



CHECK OUT INSPECTION

FOR

PROPERTY ADDRESS

ON BEHALF OF

DATE

AGENT/LANDLORD

TEL:



DISCLAIMER

This Check Out inspection has been carried out referring to a copy of an inventory prepared by Comprehensive Inventories, dated 4th April 2013, this Check Out report highlights any changes from the Inventory only, any items not mentioned will be of the same condition of the ingoing Inventory

- ❖ The Check Out does not include any areas that are not accessible e.g. lofts, cellars, locked rooms, garages and sheds
- ❖ The working order of any appliances have not been checked, it is the responsibility of the tenant to report any faults to the Agent/Landlord
- ❖ Gas and Electricity meter readings will be taken as a matter of course, however if not noted on the inventory the Landlord or Tenant should make their own arrangements.
- ❖ The Inventory Clerk does not always take water meter readings due to difficulty in locating and identifying external water meters. In these circumstances the Tenant or Landlord/Agent should make their own arrangements for the Water Board to obtain a reading
- ❖ Please note that the underside of mattresses are not checked, unless stated otherwise. If beds are made up the pillows and duvets inside the covers will not be checked
- ❖ The condition of floor covering under heavy items cannot be guaranteed, as the movement of items of such nature will not be undertaken by the Inventory Clerk
- ❖ Please raise any comments or queries within 7 working days of this report being issued. If no comments are received it will be deemed that all parties accept the contents of this Check Out Report.

METER READINGS AND KEYS



SERVICES	LOCATION	SERIAL NO	READINGS
GAS	Outside front	2010:949233	04953
ELECTRICITY	Utility cupboard	D08C58680	16594
WATER	Pavement front of property	10-202558	00688

EVIDENCE OF PETS	Y/N	
EVIDENCE OF SMOKING	Y/N	

LIST OF KEYS	
Yale	
Chubb	
Garage	
Shed/Outbuilding	

Tenants forwarding address (if present)

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COMMENTS:

ENTRANCE HALL

- 4. Lights – minor cobwebs, 1 bulb not working
- 5. Walls – light scuffs / marks to mid and lower levels
- 6. Floor – minor indents
- 8. Skirting – light scuffs / marks

STUDY

- 18. Door – patchy to inside
- 24. Ceiling – liquid marks in window recess



- 25. Lights – shade dusty to top
- 26. Walls – furniture rubs opposite entry and to right wall, light marks to mid and low levels, liquid marks high level in window recess
- 30. Telephone socket – cover not attached



CLOAKROOM



- 39. Lights – 1 bulb not working

KITCHEN



KITCHEN (Continued)



55. Doorframe – scuffs to bottom
57. Window frame – light wipe required
59. Curtains – light wipe required
61. Curtain panels – spot marks
63. Lights – 2 bulbs not working
64. Walls – 10 raw plugs above radiator, red marks left of patio doors
65. Tiles – grouting discoloured behind hob
66. Floor – hairline crack to 1 tile by entry
80. Kitchen units – light wipe required to some door fronts
86. Single unit – chip to edge of bottom shelf
87. Bank of drawers – light marks to bases
90. Single unit – light marks to base
91. Sink unit – light scratches, tap slightly lime scaled to spout, drainer slightly lime scaled
92. Extractor hood – filter slightly sticky
95. Shelf – only 1 seen

UTILITY ROOM

101. Lights – 1 bulb not working
102. Walls – heavily scuffed left of entry to back door
104. Floor – wipe required
106. Skirting – light wipe required
116. Double unit – light marks to base

LIVING ROOM

132. Blinds – slightly dusty, light wipe required
137. Walls – 4 picture hooks, 4 pin holes by one, marks to right wall

LIVING ROOM (Continued)

150. Fireplace – blue ring marks to mantle



DINING ROOM

157. Ceiling – minor cobwebs

158. Lights – minor tear

160. Floor – minor red scuffs

STAIRS & LANDING

169. Walls – light marks / scuffs in stairwell

170. Floor – stain outside bedroom 2



BEDROOM 1

183. Blind – spot marks

187. Lights – dusty to top, very minor tears

188. Walls – sticky tape residue to right wall, 2 picture hooks

191. Skirting – light wipe required

BEDROOM 2

205. Curtain panels – not seen possible in airing cupboard

208. Walls – 2 worn patches right of window, 2 picture hooks

215. Built in wardrobe – grease type marks to wall

BATHROOM



220. Windowsill – grouting very slightly discoloured

BATHROOM (Continued)

- 225. Floor – light wipe required
- 228. Washbasin – slightly lime scaled around waste, tap slightly lime scaled to spout
- 229. W/C – 1 seat pad missing
- 230. Bath – flexi hose slightly lime scaled
- 231. Unit – slight residue to door front, light wipe required to shelves
- 235. Toilet roll holder – not attached properly
- 236. Toilet canister – not seen

BEDROOM 3

- 238. Door – minor yellow mark to outside high level
- 245. Curtain panel – not seen, possibly in airing cupboard
- 247. Lights – very minor tears to shade
- 248. Walls – 2 picture hooks
- 249. Floor – deeper scratches by window towards centre
- 251. Skirting – light wipe required

BEDROOM 4

- 262. Ceiling – minor cobwebs
- 263. Lights – several tears to shade
- 264. Walls – 2 indents to right wall, 3 picture hooks, vertical settlement crack to right wall
- 268. Skirting – light wipe required
- 278. Built in wardrobe – red marks low level to wall

EN SUITE



- 285. Ceiling – settlement crack in shower cubicle with mildew spots
- 286. Lights – 1 bulb not working
- 288. Tiles – slightly blackening to bottom
- 290. Radiator – slightly rusting to bottom
- 292. Washbasin – waste slightly lime scaled, tap slightly lime scaled to spout
- 294. Shower cubicle – tray grubby to edge under door, door slightly lime scaled, shower valve slightly lime scaled

REAR GARDEN

301. Rear garden – children’s plastic play table present, area dug up to left side by bench

