

Check Out Report

Date of Check Out Report: 22.11.2014
Landlord Name: Estate Agents
Tenant Name: Empty Property
Property Address: Kingsley Road, Luton
Contact No: 01582 750000
Email: info@sample
Staff ID: 10199



- ✓ **Weekends Appointment Available**
- ✓ **Report Within 24 Hour**
- ✓ **All Reports with Colour Photographs**
- ✓ **Experienced & Knowledgeable Clerks**



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ABBREVIATIONS

N.C.	No Charge
C.C.	Cleaning Charges
L.L.	Landlord Responsibility
N.V.	No Value
W & T	Wear & Tear
MI	Maintenance Issue
IWIU	In Wear & In Use
?	Confirmation Required

Check in changes with RED PEN

Check out changes with BLUE PEN

DISCLAIMER

This Check Out Report provides a fair and accurate record of the contents and condition of the contents of the property and the property's internal condition, at the time and date of inspection as noted on the cover page of the Check Out Report. It is the responsibility of the landlord and the tenant or the respective agents to agree between themselves the accuracy of the reports.

Smart Property Service Ltd and its Inventory Clerks, are not experts in fabrics, woods, materials, antiques etc., nor are our Inventory Clerks qualified Surveyors. This Check Out Report should not be used as an accurate description, or statement of authenticity, of each and every piece of furniture and equipment, nor should it be used as a structural survey report.

This Check Out Report relates only to the furniture, furnishings, other equipment and contents in the property and provide no guarantee as to the safety of any such equipment or contents. They are merely a record that such items exist in the property at the specified date and the general condition of those items at that time. Unless otherwise stated, it is accepted that a listed item is in good condition free from any obvious defect. A significant defect is normally seen as damage, usage or soiled which may constitute an assessment at the end of the tenancy.

We can not undertake to move furniture or equipment and we do not inventory lofts, cellars and locked rooms or cupboards, items that are visibly packed for storage, boxes or any other inaccessible places. Further to this, it is not normal practice to individually itemise or inventory books, magazines, records, CD's or video media, plants or shrubs, consumable items, cleaning items or miscellaneous items stored in sheds or garages.

We do not check any electrical or gas items and make no guarantee as to the reliability, safety or working order of such items. It is the tenant's responsibility to inspect any smoke detectors fitted in the property to ensure that they are in full working order at all times.

The Fire & Safety Regulation regarding furnishing, gas, electrical and similar services are ultimately the responsibility of the Instructing Principal. Where there is a note on an Inventory Report 'FFR label seen', this should not be interpreted to mean that the item complies with the 'Furniture & Furnishings (Fire) (Safety) (Amendments) 1993'. It is a record that the item had a label as described or similar to that detailed in the 'Guide' published by the Department of Trade & Industry January 1997 (or subsequent date) at the time of the Inventory compilation.



Cleaning Summary

	PROFESSIONAL CLEANED	CHECK IN CLEANING	CHECK OUT CLEANING	NOT CLEAN
FLOORINGS		✓	✓	
SKIRTINGS		✓	✓	
WALLS		✓	✓	
CEILINGS		✓	✓	
ELECTRIC SOCKETS		✓	✓	
FIXTURES & FITTINGS		✓	✓	
COOKER & OVEN		✓	✓	
OVEN & GRILL		✓	✓	
WASHING MACHINE		✓	✓	
OVERALL KITCHEN		✓	✓	
KICTEN SINK		✓	✓	
KITCHEN UNITS		✓	✓	
FRIDGE/FREEZER		✓	✓	
BATHROOM		✓	✓	
SHOWER / BATH		✓	✓	
BASIN		✓	✓	
WC		✓	✓	
WINDOWS		✓	✓	
FURNITURES		✓	✓	
BEDROOMS		✓	✓	

DECORATIVE ORDER	Newly refurbished flat.	As Per Inventory
DOORS	New white wooden door panelled.	As Per Inventory
FLOORINGS	Newly laminated flooring.	As Per Inventory
WALLS	New magnolia painted	As Per Inventory
CEILINGS	Newly white painted.	As Per Inventory
WINDOWS	Mix of single and double glazing windows.	As Per Inventory
HEATING	Baxi storage heater	As Per Inventory
LIGHTS	Good order	As Per Inventory
BATHROOM	Newly fitted bathroom. Work is still under progress.	Bathroom is fully fitted
KITCHEN	Newly fitted kitchen. Installation work is still under progress.	Kitchen units fully fitted

Meter Readings

TYPE	LOCATION	SERIAL NO	READING
GAS	Located outside at front of apartments	G4 A0078536 14 01 2014	25.48
ELECTRIC	Located at in front of flat 7 main door	S12G35534	£0.73
WATER	No water meter	No water meter	No water meter



Front Entrance

	INVENTORY	CHECK OUT
DOOR	<p>Newly White colour. Wooden panelled door. Brass colour door handle. Brass colour door key lock. White colour door frame. Smoke seal around the door frame.</p> <p>Clean order.</p> <p>Note: Hole left open in door for door closer chain.</p>	As Per Inventory.



Hallway

	INVENTORY	CHECK OUT
DOOR	Newly White colour. Wooden panelled door. Glass panel on top of door. Chrome door handle. White colour door frame. Clean order. Note: Minor chipped from interior door RHS door edges.	As Per Inventory
FLOOR	New Laminate flooring. Light wood effect colour. Laminate flooring beading. Clean Order.	As Per Inventory
WALL	Newly Magnolia painted. Clean order.	As Per Inventory
SKIRTING	New White colour wood skirting. Clean order.	As Per Inventory
CEILING	Texture newly White painted. Clean order.	As Per Inventory

ELECTRIC ITEMS	2 x ceiling drop energy saver fitting bulb. 3 x single white plastic light switch. 1 x white plastic single socket. 1 x intercom headset. Clean order.	As Per Inventory
STORAGE CUPBOARD	Newly White colour. Wooden panelled door. White colour wood door frame. Chrome effect door handle. 2 x wooden bar storage shelves. Clean order.	As Per Inventory



Reception Room

	INVENTORY	CHECK OUT
DOOR	Newly White colour. Wooden panelled door. White colour wood door frame. Chrome effect door handle.	As Per Inventory
FLOOR	New Laminate flooring. Light wood effect colour. Laminate flooring beading. Clean Order.	As Per Inventory
WALL SKIRTING	Newly Magnolia painted. Clean order. New White colour wood skirting.	As Per Inventory

	Clean order.	
CEILING	Texture newly White painted. Clean order.	As Per Inventory
ELECTRIC ITEMS	1 x white plastic light switch. 1 x ceiling drop fitting energy saver. 3 x double white plastic sockets. 1 x telecommunication socket. Clean order.	As Per Inventory
HEATING	Baxi 8000ST wall mounted central heating storage radiator with 2 controls. Clean order.	As Per Inventory
WINDOW	Roof style double glazing window. Wood effect colour. Wood. Tilt opening. Clean order.	As Per Inventory
OTHER ITEMS	1 x wood effect colour. Wood. Folding dining table. Used condition. 4 x chairs with light brown colour fabric seat cover. Note: minor wear & tears signs on dining table. Chairs not assembled.	As Per Inventory. Dining table missing. Confirmation required.





Kitchen

	INVENTORY	CHECK OUT
DOOR	Newly White colour. Wooden panelled door. White colour wood door frame. Chrome effect door handle. Note: Minor paint marks on kitchen doors.	As Per Inventory
FLOOR	Light multi-colour vinyl. Clean Order.	As Per Inventory
WALLS	Newly Magnolia painted. Light green colour kitchen wall tiles around worktop. Clean order.	As Per Inventory
SKIRTING	New White colour wood skirting. Clean order.	As Per Inventory
CEILING	Texture newly White painted. Clean order.	As Per Inventory
ELECTRICAL ITEMS	1 x white plastic light switch. 1 x ceiling drop fitting energy saver. 1 x double white plastic sockets. Clean order.	As Per Inventory
APPLIANCES	New BUSH free standing gas cooker & grill. 4 hobs with grill. 2 x push button. 4 controls.	As Per Inventory.

	Note: Currently not fitted to its place. Clean order.	Fitted.
WINDOWS	Single glazing window. Wood effect colour. Wood. Chrome effect window handle. Used condition. Clean order.	As Per Inventory
KITCHEN UNITS	Range of upper and lower level New kitchen units. Light colour NEW wooden worktop. Boiler fitted on LHS wall. UNTESTED. Note: Newly fitted kitchen but it is not finished. Installation work under progress.	As Per Inventory All kitchen units fitted.

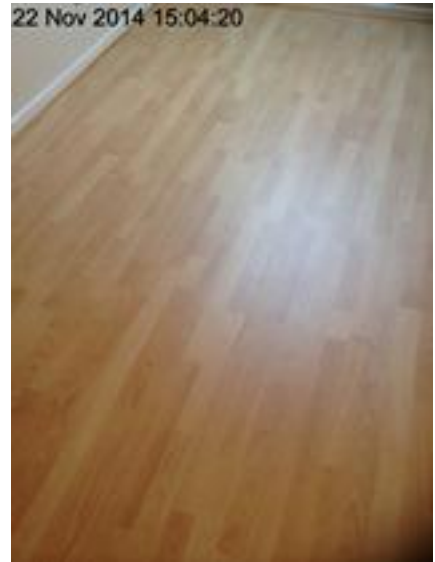




Bedroom One

	INVENTORY	CHECK OUT
DOOR	New White painted. Wooden panelled door. Chrome door handle. White colour door frame. Glass panel on top. Clean order.	As Per Inventory
FLOOR	New Laminate flooring. Light wood effect colour. Laminate flooring beading. Clean Order.	As Per Inventory
WALLS SKIRTING	Newly Magnolia painted. Clean order. New White colour wood skirting. Clean order.	As Per Inventory
CEILING	Texture newly White painted. Clean order.	As Per Inventory
ELECTRICAL ITEMS	1 x ceiling drop energy saver fitting bulb. 1 x white plastic light switch. 2 x white plastic double socket. Clean order.	As Per Inventory
HEATING	Baxi 5000ST wall mounted central heating storage radiator with 2 controls. Clean order.	As Per Inventory

WINDOW	Roof style double glazing window. Wood effect colour. Wood frame. Clean order.	As Per Inventory
FURNITURE	White gloss painted. Double door wooden wardrobe. White plastic knob. Storage shelf unit on top level. Hanging shelves in middle. Good condition.	As Per Inventory





Bedroom Two

	INVENTORY	CHECK OUT
DOOR	New White painted. Wooden panelled door. Chrome door handle. White colour door frame. Clean order.	As Per Inventory
FLOOR	New Laminate flooring. Light wood effect colour. Laminate flooring beading. Clean Order.	As Per Inventory
WALLS SKIRTING	Newly Magnolia painted. Clean order. New White colour wood skirting. Clean order.	As Per Inventory
CEILING	Texture newly White painted. Studs wall new magnolia painted. Clean order.	As Per Inventory
ELECTRICAL ITEMS	1 x ceiling drop energy saver fitting bulb. 1 x white plastic light switch. 2 x white plastic double socket. Clean order.	As Per Inventory
HEATING	Baxi 5000ST wall mounted central heating storage radiator with 2 controls. Clean order. Note: Minor paint marks.	As Per Inventory
WINDOW	Single glazing window. Wood effect colour. Wood frame. Tilt opening from top. 2 window handles. Used condition. Minor tarnished on window handle. Clean order.	As Per Inventory



Bathroom

	INVENTORY	CHECK OUT
DOOR	New White painted. Wooden panelled door. Chrome door handle. White colour door frame. Clean order. Clean order.	As Per Inventory
FLOOR	Newly fitted multiple colour vinyl. Clean order	As Per Inventory



WALLS	New magnolia painted. Light cream colour bathroom wall tiles around bath tub & top of basin. Clean order.	As Per Inventory
SKIRTING	New White colour wood skirting. Clean order.	As Per Inventory
CEILING	Texture newly White painted. Studs wall new magnolia painted. Clean order.	As Per Inventory
WINDOWS	Roof style double glazing window. Wood effect colour. Wood frame. Tilt opening from top.	As Per Inventory
OTHER ITEMS	<p>1 x New free standing light green colour ceramic pedestal basin with 2 taps. Drain stopper with chain.</p> <p>1 x New WC cistern. Light green colour. Light green colour plastic toilet seat. Lever pulls flush system. Clean order.</p> <p>1 x New Light green colour acrylic bath tub. 2 chrome effect bath tub taps. Drain stopper with chain. 2 x chrome effect bath supporting handles. Note: Bathroom is newly fitted. Installation work is under progress. Bath panel is not fitted yet.</p> <p>1 x light green colour bathroom wall cabinet. Two sliding door mirrors. Attached toothpaste tray.</p> <p>1 x chrome effect tissue roll holder.</p>	<p>As Per Inventory</p> <p>As Per Inventory</p> <p>As Per Inventory</p> <p>All fitted.</p> <p>As Per Inventory</p> <p>As Per Inventory</p>

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22 Nov 2014 15:01:21



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Term & Condition

Smart Property Service Ltd covers the property only to the extent that the condition of the premises permits. It only extends to the parts of the premises that are readily accessible. All other parts of the premises i.e. attics, garages, lofts and communal areas that are not relevant to the inventory, are specifically excluded.

Unless the Inventory is carried out in daylight hours, the exterior and belongings will not have been inspected.

If a garden needs inspecting we will endeavour to mention plants and shrubs however we considers plants to be perishable.

Lighting, electrical appliances, machinery and other similar items will be tested where practical, and in any event for power supply only. Burglar alarms and panic alarms are not tested.

Carpets, rugs and other floor coverings have been inspected to the extent that they are sufficiently clean so that stains and markings, including burns and other damage can be readily identified.

Unless otherwise stated in writing, items in boxes, plastic sacks and other containers are assumed to be awaiting removal and are specifically excluded from the inventory.

All items are described only so that they can be identified. Sizes of objects are given only as approximate and are purely an aid for identification.

It should be noted that the compiler of this report is not an expert in fabrics, woods, materials, antiques, etc and not a qualified surveyor. This inventory should not in any way be used as a report for valuation purposes for the premises and its contents or as a structural survey report.

Every effort has been made to carefully check the property and its contents, however, we representative cannot move extremely heavy Contents, nor can we undertake to attempt entry to inaccessible places. Our clerks will not report on areas such as overcrowded drawers & cupboards.

We representative are not aware of recently bought items. New is only stated if the item is still within packaging. This inventory has been compiled on the basis that, unless otherwise stated, an item is free from visible soiling, defects or damage.

Newspapers, magazines, perishables, houseplants are not included unless specifically requested. Books, compact discs, DVD's, videotapes and other similar items will not be listed individually but will be stated as 'collections'.

Staff Name or Signed: A Jones

Date: 22/11/2014