

Check Out



07851489258

kelvin@redemptore.co.uk

Property inspected by Kelvin Bateson-Keys

Address



Carried Out

Contents

Notes	2
Disclaimers	3
Areas	4
Schedule of Condition	4
Meter Readings	5
Keys	6
Health & Safety Smoke & Carbon Monoxide Alarms	7
Entrance stairs	8
Lounge	9
Kitchen	13
Lobby	16
Bathroom	17
Bedroom 1	20
Declaration	23

Notes

Glossary of terms

Condition

1. Brand new, unused condition - Still in a wrapper or with new tags/labels attached.
2. Good condition - Signs of slight wear, generally lightly worn.
3. Fair condition - Signs of age, frayed, small light stains and marks, discolouration.
4. Poor Condition - Extensive signs of wear and tear, extensive stains/marks/tears/chips. Still functional.
5. Very Poor Condition - Extensively damaged/faulty items, large stains, upholstery torn and/or dirty, pet odours/hairs.

Cleanliness

1. Professionally cleaned - Everything is immaculate, sparkling and dust-free, appliances and sanitary ware spotless. Carpets steam cleaned and vacuumed. Floors swept. All furniture is in order and clean. Linen freshly laundered.
2. Professional or hotel clean - Everything is immaculate, sparkling and dust-free, appliances and sanitary ware spotless. Carpets steam cleaned and vacuumed. Floors swept. All furniture is in order and clean. The linen was freshly laundered and cleaned to a professional standard but no receipt was seen.
3. Good domestic clean - Flooring vacuumed and swept. Appliances cleaned and free of loose dirt. Some carbon deposits to appliances may be visible but no loose debris or grease to the touch. Dust may be visible in areas not often seen - cupboards, tops of door frames etc. Sanitary ware in clean condition - no dust/soap deposits/loose hairs etc
4. Average domestic clean - Domestic clean, but signs of dust to woodwork, kitchen units marked, appliances need additional cleaning. Carpets vacuumed and floors swept. Dust/hairs to sanitary ware - requiring further cleaning
5. Poorly cleaned - Carpets need a vacuum, all items are dusty or dirty, kitchen and bathrooms require further cleaning to either an excellent domestic standard or to a professionally clean standard as applicable
6. Not clean - Property requires cleaning to a good domestic standard or professional standard to make available for the next tenant as applicable.

Disclaimers

DISCLAIMER

This report is a detailed narrative record from a visual inspection. It is compiled in good faith to provide an accurate descriptive record of the applicable property's contents and the condition and cleanliness of such contents on the date of the Report compilation as stated on the cover of this document. It is the duty and ultimate responsibility of the Landlord, Tenant and if applicable, Agent to agree between them on the accuracy of this report.

Redemptore and its staff are not trained or qualified Property Surveyors. Under no circumstances should this report be used as a structural survey of a property. Further to this, it should be noted that we are not specifically trained or qualified as legal experts on any type or kind of cloth, wood or other material, nor do we have any specific knowledge of antiques. This report should not be deemed to be a definitive statement of each and every item of equipment or furniture, nor indeed of the authenticity of the aforementioned items.

This report does not provide the Landlord, Tenant or the Landlord's/Tenant's Agent with any kind of guarantee regarding the safety of any equipment, furniture or other contents relating to the property. Any description serves merely as a record in accordance with the purpose of this report. Items listed within the report are deemed to be in good condition without any apparent defect unless otherwise stated. In the case of a significant defect of an item(s) such as clear or obvious damage or soiling, then the such item(s) will be described appropriately.

It should be noted that it may not be possible to move certain items of furniture to facilitate inspection behind or beneath such items. In addition, it is not usual practice to inspect and detail attics or cellars. Furthermore, we do not inspect locked rooms unless a key has been provided. Nor do we inspect items that are packed for storage or in boxes. It should be noted that it is not our practice to individually list books, CDs, DVDs, cleaning items or other miscellaneous items such as the contents of garden sheds, greenhouses or garages.

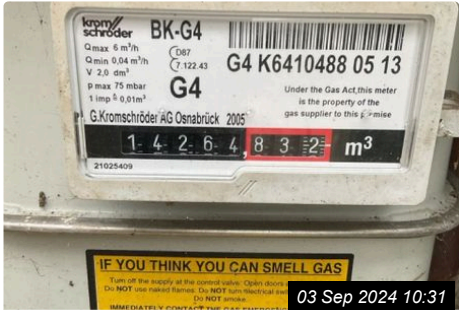
Redemptore and its staff do not check gas or electrical appliances and give no guarantee concerning the safety or reliability of such items. It should also be noted that we do not inspect or test smoke alarms or carbon monoxide alarms and that it is the responsibility of the Tenant to make sure that, where fitted, they are working correctly at all times.

The ultimate responsibility for compliance with the Fire & Safety Regulations for Furnishings, Gas and Electrical services is that of the Instructing Principal. Any note within a report compiled by Redemptore stating 'FFR label seen' should not be interpreted to mean that the item complies with the 'Furniture and Furnishings (Fire) (Safety) (Amendments) 1993. The reference 'FFR label seen' is merely a record that the item was seen to have a label attached, at the time that the report was compiled, similar or the same as that described in the 'Guide to the Furniture and Furnishings (Fire) (Safety) Regulations that were originally published by the Department of Trade & Industry in January 1997 (or subsequent editions). Under no circumstances should the note 'FFR label seen' be deemed as a specific statement of fact that the applicable item complies with the aforementioned Regulations.

1. SCHEDULE OF CONDITION			
Ref	Name	Condition	Additional Comments
1.1	Notes	This check out report has been completed along side and with the original inventory dated 7th August 2019 Below are areas that are different /damaged or dilapidations. All other areas are as described /condition as in the original inventory	
1.2	General Cleanliness	Average domestic clean	
1.3	Wall(s)	Some light marks in addition to the original inventory	
1.4	Ceiling(s)	Marks to kitchen ceiling above extractor hood	
1.5	Woodwork	Flat door has been papered both sides	
1.6	Window(s)	Dirty panes of glass Marks to lounge frame Stainless film stuck to bathroom window	
1.7	Curtains / Blinds	Marks and dust on all sets	
1.8	Carpets	Marks and stains as detailed	
1.9	Hard Flooring	Marks and dents with visible debris	
1.10	Kitchen Area	Debris in handles and some units	
1.11	Oven / Hob / Extractor Hood / Cooker	Extractor hood smells badly of grease when activated	
1.12	Bathroom / En Suite / Toilet(s)	Good condition	

2. METER READINGS

Ref	Name	Description	Reading	Additional Comments
2.1	Gas Meter	Location: Located two the front of the property, left hand meter Serial No: G 4 K 641 0488	14264	



Ref # 2.1

2.2	Electric Meter	Location: Hallway cabinet above front door Serial No: L8 7C68573	72729	
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Ref # 2.2

3. KEYS

Ref	Name	Description	Additional Comments
3.1	Tenants keys	All keys returned direct to the agent	

4. HEALTH & SAFETY | SMOKE & CARBON MONOXIDE ALARMS

Ref	Name	Answer	Comments	Additional Comments
4.1 	Smoke alarm present on each floor, Smoke alarm tested / green light visible	Yes	Lounge - audible sound heard Kitchen - audible sound heard	



Ref # 4.1



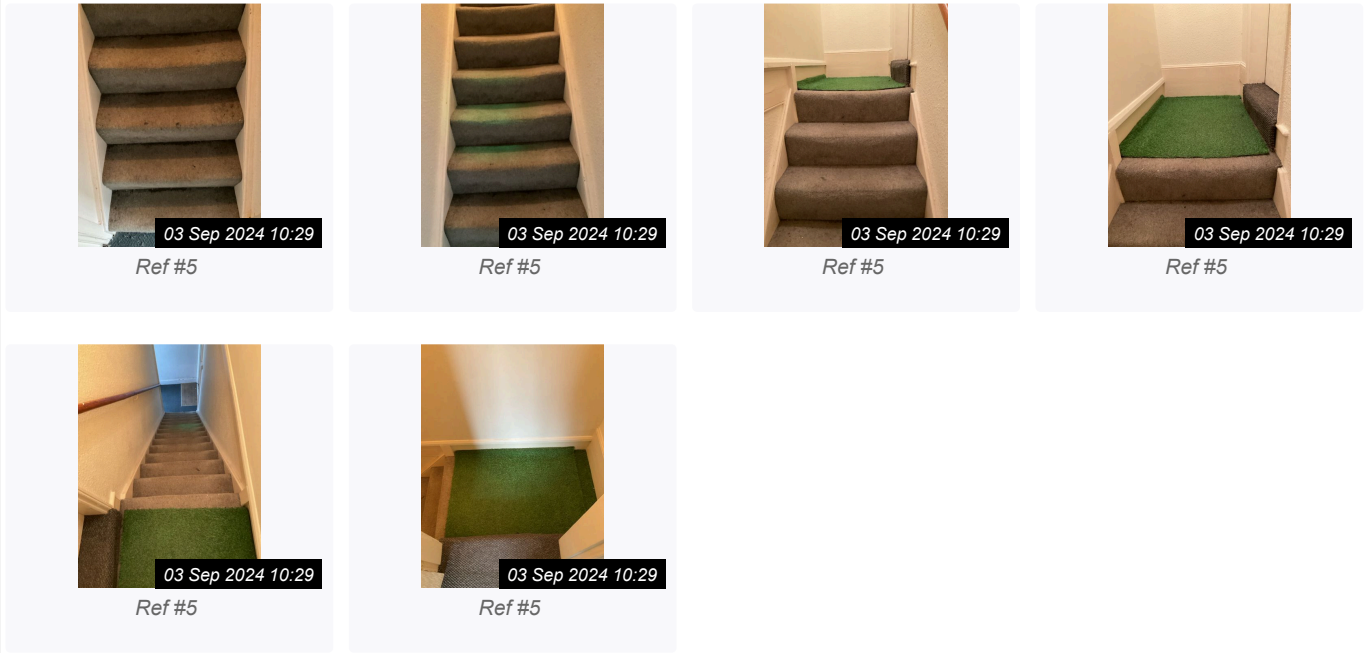
Ref # 4.1

4.2	Carbon monoxide alarm present & working close to boiler	N/A		
4.3 	Carbon monoxide alarm present & working in any rooms with working fires (e.g. gas fire / open fire / wood burner)?	Yes	Kitchen - audible sound heard	



Ref # 4.3

5. ENTRANCE STAIRS



Ref	Name	Description	Condition	Additional Comments
5.1	Notes	This check out report has been completed along side and with the original inventory dated 7th August 2019 Below are areas that are different /damaged or dilapidations. All other areas are as described /condition as in the original inventory	N/A	
5.2	Stairs and landing	Stairs and landing to the flat door - carpeted with faux grass on landing	Carpet dirty and stained	

6. LOUNGE



03 Sep 2024 09:46

Ref #6



03 Sep 2024 09:46

Ref #6



03 Sep 2024 09:46

Ref #6



03 Sep 2024 09:46

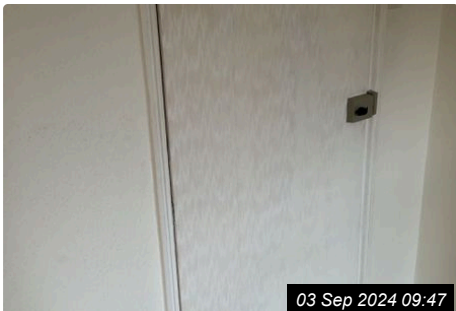
Ref #6

Ref	Name	Description	Condition	Additional Comments
6.1	Notes	This check out report has been completed along side and with the original inventory dated 7th August 2019 Below are areas that are different /damaged or dilapidations. All other areas are as described /condition as in the original inventory	N/A	
6.2	Door	Wooden Painted White Coat Hook Handle Yale Lock	Both sides have been wallpapered	



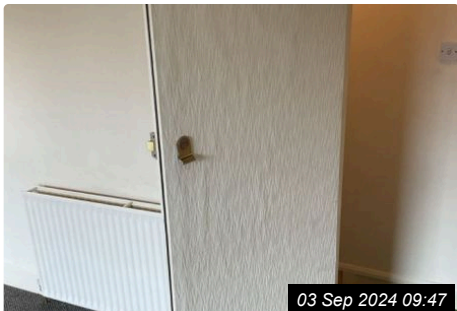
03 Sep 2024 09:47

Ref # 6.2



03 Sep 2024 09:47

Ref # 6.2



03 Sep 2024 09:47

Ref # 6.2

6.3	Walls	Painted paper	Marks left and above the radiator Marked/shading on end wall by kitchen Nail left of flat door Screw left flat door Cracking around fireplace boarding	
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03 Sep 2024 09:51

Ref # 6.3



03 Sep 2024 09:53

Ref # 6.3



03 Sep 2024 09:51

Ref # 6.3

6. LOUNGE (CONT.)



03 Sep 2024 09:53

Ref # 6.3



03 Sep 2024 09:53

Ref # 6.3



03 Sep 2024 09:54

Ref # 6.3

6.4



Window(s) / Sill

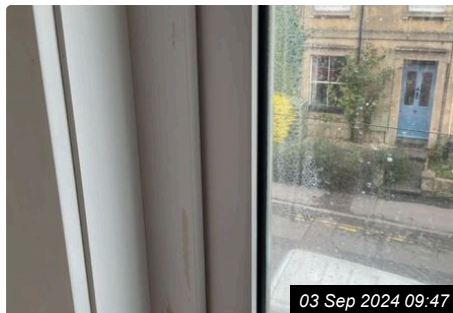
Double glazed casement

Brown marks on left hand frames
Appears right hand pane blown
Dirty both sides



03 Sep 2024 09:47

Ref # 6.4



03 Sep 2024 09:47

Ref # 6.4



03 Sep 2024 09:47

Ref # 6.4



03 Sep 2024 09:47

Ref # 6.4



03 Sep 2024 09:48

Ref # 6.4



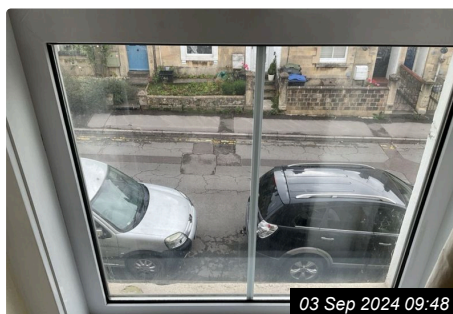
03 Sep 2024 09:48

Ref # 6.4



03 Sep 2024 09:48

Ref # 6.4



03 Sep 2024 09:48

Ref # 6.4

6.5



Curtains/Blinds

Curtain rail with curtains and fixed
tiebacks

Tension rods in both windows
Marks on curtain fronts
String on right hand track

6. LOUNGE (CONT.)



03 Sep 2024 09:48

Ref # 6.5



03 Sep 2024 09:48

Ref # 6.5



03 Sep 2024 09:50

Ref # 6.5



03 Sep 2024 09:50

Ref # 6.5

6.6 📷	Flooring	Grey fitted carpet	White marks by the door Dark marks in middle of the room Dirty along far wall by kitchen Furniture indents	
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03 Sep 2024 09:48

Ref # 6.6



03 Sep 2024 09:48

Ref # 6.6



03 Sep 2024 09:49

Ref # 6.6



03 Sep 2024 09:49

Ref # 6.6



03 Sep 2024 09:49

Ref # 6.6



03 Sep 2024 09:49

Ref # 6.6

6. LOUNGE (CONT.)



Ref # 6.6

7. KITCHEN



03 Sep 2024 10:00

Ref #7



03 Sep 2024 10:00

Ref #7

Ref	Name	Description	Condition	Additional Comments
7.1	Notes	This check out report has been completed along side and with the original inventory dated 7th August 2019 Below are areas that are different /damaged or dilapidations. All other areas are as described /condition as in the original inventory	N/A	
7.2 	Door	Single glazed door	Film and decal on glazing	



03 Sep 2024 10:00

Ref # 7.2



03 Sep 2024 10:00

Ref # 7.2

7.3 	Ceiling	Artex	Marks by light above the extractor hood	
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03 Sep 2024 10:00

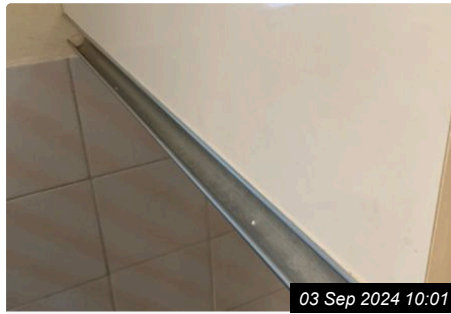
Ref # 7.3

7.4 	Kitchen Units	Base units Wall Units	Debris in handles of doors Debris/crumbs inside units	
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7. KITCHEN (CONT.)



Ref # 7.4



Ref # 7.4



Ref # 7.4

7.5
📷

Extractor Hood

Cooker hood

Grease and strong grease smell
when activated



Ref # 7.5



Ref # 7.5



Ref # 7.5



Ref # 7.5



Ref # 7.5

7.6
📷

Sink

Sink-stainless steel

Water marked/smeared



Ref # 7.6



Ref # 7.6



Ref # 7.6

7.7
📷

Flooring

Linoleum

Dents and scuffs

7. KITCHEN (CONT.)



Ref # 7.7



Ref # 7.7

7.8 📷	Additional Items / Information	3 light bulbs	Left on the worktop right of the hob	
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Ref # 7.8

8. LOBBY



03 Sep 2024 10:11

Ref #8

Ref	Name	Description	Condition	Additional Comments
8.1	Notes	This check out report has been completed along side and with the original inventory dated 7th August 2019 Below are areas that are different /damaged or dilapidations. All other areas are as described /condition as in the original inventory	N/A	
8.2	Door	Single glazed door	Dirty in glass pane	



03 Sep 2024 10:11

Ref # 8.2

8.3	Flooring	Linoleum	Dents and scuffs	
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03 Sep 2024 10:11

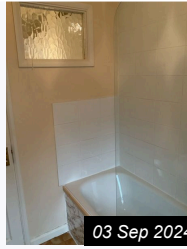
Ref # 8.3

9. BATHROOM



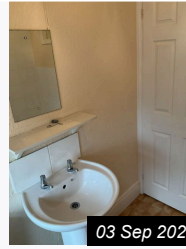
03 Sep 2024 10:11

Ref #9



03 Sep 2024 10:11

Ref #9



03 Sep 2024 10:12

Ref #9

Ref	Name	Description	Condition	Additional Comments
9.1	Notes	This check out report has been completed along side and with the original inventory dated 7th August 2019 Below are areas that are different /damaged or dilapidations. All other areas are as described /condition as in the original inventory	N/A	
9.2	Door	White painted wooden door	External - sticker in middle section Internal - cracking paint around the handle	



03 Sep 2024 10:12

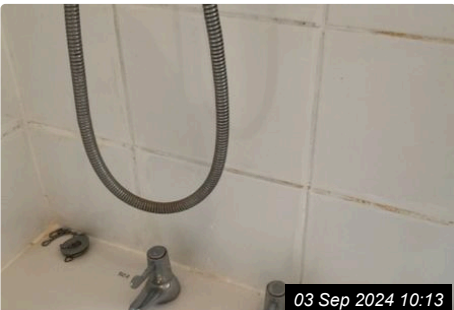
Ref # 9.2



03 Sep 2024 10:14

Ref # 9.2

9.3	Walls	Tiled and wallpapered	Grout behind the taps discoloured Stains right of the basin	
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03 Sep 2024 10:13

Ref # 9.3

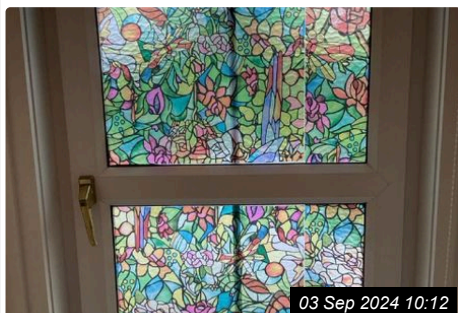


03 Sep 2024 10:15

Ref # 9.3

9.4	Window(s) / Sill	Casement - obscure glass Casement - double glazed	Dusty in frame on internal window Stain glass effect film on double glazed window	
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9. BATHROOM (CONT.)



Ref # 9.4



Ref # 9.4



Ref # 9.4

9.5
📷

Curtains/Blinds

Roller blind

Dark/dirty mark on the bottom



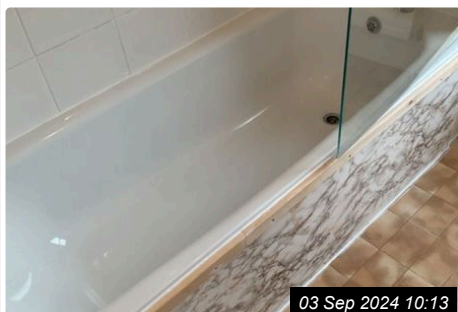
Ref # 9.5

9.6
📷

Bath

Bath with shower
Glass shower screen

Plug and chain not attached
Smears to the glass screen



Ref # 9.6



Ref # 9.6

9.7
📷

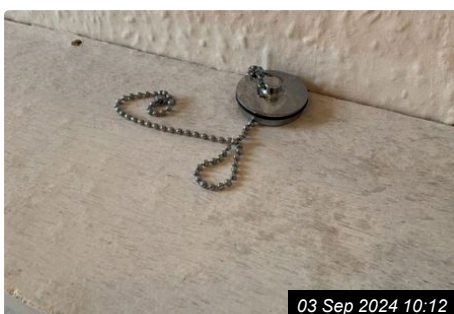
Basin

White porcelain sink with chrome
taps

Plug/chain not attached



Ref # 9.7



Ref # 9.7

9. BATHROOM (CONT.)

9.8 📷	Flooring	Linoleum	Debris visible	
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Ref # 9.8

9.9 📷	Additional Items / Information	Shaver light and socket	Light not working Very dusty/dirty on top	
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Ref # 9.9



Ref # 9.9

10. BEDROOM 1



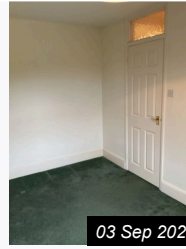
03 Sep 2024 10:19

Ref #10



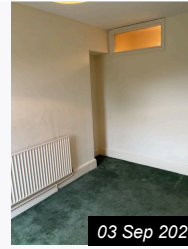
03 Sep 2024 10:19

Ref #10



03 Sep 2024 10:19

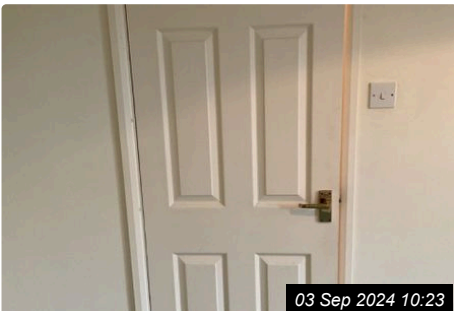
Ref #10



03 Sep 2024 10:19

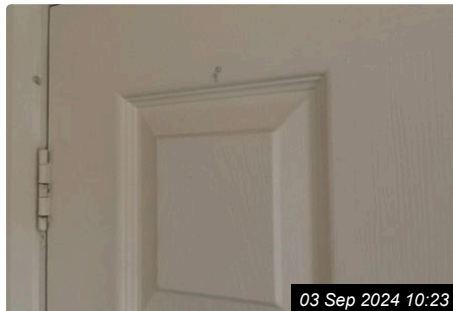
Ref #10

Ref	Name	Description	Condition	Additional Comments
10.1	Notes	This check out report has been completed along side and with the original inventory dated 7th August 2019 Below are areas that are different /damaged or dilapidations. All other areas are as described /condition as in the original inventory	N/A	
10.2 📷	Door	White painted wooden door with mirror	Sticker on bottom right corner Internal - chipped on top edge, marks/stains top left panel	



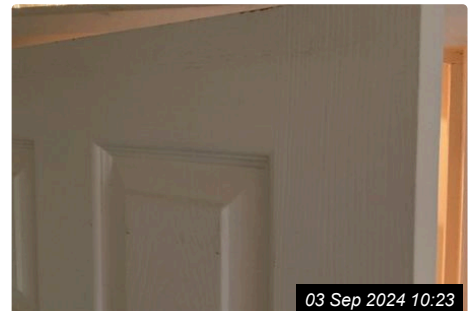
03 Sep 2024 10:23

Ref # 10.2



03 Sep 2024 10:23

Ref # 10.2



03 Sep 2024 10:23

Ref # 10.2



03 Sep 2024 10:23

Ref # 10.2

10.3 📷	Window(s) / Sill	Casement - double glazed	Dirty panes of glass	
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10. BEDROOM 1 (CONT.)



Ref # 10.3



Ref # 10.3



Ref # 10.3

10.4
📷

Curtains/Blinds

Curtain rail
Curtains

Dust and marks on lining of both
curtain's



Ref # 10.4



Ref # 10.4

10.5
📷

Heating

White wall mounted radiator

Chipped along top edge



Ref # 10.5

10.6
📷

Flooring

Fitted carpet

Furniture indentations
Appears not to of been cleaned/
vacuumed with white debris visible



Ref # 10.6



Ref # 10.6



Ref # 10.6

10. BEDROOM 1 (CONT.)



Ref # 10.6

10.7	Furniture/Item	x1 single wardrobe with lower and upper opening doors.	Not seen at the property	
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