

# CHECK OUT REPORT



2 Fairways, Dyke Road

Check Out Sample

INSPECTED BY: Inger Sanders  
DATE OF INSPECTION: 04/09/2018

INSPECTED BY: Inger Sanders  
DATE OF INSPECTION: 7th November 2018  
PREPARED BY: Lemon Inventories  
PREPARED FOR: Lemon Lettings  
TENANT: Mr James Smith

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## 2 Fairways, Dyke Road

## Check Out Sample

### INSPECTION INFORMATION

|                |  |
|----------------|--|
| Inspected By   | Inger Sanders                          |
| Model          | 3 Bed With Shower Room And Separate WC |
| Status         | Vacant                                 |
| Part Furnished | Yes                                    |

### INSPECTION INFORMATION

|              |  |
|--------------|--|
| Inspected By | Inger Sanders                          |
| Model        | 3 Bed with shower room and separate WC |
| Status       | Vacant                                 |

## 2 Fairways, Dyke Road

## Check Out Sample

### SCHEDULE OF CONDITION

#### Smoke Alarms

Smoke and Carbon Monoxide Alarm fitted and working throughout property.

#### General Cleaning

Property needs further cleaning in kitchen and bathroom/WC

#### Decorative Condition

Walls are quite Scuffed and stained throughout.

#### Flooring

Carpet in good condition. Fraying in places. Some stains in lounge.

#### Glazing

All window frames are of the old aluminium single glazed type. They are showing their age throughout, however work fine.

#### Kitchen

Kitchen will need a domestic clean throughout. Oven dirty. washing machine, fridges and hob good and clean.

#### Lighting

Works fine throughout the property.

### SCHEDULE OF CONDITION

#### Smoke Alarms

Smoke alarm heard working. Carbon monoxide alarm not heard working at check out.

#### General Cleaning

Property needs further cleaning throughout, particularly skirting boards, doors and carpets.

#### Decorative Condition

There are marks and chips, beyond fair wear and tear in places, as specified in this report.

#### Flooring

Carpets need attention in most rooms. They are stained, dusty and need to be cleaned, where specified

#### Glazing

No changes

#### Kitchen

No changes, apart from some further cleaning

#### Lighting

No changes

## 2 Fairways, Dyke Road

## Check Out Sample

### METERS

#### Gas



Serial #: 5563789S  
 Reading One: 2597  
 Note: No original observation

### METERS

#### Gas



Serial #: 5563789S  
 Reading One: 2597  
 Note: This is a sample check-out - same photos used as at Inventory.

### Electric



Serial #: Z13QA39184  
 Reading One: 08004  
 Location:

### Electric



Serial #: Z13QA39184  
 Reading One: 08004  
 Location:

## 2 Fairways, Dyke Road

## Check Out Sample

Built in cupboard in hallway, inside property

Note: No original observation

Built in cupboard in hallway, inside property

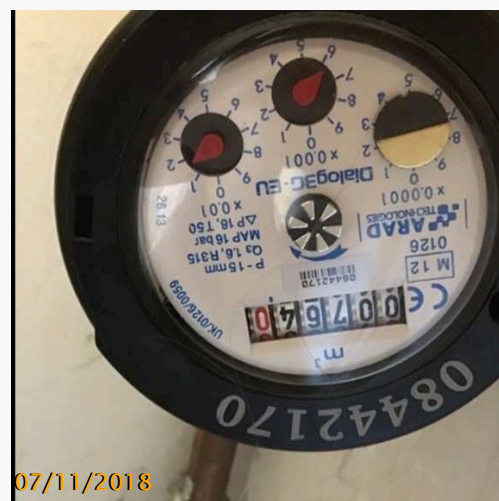
Note:  
This is a sample check-out - same photos used as at Inventory.

### Water



Serial #: 08442170  
Reading One: 00764  
Note: No original observation

### Water



Serial #: 08442170  
Reading One: 00764  
Note:  
This is a sample check-out - same photos used as at Inventory.

### SPACES

#### Lounge

### SPACES

#### Lounge

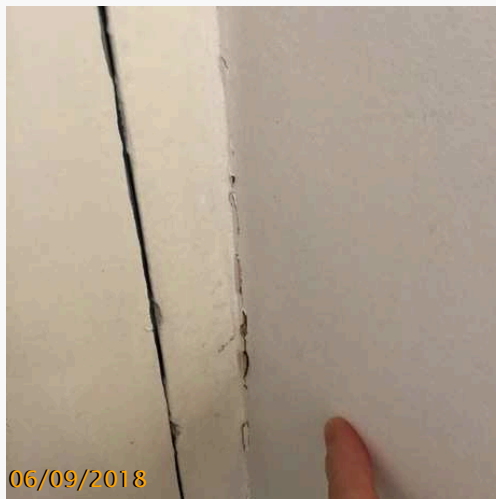
## 2 Fairways, Dyke Road

## Check Out Sample

### Lounge - Door

|           |      |
|-----------|------|
| Flush Fit | Used |
| Wooden    |      |

Painted blue at exterior, white at interior. Round fixed frosted glass pane inset at top. Dark brass letterbox, Yale lock, Chubb lock with cover, adhesive number 2, slightly scratched at exterior.
   
 Interior has no letter box cover.
   
 1 brass security chain with attachment. Slightly marked and chipped around lock.
   
 Paint cracking slightly where door frame meets the wall.



### Lounge - Door

|           |      |
|-----------|------|
| Flush Fit | Used |
| Wooden    |      |

No changes



## 2 Fairways, Dyke Road

## Check Out Sample

### Lounge - Window

Aluminium    Used  
 Framed Multi  
 Panelled

Frame painted white. 4 openings. Lever handles, no locks.  
 Paint flaking throughout to a lesser extent.  
 Sill has some minor cracks,  
 1 canvas type blind, clean. Working. Cord not compliant-made into a loop.



### Lounge - Window

Aluminium    Used  
 Framed Multi  
 Panelled

No changes



**2 Fairways, Dyke Road**

**Check Out Sample**

**Lounge - Window (continued)**



**Lounge - Ceiling**

Painted With    Used  
 Coving

White.  
 Hairline crack by entrance across to hallway.



**Lounge - Ceiling**

Painted With    Used  
 Coving

No changes

## 2 Fairways, Dyke Road

## Check Out Sample

### Lounge - Floor

Fitted Carpet Used

Light beige.  
 Worn and slightly stained throughout. Particularly by  
 entrance and outside kitchen.  
 Carpet fraying by entrance to kitchen, no threshold.



### Lounge - Floor

Fitted Carpet Used

Carpet has slightly more fraying, consistent with normal  
 wear and tear. Otherwise no changes

2 Fairways, Dyke Road

Check Out Sample

Lounge - Floor (continued)



**2 Fairways, Dyke Road**

**Check Out Sample**

**Lounge - Skirting**

White painted Used  
wood

Slightly marked, cracked and chipped throughout.



**Lounge - Skirting**

White painted Used  
wood

No changes

## 2 Fairways, Dyke Road

## Check Out Sample


### Lounge - Walls

Painted      Used

White.  
 Scuffed and marks by entrance door.  
 Picture ghosting over chimney breast.  
 Stress crack behind sofa, hairline thin.  
 Fingermarks to hall entrance



### Lounge - Walls

Painted      Used            Decorator

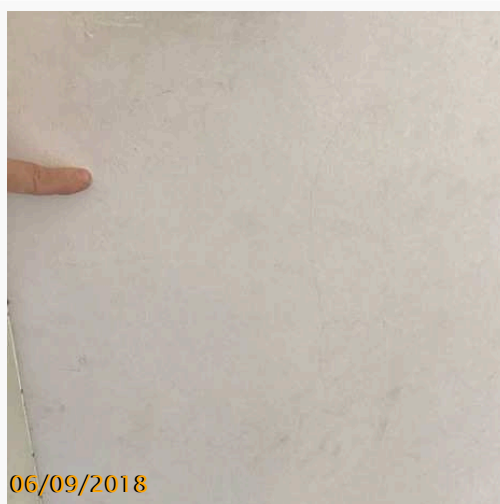
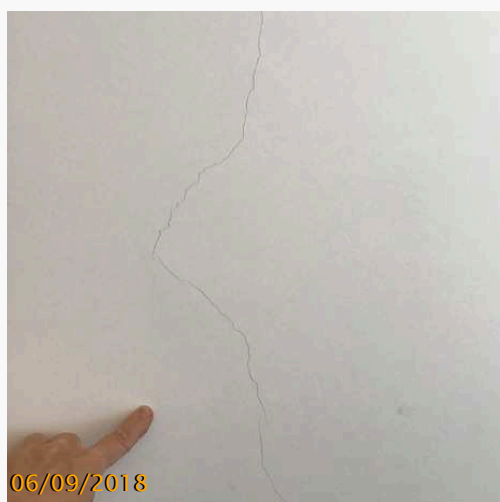
Large chip to LHS by entrance door. Otherwise no changes  
 Chip needs repairing at tenant's cost.



2 Fairways, Dyke Road

Check Out Sample

Lounge - Walls (continued)





## 2 Fairways, Dyke Road

## Check Out Sample

### Lounge - Radiator

Single Panel   Used  
Wall Mounted

Slight scuffs upper LHS.

### Lounge - Lights, Switches And Sockets

Used

2 ceiling mounted pendant with bulb and round shades in beige. Both working.

4 wall mounted down lights, multi coloured shades, all working.

- 1 single light switch
- 1 double light switch
- 1 socket with 6 switches
- 1 intercom phone
- 3 TV points
- 1 Telephone point
- 4 double plug sockets
- 1 blank socket

### Lounge - Radiator

Single Panel   Used  
Wall Mounted

No changes

### Lounge - Lights, Switches And Sockets

Used

No changes



## 2 Fairways, Dyke Road

## Check Out Sample

### Lounge - General Layout

| Fireplace | Used |
|-----------|------|
|-----------|------|

White surround, brown tile sides and heath, black recess.  
 Not open for use.  
 Surround chipped on RHS  
 Tiles in hearth cracked.  
 Built in cupboards, high and low. Housing water meter, a  
 rolled up,rug, a shelf and a clothes rail. Wall crack marks  
 inside.  
 No handles on doors.



### Lounge - General Layout

| Fireplace | Used |
|-----------|------|
|-----------|------|

No changes

2 Fairways, Dyke Road

Check Out Sample

Lounge - General Layout (continued)

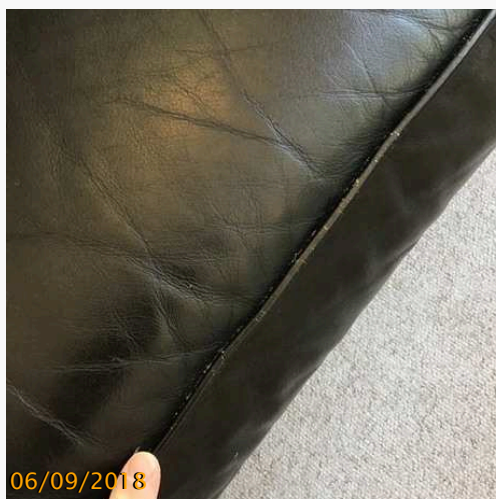


## 2 Fairways, Dyke Road

## Check Out Sample

### Lounge - Lounge Furniture

1 two seater faux leather sofa, black. slightly worn at edges. Good condition  
 1 coffee table, white wood with shelf under. On chrome wheels and chrome legs.  
 Slightly worn and marked on top,  
 1 TV table on wheels in dark wood, 1 shelf under. Worn and scratched. Housing a TV, GOODMANS chrome coloured with 2 remote controls.  
 Freestanding storage unit with multiple compartments/shelves, white wood. Minor marks in places!  
 1 blue decorative vase, in fireplace recess.  
 1 round clock above fireplace. Black surround.



### Lounge - Lounge Furniture

|  | Items |
|--|-------|
|--|-------|

Blue vase not seen. Needs to be replaced by tenant.  
 Otherwise no changes

2 Fairways, Dyke Road

Check Out Sample

Lounge - Lounge Furniture (continued)



## 2 Fairways, Dyke Road

## Check Out Sample

### Lounge - Smoke Detector/Alarm

1 On Mains, New  
 1 On Battery

Smoke alarm heard working.



### Lounge - Smoke Detector/Alarm

1 On Mains, New  
 1 On Battery

Heard working

### Kitchen

### Kitchen

### Kitchen

## 2 Fairways, Dyke Road

## Check Out Sample

### Kitchen - Door

Wood Framed Worn  
Patio Door  
With Frosted  
Glass Panels

Painted white.  
Fixed frosted glass pane inset at top.  
Security chain and attachment.  
1 upper handle seems to be missing  
White Knob Handle, white, with Chubb lock mid level.  
Knob loose and tarnished.  
Large sliding bolt at bottom.  
Door is showing its age and is slightly grubby.



### Kitchen - Door

Wood Framed Worn  
Patio Door  
With Frosted  
Glass Panels

No changes

2 Fairways, Dyke Road

Check Out Sample

Kitchen - Door (continued)





## 2 Fairways, Dyke Road

## Check Out Sample

### Kitchen - Window

Aluminium    Used  
 Framed Multi  
 Panelled

Painted white.  
 3 openings, 2 lever handles, 1 slide handle, no locks.  
 Glass is semi covered in protective plastic stuck on,  
 which is discoloured and peeling in places. Window is  
 aged and marked.



### Kitchen - Window

Aluminium    Used  
 Framed Multi  
 Panelled

Plastic protector film on window shows heavier peeling,  
 consistent with normal wear and tear.

## 2 Fairways, Dyke Road

## Check Out Sample

### Kitchen - Ceiling

Artex With Used  
Coving

Painted white  
Good

### Kitchen - Ceiling

Artex With Used  
Coving

No changes

## 2 Fairways, Dyke Road

## Check Out Sample

### Kitchen - Floor

| Tiled | Used |
|-------|------|
|-------|------|

Blue mix colour.  
 3 tiles are cracked near entrance.  
 Floor grubby and debris.  
 Entrance missing a threshold, fraying carpet coming into kitchen.



### Kitchen - Floor

| Tiled | Used |
|-------|------|
|-------|------|

No changes

2 Fairways, Dyke Road

Check Out Sample

Kitchen - Floor (continued)





## 2 Fairways, Dyke Road

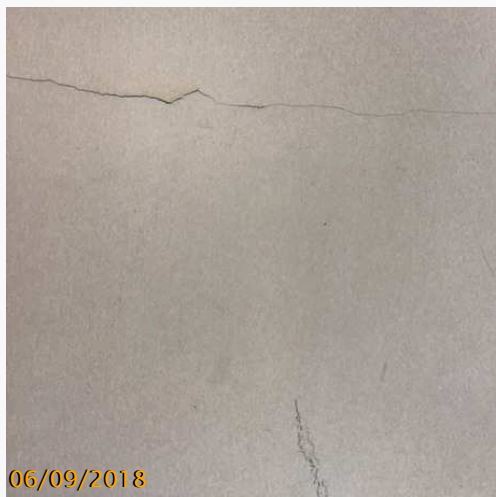
## Check Out Sample

### Kitchen - Walls

Paint And  
Tiled

Used

White paint, white tiles with a black and white decorative inlay.  
 Painted areas cracking slightly throughout.  
 Tiles are slightly greasy to touch, but in good condition.



### Kitchen - Walls

Paint And  
Tiled

Used



Cleaners

Tiles very greasy to touch and grubby. Needs a clean.  
 Grouting stained and discoloured above sink. Needs a  
 grout clean, tenant's expense



## 2 Fairways, Dyke Road

## Check Out Sample

### Kitchen - Lights Fittings & Fixtures

Used

Light: ceiling mounted holder with bulb, working  
 1 single light switch  
 5 double plug sockets  
 2. Mains switches  
 2 single plug sockets

### Kitchen - Shelving

Wall Mounted Used  
 Wood

5 slim shelves. Slightly worn and marked.  
 Wired plastic white shelf unit, 3 shelves, by hob. Greasy to touch. Discoloured.



### Kitchen - Lights Fittings & Fixtures

Used

No changes

### Kitchen - Shelving

Wall Mounted Used  
 Wood

No changes

## 2 Fairways, Dyke Road

## Check Out Sample

### Kitchen - Extractor Fan

White with Used  
Glass Rim

Lights working, heard working, greasy to touch.



### Kitchen - Extractor Fan

White with Used  
Glass Rim

No changes


### Kitchen - Hob

4 Ring Gas Used  
Hob With 2  
Cast Iron Pot  
Stands

White ceramic. 4 control buttons, 1 igniter. Good and clean.



### Kitchen - Hob

4 Ring Gas Used  Cleaners  
Hob With 2  
Cast Iron Pot  
Stands

Slightly greasy to touch, otherwise no changes. Needs a light clean, tenant's expense.



## 2 Fairways, Dyke Road

## Check Out Sample

### Kitchen - Oven

Delonghi      Used

White exterior. Brass handle, greasy and tarnished. Interior, 2 wired shelves. Built up burnt on carbon throughout. Door interior very grubby and dirty.



### Kitchen - Oven

Delonghi      Used

No changes

2 Fairways, Dyke Road

Check Out Sample

Kitchen - Oven (continued)



## 2 Fairways, Dyke Road

## Check Out Sample

### Kitchen - Sink Unit

Stainless      Used  
 Steel

1 bowl, drainer, mix chrome tap, rubber plug no chain.  
 Water marked and used but clean.  
 Tap run clear.



### Kitchen - Sink Unit

Stainless      Used  
 Steel

No changes

## 2 Fairways, Dyke Road

## Check Out Sample


### Kitchen - Work Tops

Laminate      Used

Good condition, slightly grubby to touch. A small burn mark LHS of hob. Otherwise good!



### Kitchen - Work Tops

Laminate      Used            Cleaners

Very grubby and greasy to touch. Needs a clean, tenant's expense.

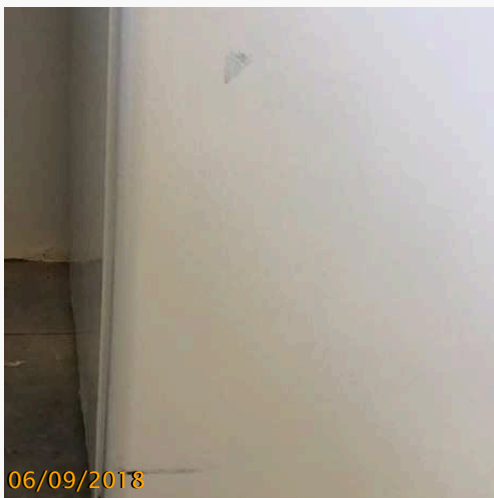
## 2 Fairways, Dyke Road

## Check Out Sample

### Kitchen - Fridge/Freezer

Freestanding Used  
Fridge

2 with freezer compartment. 2 glass shelves. 1 veg drawer, 2 plastic door drawers. Good and clean. LHS fridge exterior has a couple of marks.



### Kitchen - Fridge/Freezer

Freestanding Used  
Fridge

Both fridges are grubby with food residue. Need cleaning.





**2 Fairways, Dyke Road**

**Check Out Sample**

**Kitchen - Fridge/Freezer (continued)**



## 2 Fairways, Dyke Road

## Check Out Sample


### Kitchen - Washing Machine

BOSH New

White. Appears brand new.



### Kitchen - Washing Machine

BOSH New  Cleaners

Soap residue in soap dispenser. Grubby and dusty to exterior. Needs a clean, tenant's cost.





## 2 Fairways, Dyke Road

## Check Out Sample

### Kitchen - Tumble Dryer

HOTPOINT Worn

Grey. Grubby to exterior. Very dusty to interior  
Rubber seal grubby.



### Kitchen - Tumble Dryer

HOTPOINT Worn

No changes

Kitchen - Tumble Dryer (continued)



## 2 Fairways, Dyke Road

## Check Out Sample

### Kitchen - Range Of Base And Wall Units

Panelled      Worn  
 Wood With  
 Knob  
 Handles

Painted white. 2 top door are of multiple glass panes insets.  
 Interior is aged and marked, edges are chipped, backs are discoloured in places.  
 At exterior, veneer is coming off glass door. Chips to drawer unit. Grubby to touch.  
 Bottom drawer very hard and stiff to open.



### Kitchen - Range Of Base And Wall Units

Panelled      Worn  
 Wood With  
 Knob  
 Handles

Bottom drawer does not open at all. It was faulty at the start of tenancy. Otherwise no changes.

2 Fairways, Dyke Road

Check Out Sample

Kitchen - Range Of Base And Wall Units (continued)



## 2 Fairways, Dyke Road

## Check Out Sample

### Kitchen - Boiler

Worcester      Used

Housed in corner top unit.

### Kitchen - Safety

Carbon      New  
Monoxide  
Alarm


Tested and heard working.

### Kitchen - Boiler

Worcester      Used

No change in condition

### Kitchen - Safety

Carbon      New            General  
Monoxide      Contractor  
Alarm

Not heard working. Needs a new battery, tenant's cost.

## Bedroom 1

## Bedroom 1


### Bedroom 1 - Door

Flush Fit      Used  
Wood

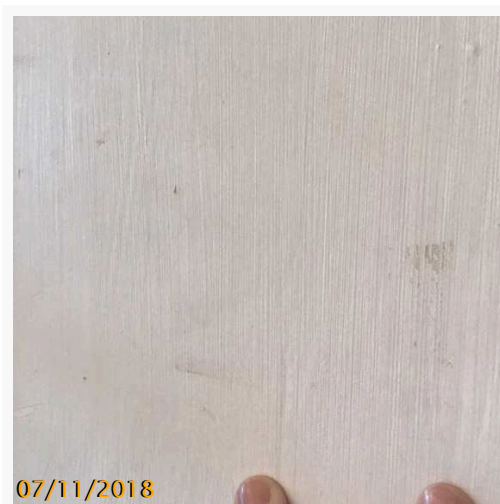
Painted white with brass lever handles. Chubb lock.  
Faint marks at bottom. Otherwise good and clean.  
Chips to top of frame, probably from hook overhang.



### Bedroom 1 - Door

Flush Fit      Used            Cleaners  
Wood

Grubby marks throughout at exterior. Needs a clean, tenant's cost.



## 2 Fairways, Dyke Road

## Check Out Sample

### Bedroom 1 - Window

Aluminium Worn  
 Framed Multi  
 Panelled

Painted white  
 7 openings.  
 5 chrome lever handles,  
 3 sliding chrome over handles, no locks.  
 Windows are chipped and marked; showing their age,  
 but working.  
 2 canvas type blinds. Working. Cords not compliant.



### Bedroom 1 - Window

Aluminium Worn  
 Framed Multi  
 Panelled

No changes



**2 Fairways, Dyke Road**

**Check Out Sample**

**Bedroom 1 - Window (continued)**



**Bedroom 1 - Ceiling**

Painted With    Used  
 Coving

White, good

**Bedroom 1 - Ceiling**

Painted With    Used  
 Coving

No changes

## 2 Fairways, Dyke Road

## Check Out Sample

### Bedroom 1 - Floor

Fitted Carpet Used

Light beige  
Slightly dusty but in good condition.

### Bedroom 1 - Floor

Fitted Carpet Used



Cleaners

Debris and discoloured. Grubby stains in several places.  
Needs a clean, tenant's cost.



## 2 Fairways, Dyke Road

## Check Out Sample

### Bedroom 1 - Skirting

White painted Used  
wood

White. Some small cracks and marks throughout due to age.

### Bedroom 1 - Skirting

White painted Used  
wood



Cleaners

Dusty and grubby. Needs cleaning, tenant's cost



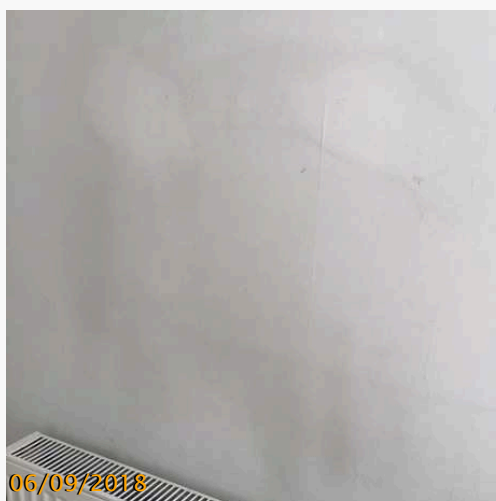
## 2 Fairways, Dyke Road

## Check Out Sample


### Bedroom 1 - Walls

Painted      Used

White, with vent.  
 Quite marked and discoloured round window and above radiator. Small hairline cracks above bed.  
 Marks and small impact dent RHS of wardrobe.



### Bedroom 1 - Walls

Painted      Used            Decorator

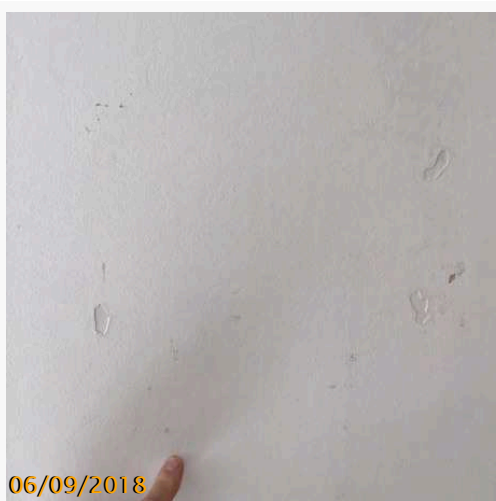
Wall above bed ruined by blue tack stains. Needs repainting, tenant to pay part of redecorating cost



2 Fairways, Dyke Road

Check Out Sample

Bedroom 1 - Walls (continued)



## 2 Fairways, Dyke Road

## Check Out Sample

### Bedroom 1 - Radiator

Single Panel   Used  
Wall Mounted

Slightly marked, lower end

### Bedroom 1 - Lights Fitting and Fixtures

Used

Light: ceiling mounted pendant with bulb and hat shaped shade in white and red. Working.

- 1 single light switch, brass.
- 5 double plug sockets, white
- 1 Telephone point, brass
- 1 TV point, white

### Bedroom 1 - Radiator

Single Panel   Used  
Wall Mounted

No changes

### Bedroom 1 - Lights Fitting and Fixtures

Used



Cleaners

Shade dusty. Otherwise no changes. Shade needs a clean, tenant's cost

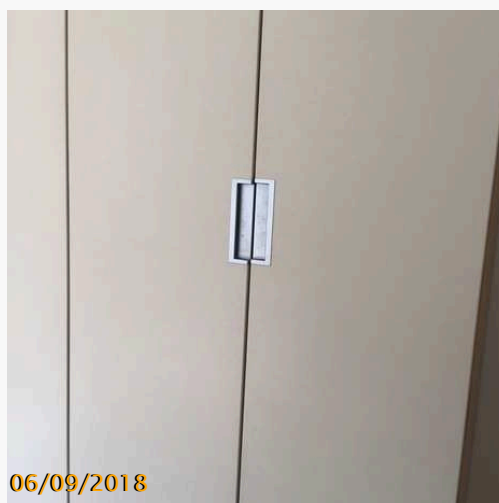


**2 Fairways, Dyke Road**

**Check Out Sample**

**Bedroom 1 - Fitted Wardrobes**

2 double, 1 single. Cream doors with chrome pull handles.  
 All housing a shelf and a clothes rail. In very good condition.



**Bedroom 1 - Fitted Wardrobes**

Door exteriors grubby and fingermarks. Interior, no changes.



## 2 Fairways, Dyke Road

## Check Out Sample

### Bedroom 1 - Furniture

Used

King size bed wood frame with slatted base. Frame green and wood. Scratched to back leg.  
 King size mattress, label seen. Mattress slightly stained throughout.  
 1 wooden bedside table with 3 drawers. Top marked.  
 Drawers good.  
 Large wooden ornaments housed on top of wardrobes, to high up to be examined.



### Bedroom 1 - Furniture

Used



Items

Wooden ornaments not seen. Need to be replaced by tenant.  
 Otherwise no changes.

2 Fairways, Dyke Road

Check Out Sample

Bedroom 1 - Furniture (continued)



**2 Fairways, Dyke Road**

**Check Out Sample**

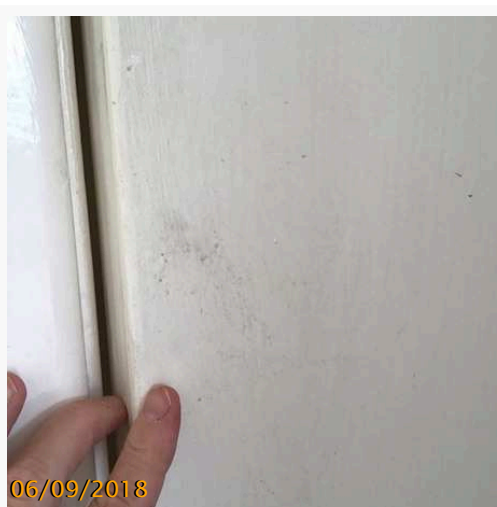
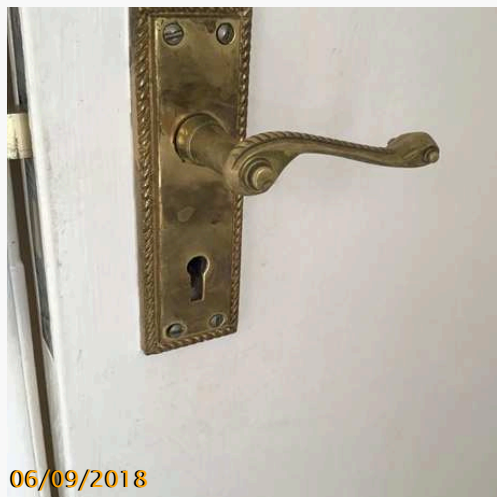
**Seperate WC**

**Seperate WC**


**Seperate WC - Doors**

Flush Fit      Used  
 Wood With  
 Chrome  
 Lever Handle

Handles tarnished, Chubb lock and key. Slight mark at exterior.  
 Fixed frosted glass panel above door.



**Seperate WC - Doors**

Flush Fit      Used            Cleaners  
 Wood With  
 Chrome  
 Lever Handle

Door grubby interior and exterior. Needs a clean, tenant's cost



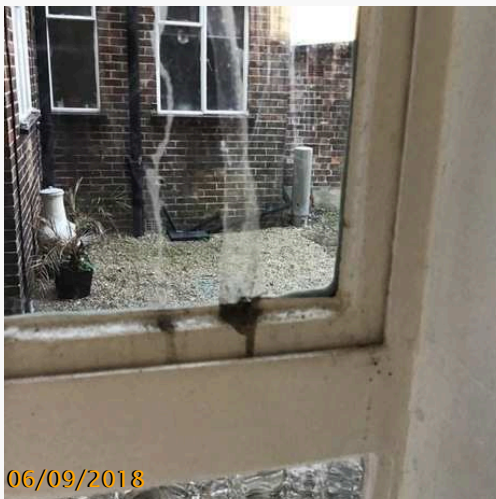
## 2 Fairways, Dyke Road

## Check Out Sample

### Seperate WC - Windows

Aluminum Worn

Painted white.  
 Paint is flaking,  
 1 lever handle and 1 lock mechanism.  
 Sill dusty.  
 Beige Venetian blind, dusty. Working. Cords not compliant.



### Seperate WC - Windows

Aluminum Worn

No changes



**2 Fairways, Dyke Road**

**Check Out Sample**

**Seperate WC - Windows (continued)**



**Seperate WC - Ceiling**

Painted With    Used  
 Coving

White, good.  
 Fan in ceiling. Dusty.



**Seperate WC - Ceiling**

Painted With    Used  
 Coving

No changes



## 2 Fairways, Dyke Road

## Check Out Sample

### Seperate WC - Floors

Fitted Carpet Used

Light beige  
Slight stain end of radiator, otherwise good condition.



### Seperate WC - Floors

Fitted Carpet Used



Cleaners

Discolouration and heavily stained. Dusty and debris.  
Needs a clean, tenant's cost



## 2 Fairways, Dyke Road

## Check Out Sample

### Seperate WC - Walls

Paint And  
Tiled

Used

Paint white. Tiles light beige marble effect with a decorative flower insert.  
Hairline crack above toilet, walls slightly dusty, otherwise fine.  
Tiles grubby to touch. Grouting has been replaces behind tap.



### Seperate WC - Walls

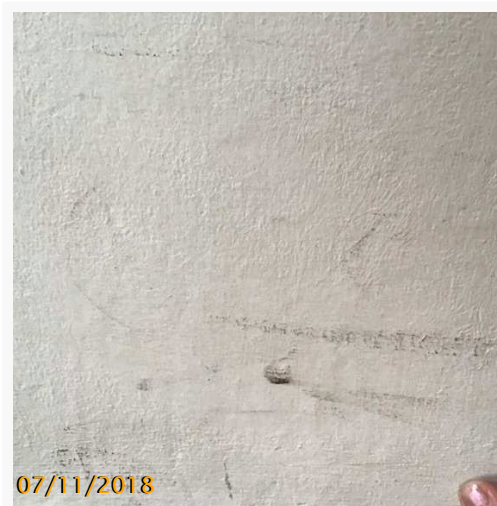
Paint And  
Tiled

Used



Decorator

Several dark marks to painted wall, beyond fair wear and tear.  
Wall needs repainting, tenant to contribute part of cost for repainting wall.



## 2 Fairways, Dyke Road

## Check Out Sample

### Seperate WC - Radiator

Single Panel   Used  
 Wall Mounted

RHS cap missing. Small marks in places, overall good.



### Seperate WC - Lights Fittings & Fixtures

Used

Light: ceiling mounted pendant with bulb, working.  
 1 single light switch  
 Electric fan works with light switch

### Seperate WC - Radiator

Single Panel   Used  
 Wall Mounted

No changes

### Seperate WC - Lights Fittings & Fixtures

Used

No changes

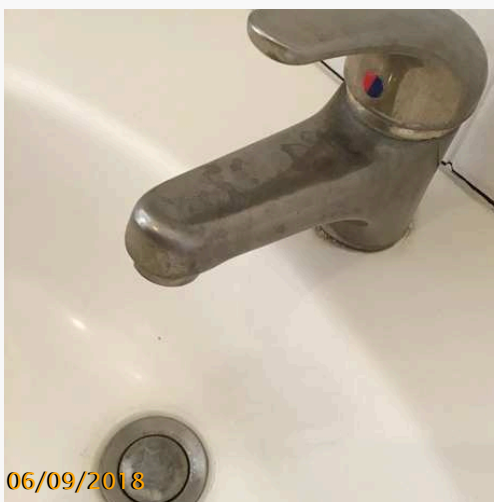
## 2 Fairways, Dyke Road

## Check Out Sample


### Seperate WC - Hand Basin

White      Used  
 Ceramic  
 Mounted On  
 Vanity Unit  
 With 2 Doors

Chrome mixer tap, water run clear. Tap and plug tarnished.  
 Plug pop up mechanism does not seem to work.  
 Sealant has perished round basin. Clean



### Seperate WC - Hand Basin

White      Used            Cleaners  
 Ceramic  
 Mounted On  
 Vanity Unit  
 With 2 Doors

Slightly grubby to bowl. Otherwise no changes. Needs a light clean, tenant's cost

2 Fairways, Dyke Road

Check Out Sample

Seperate WC - Hand Basin (continued)





## 2 Fairways, Dyke Road

## Check Out Sample

### Seperate WC - Toilet

White      Used  
 Ceramic WC  
 And Cistern  
 With Plastic  
 Seat And Lid

Discolouration inside bowl.  
 Toilet grubby at edges  
 Flushed, but not very powerful.  
 A shower is fixed on side of toilet, not tested.



### Seperate WC - Toilet

White      Used  
 Ceramic WC  
 And Cistern  
 With Plastic  
 Seat And Lid

No changes



## 2 Fairways, Dyke Road

## Check Out Sample

### Seperate WC - Toilet Brush And Holder

| Plastic | Used |
|---------|------|
|---------|------|

White

---

### Seperate WC - Items

| Used |
|------|
|------|

Wall mounted towel ring in brass. Tarnished.  
 1 mirror cabinet with 2 doors, 1 bottom shelf, housing a glass shelf. Good condition.



### Hallway

---

### Seperate WC - Toilet Brush And Holder

| Plastic | Used |
|---------|------|
|---------|------|

No change in condition

---

### Seperate WC - Items

| Used |
|------|
|------|

No changes

---

### Hallway

---

## 2 Fairways, Dyke Road

## Check Out Sample

### Hallway - Doors

Frosted Glass Used  
Panelled

Painted white. Brass lever handles. Neither is actually closing the door. Lock return is missing.  
Slightly marked throughout.  
2 chips at exterior frame.  
Glass and frame slightly grubby and dusty.



### Hallway - Ceiling

Painted With Used  
Coving

White, good

### Hallway - Doors

Frosted Glass Used  
Panelled

No changes

### Hallway - Ceiling

Painted With Used  
Coving

No changes

## 2 Fairways, Dyke Road

## Check Out Sample

### Hallway - Floors

Fitted Carpet Used

Light beige. Good condition.

### Hallway - Skirting

Wood Painted Used

White. Faint marks in places

### Hallway - Floors

Fitted Carpet Used



Cleaners

Dusty and slight debris throughout. Needs hoovering, tenant's cost. Otherwise no changes

### Hallway - Skirting

Wood Painted Used



Cleaners

Dusty and grubby. Needs a clean, tenant's cost



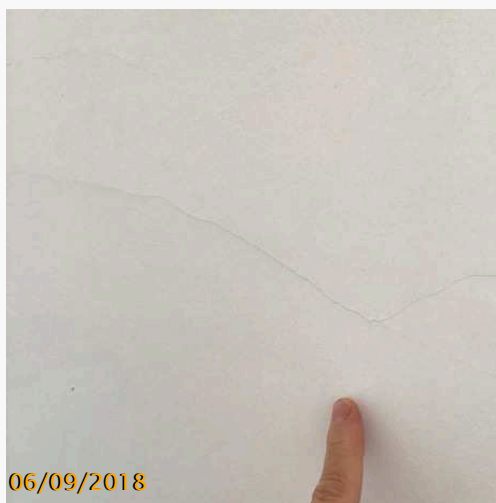
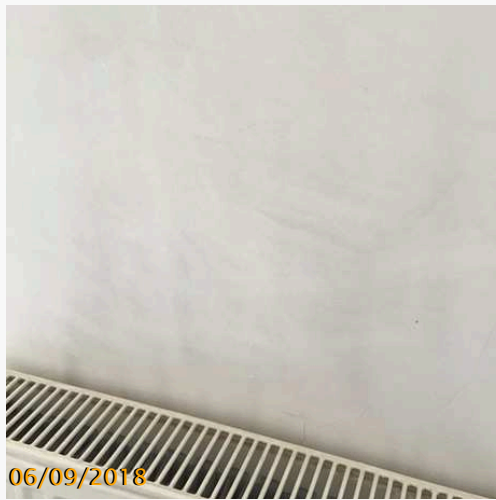
## 2 Fairways, Dyke Road

## Check Out Sample

### Hallway - Walls

| Painted | Used |
|---------|------|
|---------|------|

White.  
 Discolouration and hairline cracks above radiator.  
 Discolouration round light switch.  
 Finger marks between build in cupboards



### Hallway - Walls

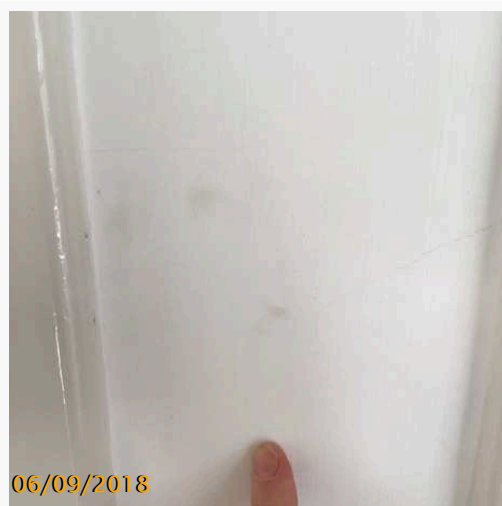
| Painted | Used |
|---------|------|
|---------|------|

Slight scuff marks in places, consistent with normal wear and tear. Otherwise no changes

2 Fairways, Dyke Road

Check Out Sample

Hallway - Walls (continued)



**2 Fairways, Dyke Road**

**Check Out Sample**

**Hallway - Radiator**

Single Panel   Used  
Wall Mounted

Slight marks in places.



**Hallway - Radiator**

Single Panel   Used  
Wall Mounted

No changes



## 2 Fairways, Dyke Road

## Check Out Sample

### Hallway - Lights Fittings & Fixtures

Used

Lights: ceiling mounted pendant with bulb and round shade in yellow, seen working.  
 Wall mounted down light with multi coloured glass shade, seen working.  
 2 single light switch, 1 very slim and grubby.  
 1 single plug socket  
 1 fusebox ( in cupboard)  
 1 electric meter ( in cupboard)  
 1 thermostat, aged and full of old sticker marks.



### Hallway - Lights Fittings & Fixtures

Used



Cleaners

Shade dusty. Needs a clean, tenant's cost.  
 Otherwise no changes

## 2 Fairways, Dyke Road

## Check Out Sample

### Hallway - Layout

Built In High    Used  
 And Low  
 Cupboard

Two. Painted cream. No door handles.  
 Top ones empty  
 LHS housing 2 wooden shelves, 1 chrome clothes rack  
 2 brass hooks  
 Electric meter and fusebox.  
 RHS Housing 2 wooden shelves.  
 Doors don't stay closed properly  
 Slight marks in places, overall good.



### Hallway - Layout

Built In High    Used  
 And Low  
 Cupboard

No changes

2 Fairways, Dyke Road

Check Out Sample

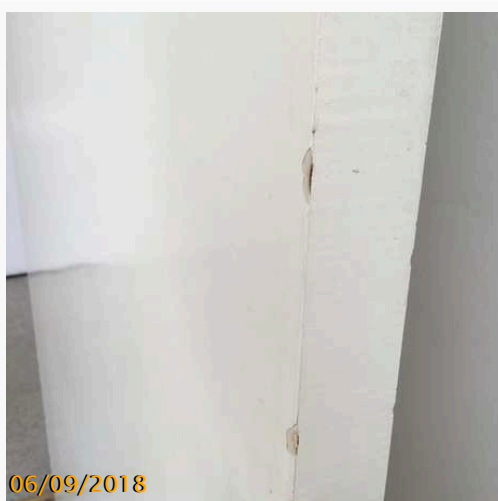
Bedroom 2

Bedroom 2

Bedroom 2 - Door

|           |      |
|-----------|------|
| Flush Fit | Used |
| Wood      |      |

Painted white with brass lever handles. Chubb lock.  
Marks and chips at leading edge.



Bedroom 2 - Door

|           |      |
|-----------|------|
| Flush Fit | Used |
| Wood      |      |

No changes

## 2 Fairways, Dyke Road

## Check Out Sample

### Bedroom 2 - Window

Aluminium Worn  
 Framed Multi  
 Panelled

Painted white  
 2 openings.  
 1 chrome lever handles,  
 1 sliding chrome over handles, no locks.  
 Windows are chipped and marked; showing their age,  
 but working.  
 Glass smeared.  
 Canvas type blind. Working. Cord not compliant, made  
 into a loop.



### Bedroom 2 - Window

Aluminium Worn  
 Framed Multi  
 Panelled

No changes

**2 Fairways, Dyke Road**

**Check Out Sample**

**Bedroom 2 - Ceiling**

Painted With Used  
Coving

White  
Small mark next to light.



**Bedroom 2 - Ceiling**

Painted With Used  
Coving

No changes

## 2 Fairways, Dyke Road

## Check Out Sample

### Bedroom 2 - Walls

| Painted | Used |
|---------|------|
|---------|------|

White, with vent.  
 Crack by socket at back wall.  
 Blur tack stains.  
 More stains RHS wall  
 Fainter stains on LHS wall



### Bedroom 2 - Walls

| Painted | Used |
|---------|------|
|---------|------|

No changes



**2 Fairways, Dyke Road**

**Check Out Sample**

**Bedroom 2 - Walls (continued)**



**Bedroom 2 - Skirting**

White painted Used  
wood

White. Some small cracks and marks throughout due to age.

**Bedroom 2 - Skirting**

White painted Used  
wood

No changes

## 2 Fairways, Dyke Road

## Check Out Sample

### Bedroom 2 - Floor

Fitted Carpet Used

Light beige  
in good condition.


### Bedroom 2 - Radiator

Single Panel Used  
Wall Mounted

RHS cap missing. Otherwise good and clean.




### Bedroom 2 - Floor

Fitted Carpet Used  Cleaners

Debris and dusty. Needs hoovering, tenant's cost.  
Otherwise no changes

### Bedroom 2 - Radiator

Single Panel Used  Cleaners  
Wall Mounted

Dusty and grubby. Needs a clean, tenant's cost.



## 2 Fairways, Dyke Road

## Check Out Sample

### Bedroom 2 - Lights Fitting and Fixtures

Used

Light: ceiling mounted pendant with bulb and round white shade. Working.

1 single light switch, white

2 double plug sockets, white

Open hole with wires.



### Bedroom 2 - Furniture

Used

King size bed wood frame with slatted base. Frame green and wood. Scratched to back leg.

King size mattress, label seen. Mattress slightly stained throughout.

1 wooden bedside table with 3 drawers. Top marked. Drawers good.

Large wooden ornaments housed on top of wardrobes, to high up to be examined.

### Bedroom 3

### Bedroom 2 - Lights Fitting and Fixtures

Used



Cleaners

Shade dusty. Needs a light clean, tenant's cost

### Bedroom 2 - Furniture

Used

No changes

### Bedroom 3

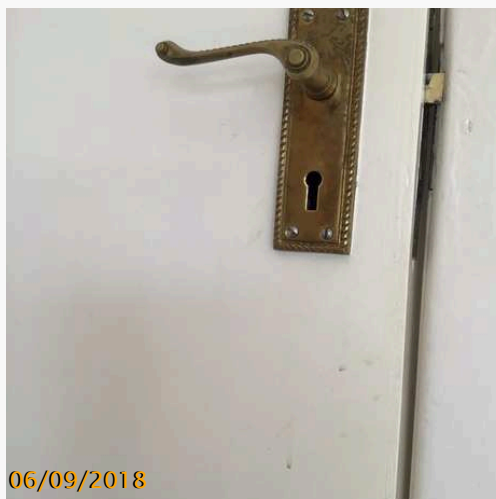
## 2 Fairways, Dyke Road

## Check Out Sample

### Bedroom 3 - Door

Flush Fit      Used  
 Wood

Painted white with brass lever handles. Chubb lock.  
 Handle tarnished.  
 Faint marks round handles, Otherwise good.



### Bedroom 3 - Door

Flush Fit      Used            Decorator  
 Wood

Excessive flaking of paint, upper edge of door, at  
 interior. Possibly caused by exposure to moisture such  
 as wet towels/laundry hung over top of door, tenant to  
 pay part of redecoration of door.



## 2 Fairways, Dyke Road

## Check Out Sample

### Bedroom 3 - Window

Aluminium Worn  
 Framed Multi  
 Panelled

Painted white  
 2 openings.  
 2 chrome lever handles,  
 2 sliding chrome over handles, no locks.  
 Windows are chipped and marked; showing their age,  
 but working.  
 canvas type blind. Working. Cords not compliant.



### Bedroom 3 - Window

Aluminium Worn  
 Framed Multi  
 Panelled

No changes

**2 Fairways, Dyke Road**

**Check Out Sample**

**Bedroom 3 - Window (continued)**



**Bedroom 3 - Ceiling**

Painted With    Used  
 Coving

White, good

**Bedroom 3 - Ceiling**

Painted With    Used  
 Coving

No changes



## 2 Fairways, Dyke Road

## Check Out Sample

### Bedroom 3 - Floor

Fitted Carpet Used

Light beige  
Discolouration to back wall edge, Otherwise in good condition.




### Bedroom 3 - Skirting

White painted Used  
wood

White. Some small cracks and marks throughout due to age.

### Bedroom 3 - Floor

Fitted Carpet Used  Cleaners

Carpet in need of hoovering, debris throughout, tenant's cost.  
Otherwise no changes

### Bedroom 3 - Skirting

White painted Used  
wood

No changes

## 2 Fairways, Dyke Road

## Check Out Sample

### Bedroom 3 - Walls

| Painted | Used |
|---------|------|
|---------|------|

White,  
 Paint bubbling and is discoloured at back wall corner.  
 Cracks where wall meets the skirting, same wall.  
 Marks above window, probably from old fitting.



### Bedroom 3 - Walls

| Painted | Used |
|---------|------|
|---------|------|

Slight scuff marks at mid level throughout, consistent with normal wear and tear. Otherwise no changes.

**2 Fairways, Dyke Road**

**Check Out Sample**

**Bedroom 3 - Walls (continued)**



**Bedroom 3 - Radiator**

Single Panel   Used  
Wall Mounted

Slightly marked, lower end.,RHS cap missing.



**Bedroom 3 - Radiator**

Single Panel   Used      Cleaners  
Wall Mounted

Dusty. Needs cleaning, tenant's cost

## 2 Fairways, Dyke Road

## Check Out Sample

### Bedroom 3 - Lights Fitting and Fixtures

Used

Light: ceiling mounted pendant with bulb and round shade. Working.

- 1 single light switch, white
- 2 double plug sockets, white
- 1 TV point, white

### Bedroom 3 - Fitted Wardrobes

2 double, 1 with fixed glass inlay. Cream doors with chrome pull handles.  
All housing a shelf and a clothes rail. 1 housing an empty cardboard box. In very good condition.

### Bedroom 3 - Furniture

Used

1 single bed in wood frame, slatted base. 1 single mattress, clean. Label seen.

### Bedroom 3 - Lights Fitting and Fixtures

Used

No changes

### Bedroom 3 - Fitted Wardrobes



Cleaners

Doors have grubby marks to exterior. Needs a clean, tenant's cost. Otherwise no changes

### Bedroom 3 - Furniture

Used



Cleaners

Mattress stained in several places. Stains need to be cleaned off/removed, tenant's cost



## PRESENT AT INSPECTION

Present at this Inspection



Inventory Clerk: Inger Sanders

## PRESENT AT INSPECTION

Signature



Inventory Clerk: Inger Sanders

## DECLARATION

Whilst every care has been taken to ensure the accuracy of this schedule, accuracy cannot be guaranteed by the preparer.

The Landlord and the Tenant(s) are reminded that it is their responsibility to check the accuracy of this schedule and are advised to sign it in confirmation.

This inventory relates only to the furniture, furnishings and all Landlord's equipment and contents in the property. It is no guarantee of, or report on, the adequacy of, or safety of any such equipment or contents, merely a record that such items exist in the property at the date of the inventory and the superficial content of same.

This is to certify that we the undersigned have carefully checked the foregoing inventory and subject to the marginal notes, consider this to be a fair and correct schedule of condition of the contents therein.

The tenant/landlord has 7 days from receipt of this inventory to notify the agent/landlord/inventory company of any discrepancies.

Signature:

Title \_\_\_\_\_

Signature \_\_\_\_\_

Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature:

Title \_\_\_\_\_

Signature \_\_\_\_\_

Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature:

Title \_\_\_\_\_

Signature \_\_\_\_\_

Print Name \_\_\_\_\_

Date \_\_\_\_\_



## 2 Fairways, Dyke Road

## Check Out Sample

### FLAGGED ADDENDUM

#### - Walls


Painted      Used

White.  
 Scuffed and marks by entrance door.  
 Picture ghosting over chimney breast.  
 Stress crack behind sofa, hairline thin.  
 Fingermarks to hall entrance



### FLAGGED ADDENDUM

#### - Walls

Painted      Used            Decorator

Large chip to LHS by entrance door. Otherwise no changes  
 Chip needs repairing at tenant's cost.



2 Fairways, Dyke Road

Check Out Sample

Lounge: Walls (continued)



## 2 Fairways, Dyke Road

## Check Out Sample

### - Lounge Furniture

1 two seater faux leather sofa, black. slightly worn at edges. Good condition  
 1 coffee table, white wood with shelf under. On chrome wheels and chrome legs.  
 Slightly worn and marked on top,  
 1 TV table on wheels in dark wood, 1 shelf under. Worn and scratched. Housing a TV, GOODMANS chrome coloured with 2 remote controls.  
 Freestanding storage unit with multiple compartments/shelves, white wood. Minor marks in places!  
 1 blue decorative vase, in fireplace recess.  
 1 round clock above fireplace. Black surround.



### - Lounge Furniture

|  | Items |
|--|-------|
|--|-------|

Blue vase not seen. Needs to be replaced by tenant.  
 Otherwise no changes

2 Fairways, Dyke Road

Check Out Sample

Lounge: Lounge Furniture (continued)



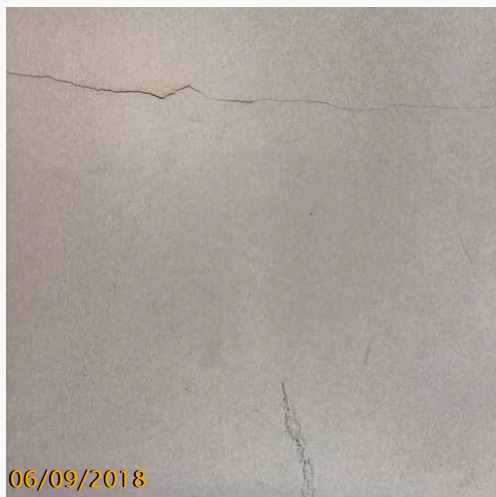
## 2 Fairways, Dyke Road

## Check Out Sample

### - Walls

Paint And  
 Tiled

White paint, white tiles with a black and white decorative inlay.  
 Painted areas cracking slightly throughout.  
 Tiles are slightly greasy to touch, but in good condition.



### - Walls

Paint And  
 Tiled



**Cleaners**

Tiles very greasy to touch and grubby. Needs a clean.  
 Grouting stained and discoloured above sink. Needs a  
 grout clean, tenant's expense



## 2 Fairways, Dyke Road

## Check Out Sample


### - Hob

4 Ring Gas    Used  
 Hob With 2  
 Cast Iron Pot  
 Stands

White ceramic. 4 control buttons, 1 igniter. Good and clean.



### - Hob

4 Ring Gas    Used        **Cleaners**  
 Hob With 2  
 Cast Iron Pot  
 Stands

Slightly greasy to touch, otherwise no changes. Needs a light clean, tenant's expense.



## 2 Fairways, Dyke Road

## Check Out Sample

### - Work Tops

Laminate      Used

Good condition, slightly grubby to touch. A small burn mark LHS of hob. Otherwise good!



### - Work Tops

Laminate      Used            **Cleaners**

Very grubby and greasy to touch. Needs a clean, tenant's expense.

## 2 Fairways, Dyke Road

## Check Out Sample


### - Washing Machine

BOSH New

White. Appears brand new.



### - Washing Machine

BOSH New  Cleaners

Soap residue in soap dispenser. Grubby and dusty to exterior. Needs a clean, tenant's cost.




### - Safety

Carbon New  
Monoxide  
Alarm

Tested and heard working.

### - Safety

Carbon New  General Contractor  
Monoxide  
Alarm

Not heard working. Needs a new battery, tenant's cost.

## 2 Fairways, Dyke Road

## Check Out Sample

### - Door

|           |      |
|-----------|------|
| Flush Fit | Used |
| Wood      |      |

Painted white with brass lever handles. Chubb lock.  
 Faint marks at bottom. Otherwise good and clean.  
 Chips to top of frame, probably from hook overhang.



### - Door

|           |      |   |          |
|-----------|------|---|----------|
| Flush Fit | Used |  | Cleaners |
| Wood      |      |   |          |

Grubby marks throughout at exterior. Needs a clean,  
 tenant's cost.



## 2 Fairways, Dyke Road

## Check Out Sample

### - Floor

Fitted Carpet Used

Light beige  
Slightly dusty but in good condition.

### - Floor

Fitted Carpet Used



**Cleaners**

Debris and discoloured. Grubby stains in several places.  
Needs a clean, tenant's cost.



## 2 Fairways, Dyke Road

## Check Out Sample

### - Skirting

White painted Used  
wood

White. Some small cracks and marks throughout due to age.

### - Skirting

White painted Used  
wood



**Cleaners**

Dusty and grubby. Needs cleaning, tenant's cost





## 2 Fairways, Dyke Road

## Check Out Sample


### - Walls

Painted      Used

White, with vent.  
 Quite marked and discoloured round window and above radiator. Small hairline cracks above bed.  
 Marks and small impact dent RHS of wardrobe.



### - Walls

Painted      Used            Decorator

Wall above bed ruined by blue tack stains. Needs repainting, tenant to pay part of redecorating cost

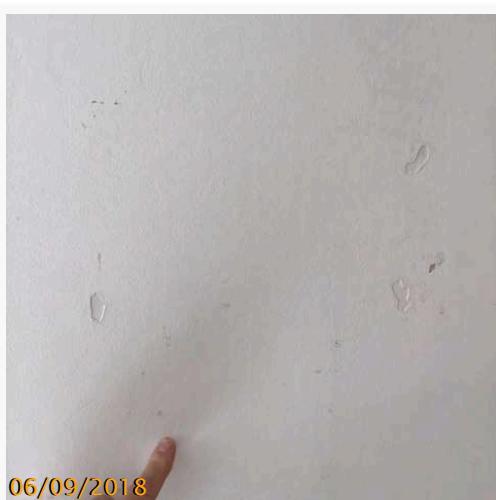




2 Fairways, Dyke Road

Check Out Sample

Bedroom 1: Walls (continued)



## 2 Fairways, Dyke Road

## Check Out Sample

### - Lights Fitting and Fixtures

Used

Light: ceiling mounted pendant with bulb and hat shaped shade in white and red. Working.

1 single light switch, brass.

5 double plug sockets, white

1 Telephone point, brass

1 TV point, white

### - Lights Fitting and Fixtures

Used



Cleaners

Shade dusty. Otherwise no changes. Shade needs a clean, tenant's cost

## 2 Fairways, Dyke Road

## Check Out Sample

### - Furniture

Used

King size bed wood frame with slatted base. Frame green and wood. Scratched to back leg.  
 King size mattress, label seen. Mattress slightly stained throughout.  
 1 wooden bedside table with 3 drawers. Top marked.  
 Drawers good.  
 Large wooden ornaments housed on top of wardrobes, to high up to be examined.



### - Furniture

Used



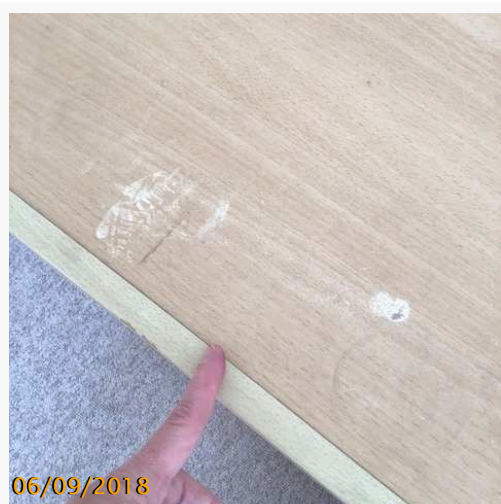
Items

Wooden ornaments not seen. Need to be replaced by tenant.  
 Otherwise no changes.

2 Fairways, Dyke Road

Check Out Sample

Bedroom 1: Furniture (continued)



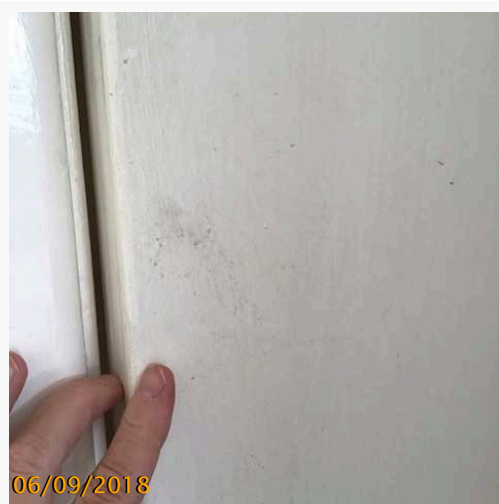
## 2 Fairways, Dyke Road

## Check Out Sample


### - Doors

Flush Fit      Used  
 Wood With  
 Chrome  
 Lever Handle

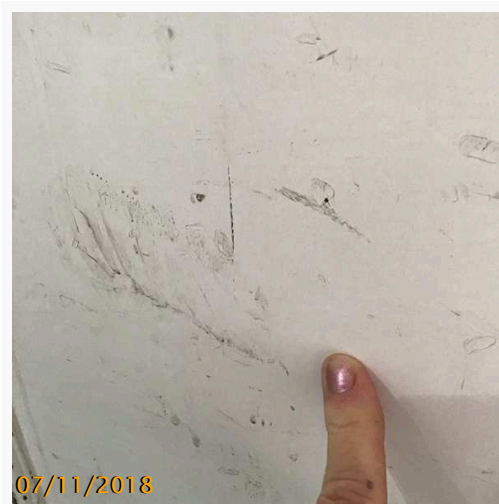
Handles tarnished, Chubb lock and key. Slight mark at exterior.  
 Fixed frosted glass panel above door.



### - Doors

Flush Fit      Used            **Cleaners**  
 Wood With  
 Chrome  
 Lever Handle

Door grubby interior and exterior. Needs a clean, tenant's cost





## 2 Fairways, Dyke Road

## Check Out Sample

### - Floors

Fitted Carpet Used

Light beige  
Slight stain end of radiator, otherwise good condition.



### - Floors

Fitted Carpet Used



Cleaners

Discolouration and heavily stained. Dusty and debris.  
Needs a clean, tenant's cost





## 2 Fairways, Dyke Road

## Check Out Sample

### - Walls

Paint And  
Tiled

Used

Paint white. Tiles light beige marble effect with a decorative flower insert.  
Hairline crack above toilet, walls slightly dusty, otherwise fine.  
Tiles grubby to touch. Grouting has been replaced behind tap.



### - Walls

Paint And  
Tiled

Used



Decorator

Several dark marks to painted wall, beyond fair wear and tear.  
Wall needs repainting, tenant to contribute part of cost for repainting wall.



## 2 Fairways, Dyke Road

## Check Out Sample


### - Hand Basin

White      Used  
 Ceramic  
 Mounted On  
 Vanity Unit  
 With 2 Doors

Chrome mixer tap, water run clear. Tap and plug tarnished.  
 Plug pop up mechanism does not seem to work.  
 Sealant has perished round basin. Clean



### - Hand Basin

White      Used            **Cleaners**  
 Ceramic  
 Mounted On  
 Vanity Unit  
 With 2 Doors

Slightly grubby to bowl. Otherwise no changes. Needs a light clean, tenant's cost

**2 Fairways, Dyke Road**

**Check Out Sample**

**Seperate WC: Hand Basin (continued)**



**- Floors**

Fitted Carpet Used

Light beige. Good condition.

**- Floors**

Fitted Carpet Used



**Cleaners**

Dusty and slight debris throughout. Needs hoovering, tenant's cost. Otherwise no changes

## 2 Fairways, Dyke Road

## Check Out Sample

### - Skirting

Wood Painted Used

White. Faint marks in places

### - Skirting

Wood Painted Used



**Cleaners**

Dusty and grubby. Needs a clean, tenant's cost



## 2 Fairways, Dyke Road

## Check Out Sample

### - Lights Fittings & Fixtures

Used

Lights: ceiling mounted pendant with bulb and round shade in yellow, seen working.  
 Wall mounted down light with multi coloured glass shade, seen working.  
 2 single light switch, 1 very slim and grubby.  
 1 single plug socket  
 1 fusebox ( in cupboard)  
 1 electric meter ( in cupboard)  
 1 thermostat, aged and full of old sticker marks.



### - Lights Fittings & Fixtures

Used



Cleaners

Shade dusty. Needs a clean, tenant's cost.  
 Otherwise no changes

## 2 Fairways, Dyke Road

## Check Out Sample

### - Floor

Fitted Carpet Used

Light beige  
in good condition.

### - Radiator

Single Panel Used  
Wall Mounted

RHS cap missing. Otherwise good and clean.



### - Floor

Fitted Carpet Used



Cleaners

Debris and dusty. Needs hoovering, tenant's cost.  
Otherwise no changes

### - Radiator

Single Panel Used  
Wall Mounted



Cleaners

Dusty and grubby. Needs a clean, tenant's cost.



2 Fairways, Dyke Road

Check Out Sample

- Lights Fitting and Fixtures

Used

Light: ceiling mounted pendant with bulb and round white shade. Working.

- 1 single light switch, white
- 2 double plug sockets, white
- Open hole with wires.



- Lights Fitting and Fixtures

Used



Cleaners

Shade dusty. Needs a light clean, tenant's cost



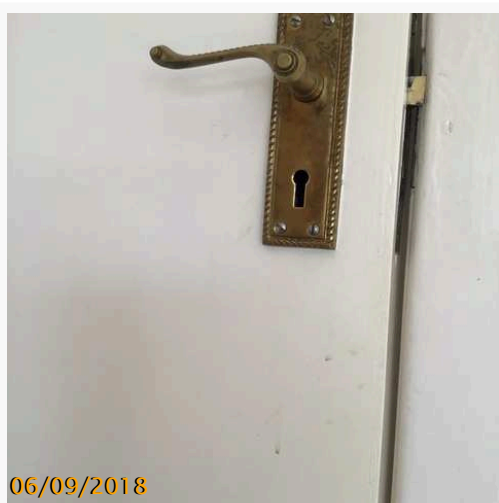
## 2 Fairways, Dyke Road

## Check Out Sample

### - Door

Flush Fit      Used  
 Wood

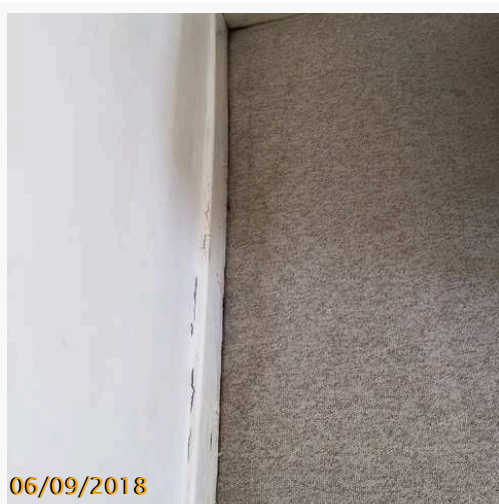
Painted white with brass lever handles. Chubb lock.  
 Handle tarnished.  
 Faint marks round handles, Otherwise good.



### - Floor

Fitted Carpet      Used

Light beige  
 Discolouration to back wall edge, Otherwise in good  
 condition.




### - Door

Flush Fit      Used            **Decorator**  
 Wood

Excessive flaking of paint, upper edge of door, at  
 interior. Possibly caused by exposure to moisture such  
 as wet towels/laundry hung over top of door, tenant to  
 pay part of redecoration of door.



### - Floor

Fitted Carpet      Used            **Cleaners**

Carpet in need of hoovering, debris throughout, tenant's  
 cost.  
 Otherwise no changes

## 2 Fairways, Dyke Road

## Check Out Sample

### - Radiator

Single Panel   Used  
Wall Mounted

Slightly marked, lower end.,RHS cap missing.



### - Fitted Wardrobes

2 double, 1 with fixed glass inlay. Cream doors with chrome pull handles.  
All housing a shelf and a clothes rail. 1 housing an empty cardboard box. In very good condition.

### - Radiator

Single Panel   Used  
Wall Mounted



**Cleaners**

Dusty. Needs cleaning, tenant's cost

### - Fitted Wardrobes



**Cleaners**

Doors have grubby marks to exterior. Needs a clean, tenant's cost. Otherwise no changes

## 2 Fairways, Dyke Road

## Check Out Sample

### - Furniture

Used

1 single bed in wood frame, slatted base. 1 single mattress, clean. Label seen.

### - Furniture

Used



Cleaners

Mattress stained in several places. Stains need to be cleaned off/removed, tenant's cost

