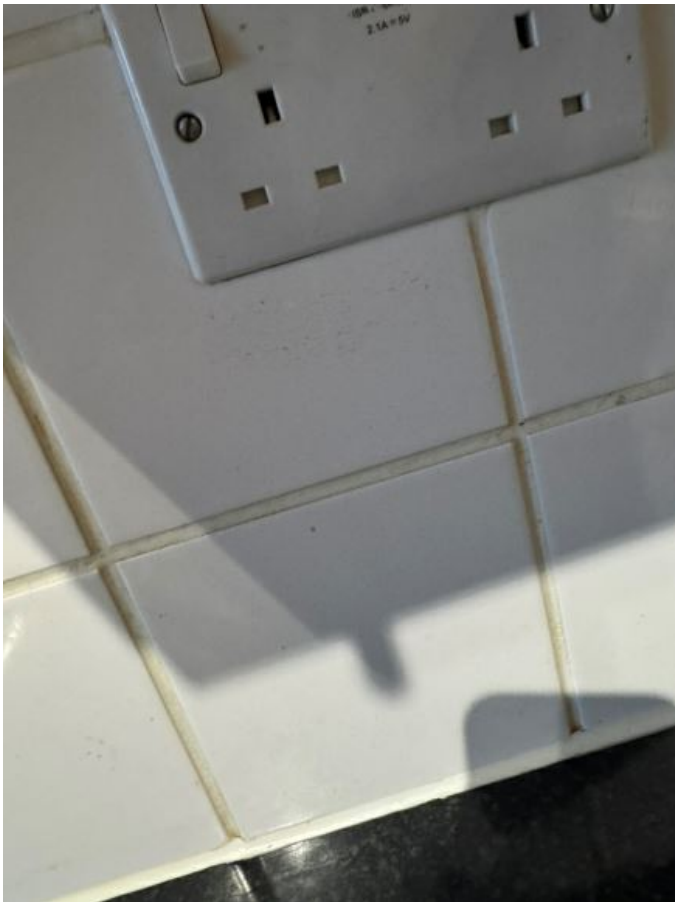


Image 62: KITCHEN



Image 63: KITCHEN



Image 64: KITCHEN



Image 65: KITCHEN



Image 66: KITCHEN

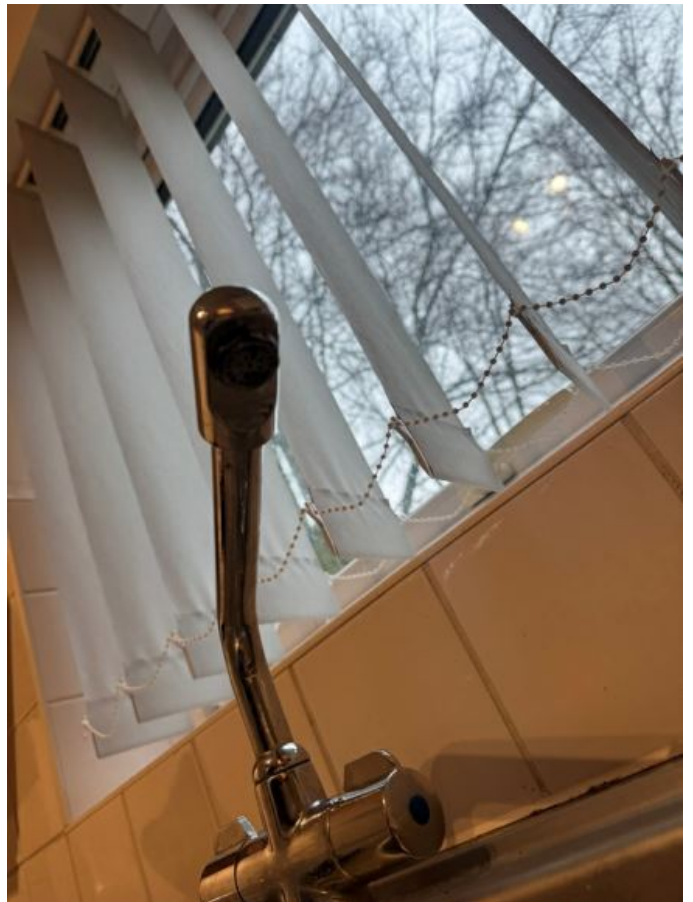


Image 67: KITCHEN





Image 68: KITCHEN



Image 69: KITCHEN



Image 70: KITCHEN

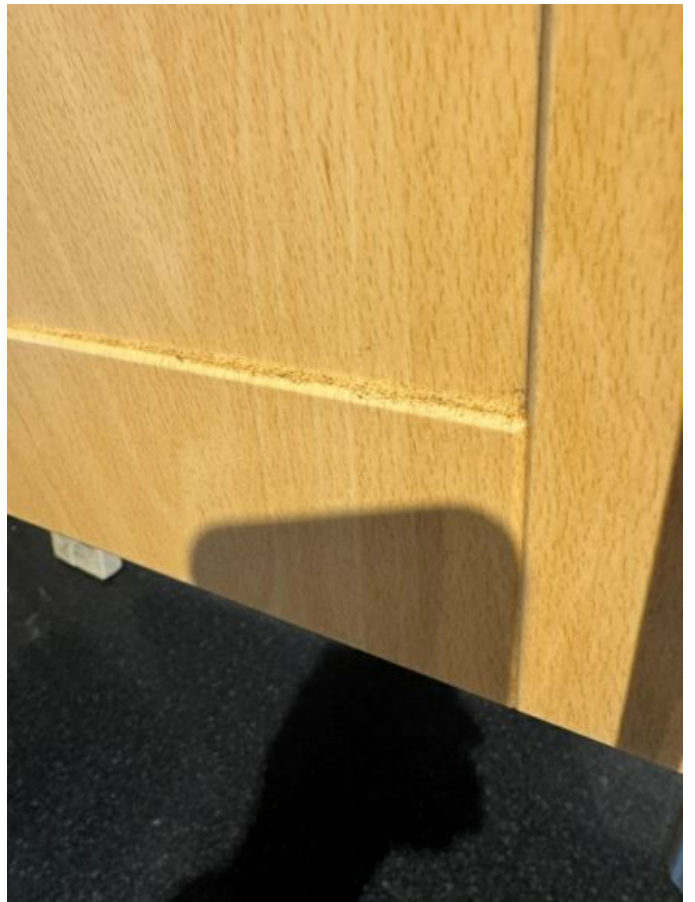


Image 71: KITCHEN



Image 72: KITCHEN



Image 73: KITCHEN



Image 74: KITCHEN



Image 75: KITCHEN





Image 76: KITCHEN



Image 77: KITCHEN



Image 78: KITCHEN



Image 79: KITCHEN





Image 80: KITCHEN



Image 81: KITCHEN



Image 82: KITCHEN



Image 83: KITCHEN



Image 84: KITCHEN



Image 85: KITCHEN



Image 86: KITCHEN



Image 87: KITCHEN





Image 88: KITCHEN



Image 89: KITCHEN



Image 90: KITCHEN



Image 91: KITCHEN

# BATHROOM

BATHROOM				
Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments	I
<b>DOOR</b>				
92	White painted wooden door with chrome handle		Door panel slightly dusty on both sides Requires Cleaning	C
<b>WINDOWS</b>				
93	Single glazed frosted window			
<b>CEILING</b>				
94	White painted ceiling		Cobwebs in corners around Bath area and toilet some spotted marks visible Requires Cleaning	C
<b>LIGHTS</b>				
95	Ceiling mounted metal light fitting with bulb			
<b>WALLS</b>				
96	White painted walls		Surface of tiles slightly dirty in some areas parts of grout discoloured Requires Cleaning	C
97	White tiled walls with white grout			
<b>FLOOR</b>				
98	Grey tile effect lino floor with chrome threshold leading to hallway			
<b>HEATING</b>				
99	Wall mounted chrome heated towel			
<b>FRAMES</b>				
100	White painted wooden door frame			
101	White painted wooden skirting			
102	White painted wooden window			
103	White tiled ledge			
<b>ELECTRICS</b>				
104	Ceiling mounted pull cord light switch			
105	Pull cord isolation switch			
106	Wall mounted extractor fan			



**BATHROOM**

<b>Ref</b>	<b>Description</b>	<b>Condition</b> (in good/clean condition unless otherwise stated)	<b>Checkout Comments</b>	<b>I</b>
<b>BATH/SHOWER</b>				
107	White plastic Bath with chrome handles inside, chrome drainage waste plug with chrome hot and cold taps, wall mounted hot and cold mixer with chrome shower hose leading to chrome showerhead and wall mounted chrome adjustable fixture with wall mounted white plastic shower curtain rail and white plastic shower curtain attached		Bathtub side panel dusty tarnishing and limescale and shower fixtures on Bath tap fixtures, shower curtain replaced with similar patterned shower curtain Requires Cleaning	C
<b>SINK</b>				
108	White ceramic sink basin with chrome drainage waste plug and chrome hot and cold tap		Sink unit slightly grimy to touch visible dirty marks and limescale on fixtures Requires Cleaning	C
<b>TOILET</b>				
109	White ceramic cistern with matching pan, white plastic toilet seat and toilet lid with chrome pushbutton flush	Marks within	Toilet unit dirty around cistern and back of toilet along base of toilet Requires Cleaning	C
<b>MISCELLANEOUS</b>				
110	Wall mounted round mirror			
111	Wall mounted square mirror			
112	Wall mounted chrome toilet paper holder			
113	Wall chrome coat hanger with hooks			



Image 92: BATHROOM



Image 93: BATHROOM



Image 94: BATHROOM



Image 95: BATHROOM



Image 96: BATHROOM



Image 97: BATHROOM



Image 98: BATHROOM



Image 99: BATHROOM



Image 100: BATHROOM

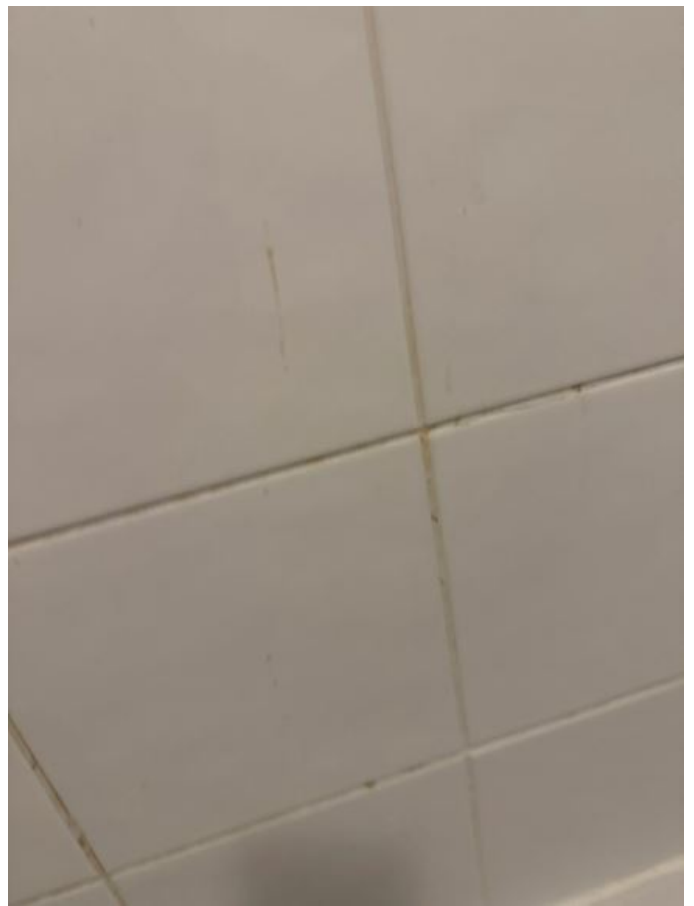


Image 101: BATHROOM



Image 102: BATHROOM



Image 103: BATHROOM





Image 104: BATHROOM



Image 105: BATHROOM



Image 106: BATHROOM



Image 107: BATHROOM





Image 108: BATHROOM



Image 109: BATHROOM



Image 110: BATHROOM



Image 111: BATHROOM



Image 112: BATHROOM



Image 113: BATHROOM



Image 114: BATHROOM



Image 115: BATHROOM



Image 116: BATHROOM



Image 117: BATHROOM



Image 118: BATHROOM



Image 119: BATHROOM



# CLEANING SUMMARY

The items below need cleaning.

## HALLWAY

Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments
<b>DOOR</b>			
1	White painted wooden front door with chrome letter box and locks		Marks on inside door panel along edge Requires Cleaning
<b>FRAMES</b>			
7	White painted wooden skirting		Some chipped to skirting board and slightly dusty Requires Cleaning

## BEDROOM TWO

Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments
<b>DOORS</b>			
27	White painted wooden door with chrome handles		Black Mark centre of door panel external side panel dusty to corners on inside Requires Cleaning
<b>FLOOR</b>			
33	Grey wooden floorboards		Cobwebs in some corners Requires Cleaning

## LIVING ROOM

Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments
<b>DOOR</b>			
42	White painted wooden door with chrome handles		Part of door panel slightly dusty corners Requires Cleaning
<b>WINDOWS</b>			
43	Double glazed windows with plastic handles and locks		Cobwebs around window Requires Cleaning
<b>WALLS</b>			
47	White painted walls		Some patchy marks on walls some cobwebs in corners Requires Cleaning
<b>FRAMES</b>			



Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments
52	White painted wooden skirting		Defect to skirting board/casing left side below radiator discolouration elsewhere and slightly dusty Requires Cleaning

## KITCHEN

Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments
<b>DOOR</b>			
59	White painted wooden door with chrome handles		Part of door panel slightly dusty on inside Requires Cleaning
<b>WALLS</b>			
65	White tiled walls with white grout	Grouting discoloured	Slightly smeary on tile surface some grubby marks Requires Cleaning
<b>FRAMES</b>			
68	White painted wooden skirting		Parts of skirting board dusty Requires Cleaning
<b>KITCHEN UNITS</b>			
75	Brown wooden effect laminate kitchen units with matching kick boards, metal strip handles with grey patterned laminate worktop with rolled edges		Dusty on some cupboard doors in corners of panel door, minor marks inside on shelving Requires Cleaning
<b>SINK</b>			
85	Stainless steel sink basin with chrome drainage waste plug and chrome hot and cold mixer tap with chrome drainage waste board to left hand side		Tarnishing to sink unit some limescale beaded chain disconnected from sink unit Requires Cleaning
<b>HOB</b>			
86	Chrome integral electric hob with four hob	Hob rings rusty	Hob tarnished black Mark surrounding burners tarnishing on controls Requires Cleaning
<b>EXTRACTOR HOOD</b>			
87	Wall mounted chrome extractor hood with filter and bulb with switches on face		Filters greasy on extractor unit slightly sticky Requires Cleaning
<b>OVEN</b>			
88	Chrome integral oven with glass door and metal handle with metal trays and baking tray		Handles/controls tarnished front of cooker greasy inside around trim of door and along rack shelving and grill pan Requires Cleaning

Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments
<b>WASHING MACHINE</b>			
89	White plastic washing machine with plastic soap tray, glass door and plastic rim		Soap tray grubby and controls dusty on washing machine rubber sill dirty Requires Cleaning
<b>FRIDGE/FREEZER</b>			
90	Plastic fridge with three plastic trays on inside face of door, three glass shelves with plastic drawers and three plastic drawers inside freezer		Fridge and freezer not defrosted grubby marks on front of doors around handles smeary on glass shelves inside fridge water residue and dirty inside freezer drawers food remains inside Requires Cleaning

## BATHROOM

Ref	Description	Condition (in good/clean condition unless otherwise stated)	Checkout Comments
<b>DOOR</b>			
92	White painted wooden door with chrome handle		Door panel slightly dusty on both sides Requires Cleaning
<b>CEILING</b>			
94	White painted ceiling		Cobwebs in corners around Bath area and toilet some spotted marks visible Requires Cleaning
<b>WALLS</b>			
96	White painted walls		Surface of tiles slightly dirty in some areas parts of grout discoloured Requires Cleaning
<b>BATH/SHOWER</b>			
107	White plastic Bath with chrome handles inside, chrome drainage waste plug with chrome hot and cold taps, wall mounted hot and cold mixer with chrome shower hose leading to chrome showerhead and wall mounted chrome adjustable fixture with wall mounted white plastic shower curtain rail and white plastic shower curtain attached		Bathtub side panel dusty tarnishing and limescale and shower fixtures on Bath tap fixtures, shower curtain replaced with similar patterned shower curtain Requires Cleaning
<b>SINK</b>			
108	White ceramic sink basin with chrome drainage waste plug and chrome hot and cold tap		Sink unit slightly grimy to touch visible dirty marks and limescale on fixtures Requires Cleaning
<b>TOILET</b>			

<b>Ref</b>	<b>Description</b>	<b>Condition</b> (in good/clean condition unless otherwise stated)	<b>Checkout Comments</b>
109	White ceramic cistern with matching pan, white plastic toilet seat and toilet lid with chrome pushbutton flush	Marks within	Toilet unit dirty around cistern and back of toilet along base of toilet Requires Cleaning