



Inventory-Portal Ltd

supplying professional inventory and property services throughout the UK

CHECK-OUT REPORT

Prepared on behalf of

Good-Letts Ltd

**The Office
Main Street
Nice Town
TN1 1AA**



Property address:

**63 Acacia Avenue
Training Town
Kent
TN3 7AB**

Carried out on
8th September 2011

By **Steve Bull, MRICS**



Accredited MEMBER
Licensed Inventory Scheme

This schedule is subject to the landlord's final instructions on damage costing and replacement items.

All photographs included in the report were taken at the time the check out was undertaken.

Property Summary	In order for the property to be re-let, the following items are outstanding:	
	Cleaning	Yes
	Gardening	Yes
	Removal of tenant's personal items	No
	Removal of external bagged rubbish	No
	Strong odours detected	No

Service	Serial Number	Readings
Electric	S07318273	11854
Gas	632096	2051
Water	07MU012864	290

Good Lets, The Office, Main Street, Nice Town, TN1 1AA

with reference to:

63 Acacia Avenue, Training Town, Kent TN3 7AB

The following are the dilapidations that have occurred at the above property during the tenancy of: **Miss Tenant**

From: **28th September 2010**

Until: **8th September 2011**

This report is prepared without prejudice to the accuracy of the inventory at said date: **8th September 2010**

It is acknowledged that the terms of the Tenancy Agreement may override recommendations made.

General conditions

The report has been prepared in accordance with the instructions received from the instructing party and is intended to be used only for the purposes of a residential letting. No obligation or duty of care is owed to any other person or persons or for any other purpose.

The report does not constitute a survey or valuation nor must it be construed or regarded as such.

The report is intended to provide a fair and accurate record of the general decorative condition of the property, its general cleanliness and the condition of the contents at the property on the day of the inspection, including bathroom and kitchen fittings and appliances. Areas of the property which are not easily accessible are specifically excluded, including items in lofts, locked rooms and cellars. Heavy furniture and fittings have not been moved during the course of preparing this report.

The report should not be construed or used as an accurate description of any item and in the main general descriptive terms will be used. The person compiling the report is not a surveyor, or an expert on fabrics, materials or antiques. Where a report is completed with a landlord or tenant residing in the property, the inspection may be restricted and responsibility for any discrepancy in items reported can not be accepted.

Specific process and purpose of the Check-Out Report.

The Tenant has a duty of care to return the property at the end of a tenancy in the same condition, "fair wear and tear" excepted, as that (as recorded on the signed Inventory) at the start of their tenancy

Changes in condition over the duration of the tenancy 'from normal use' may be considered by the Landlord as 'fair wear and tear' and where required, rectified at the landlord's expense as part of his periodic maintenance and redecoration.

Changes that are 'beyond normal use' may be subject to a claim for the cost of cleaning, repair or redecoration works to reinstate the original condition, at the Tenant's expense.

Changes are identified by comparing the condition shown in the Ingoing Inventory (signed by the Tenant at Check-in) against the actual condition recorded by the Inventory Clerk in the Check-Out Report.

These reports are supplied as evidence to the Dispute Resolution Service in the event of a Tenancy Deposit Scheme referral.

KEY to Condition Ratings used in the Check-Out Report

1 = Improved. Improvements have occurred to this element over the period of the tenancy. Mentioned for Landlord and Agent. Permission may have been required for these changes and without permission reinstatement at Tenant's cost may be requested.

2 = Fair Wear and Tear. Changes to the condition of this element have occurred over the period of the tenancy, which are judged by the inventory provider to be "**from normal use**" and therefore consistent with "Fair Wear and Tear").

3 = Beyond Fair Wear and Tear. Changes to the condition of this element have occurred over the period of the tenancy, which are judged by the inventory provider to be "**beyond normal use**" and therefore judged to be "Beyond Fair Wear & Tear").

m = Maintenance. This item is mentioned as in need of normal, maintenance attention by the Landlord.

i = Information only This item is mentioned for the Landlord's attention.

Safety Matters and Appliances

Reference to the services and appliances are for reference purpose only and does not imply that they are working, are fit for purpose or in a safe condition. None of the electrical or gas appliances, circuits, lights or similar devices have been tested.

Relevant furnishings which have the appropriate label indicating compliance with the Furniture & Furnishings (Fire) (Safety) Regulations 1988 as amended, will where possible be noted in the report. However, it is the responsibility of the landlord to ensure that relevant items comply, and this report must not be interpreted as confirming that the regulations have been complied with or that the furnishings are compliant.

Smoke detectors where fitted have not been tested

External Front	Condition/Cleaning Required	
Elevation	Front sills still dusty	i
Garden	Still mossy between slabs	i
Door	Still lightly grubby	i
	Weatherboard still lightly dusty	i
	Bell not working	m
External Rear	Condition/Cleaning Required	
Back Door	Frames still dusty	i
Garden	Grass still has weeds and is patchy	i
	Grass medium length, seasonally wet	i
Shed	Floor still dirty and muddy	i
	1 black cable loose to interior	m

Kitchen	Condition/Cleaning Required	
Window	Left wall recess scuffed & scratched, beyond normal use	3
	Sill scuffed in 2 places beyond normal use	3
	Sill very dusty beyond normal use	3
Blind	Some slats buckled and jointing beads broken where have become brittle, from external factors	2
Walls	Grubby to low level & spot stained, beyond normal use	3
	Scuffed & greasy around hob, beyond normal use	3
Floor	8 additional cuts in vinyl, beyond normal use	3
Kitchen Units	Cupboards all grubby beyond normal use	3
	Cutlery tray grubby, some cutlery left behind	3
Sink	Stained and scratched beyond normal use	3
Cooker Hood	Light not working	m
	Filters greasy, beyond normal use	3
Hob	Rings lightly tarnished from normal use	2
	Grease Smeared beyond normal use	3

Cloakroom	Condition/Cleaning Required	
Door	1 slight scuff outside and 1 inside from normal use	2
Walls	1 dark stain over boxed skirting, beyond normal use	3
Floor	Very grubby, beyond normal use	3
Work Surface	1 green stain, beyond normal use	3
Misc	Mirror grubby, beyond normal use	3

Lounge	Condition/Cleaning Required	
Door	Very dusty to edges beyond normal use	3
Patio Door	Grubby, beyond normal use	3
Blind	Blue and red pen stains, beyond normal use	3
	Grubby to low levels, beyond normal use	3

Ceiling	1 gouge and cobwebbed beyond normal use	3
Lights	Shade cracked, beyond normal use	3
Walls	Some low level scuffs, consistent with normal use	2
	Red and blue pen marks, beyond normal use	3
Floor	Spot marks and stains to carpet beyond normal use	3
Radiator	Grubby spot stains, beyond normal use	3

Stairs and Landing	Condition/Cleaning Required	
Walls	Some scuffs, consistent with normal use	2
Floor	White stain by bedroom 1, beyond normal use	3
Built-in Cupboard	1 chip inside bottom door, beyond normal use	2

Bedroom 1	Condition/Cleaning Required	
Door	Dusty to edges, beyond normal use	3
	Marked to both sides low level, beyond normal use	3
Window	Black spot mould to corners from normal use	2
Blind	Dusty beyond normal use	3
Ceiling	1 scuff to centre, beyond normal use	3
Walls	Some over painted scuffs, beyond normal use	3
	4 pin holes beyond normal use	3
	1 dent to back wall, beyond normal use	3
Radiator	2 small scuffs, consistent with normal use	2

Bathroom	Condition/Cleaning Required	
Door	Dusty to edges, beyond normal use	
	1 small chip to inside, consistent with normal use	2
Walls	2 screw holes, beyond normal use	
	Towel ring holder detached, beyond normal use	3
Floor	2 white spot stains, beyond normal use	3
Basin	Plug hole lime scaled, beyond normal use	3
Bath	Taps lime scaled to base, beyond normal use	3
	Minor black spot mould to sealant	2
	Shower curtain minor mould stains from normal use	2
Misc	Mirror smeared beyond normal use	3

Bedroom 2	Condition/Cleaning Required	
Door	Grubby and dusty to edges beyond normal use	3
Window	Sill lightly mouldy from normal use	2

		
Kitchen blinds	Kitchen wall spot stained	Kitchen floor damaged vinyl

		
Kitchen floor vinyl cuts	Kitchen floor damage	Kitchen floor damage

		
Kitchen cutlery still remaining	Kitchen window recess scuffed	Cloakroom door

		
Cloakroom door scuffed	Cloakroom door scuffed	Cloakroom wall stained

		
Cloakroom work surface green stain	Lounge curtains pen marks	Lounge wall scuff

