

Check Out

AVINTO
PROPERTY SERVICES

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Bookings@avinto.co.uk

Property inspected by James Wilson

Address

Example
Check-out
Report



Carried Out

April
28th 2026
09:30

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Disclaimers

1. WILSON INVENTORIES SERVICES 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.
2. This document is considered to be an accurate assessment of the contents and condition of the property. You have 14 days from the date of this report to notify us in writing of any amendments you wish to make. These should be sent to james@wilsoninventories.co.uk. If no amendments are received within this time you are deemed to have agreed with the contents of this report. Amendments will only be made to the report with all parties' agreement. It is the responsibility of the Landlord and Tenant to agree to amendments prior to sending any request to WI.
3. Unless the Inventory is carried out in daylight hours, the exterior and belongings will not have been inspected.
4. If a garden needs inspecting WI will endeavour to mention plants and shrubs however WI considers plants to be perishable.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. Every effort has been made to carefully check the property and its contents, however, WI 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.
11. The WI representative is 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.
12. Newspapers, magazines, perishables, houseplants are not included unless specifically requested. Books, compact discs, DVDs, videotapes and other similar items will not be listed individually but will be stated as 'collections'.
13. Properties containing large amounts of assorted crockery, cutlery, glasses etc will not have items listed individually but will be listed as "assorted items".
14. The person preparing the Inventory is not an expert in The Fire and Safety Regulations in relation to soft furnishings. It assumes that all furnishings & fabrics have been checked by the landlord and/or managing agent to ensure they comply with the relevant regulations at date of compilation.
15. Any Inventories compiled with the tenants in situ may contain inaccuracies for which we cannot be held responsible.
16. Smoke alarms will be listed on the inventory but will only be tested for sound in accordance with the legislation of October 2015 and only where practically possible to do so. Liability for ensuring the property complies with the legislation remains with the Landlord.
17. Meter readings can only be taken if meters are accessible and clearly marked. Otherwise the reading must be taken by the relevant boards.
18. It is essential that all items are returned to respective rooms as listed on the original Inventory before the Check Out is due to be carried out. Where items have not been returned to their original position and are not easily seen they may be noted as "Not Seen" on the Check Out and their replacement may be charged for.
19. All personal items should be removed prior to the Check Out and the tenant should be ready to vacate the property at the end of the Check Out returning all sets of keys.
20. Unless otherwise stated, the report was carried out at the date and time stated on the front cover and all photos were taken during the inspection.
21. Blinds in the premises are visually checked. We are unable to verify that the blinds comply with child safety requirements of BS EN 13120:2009 + A1:2014 placed on the manufacturer, supplier and professional installation of internal window blinds.

1. SCHEDULE OF CONDITION		
Ref	Name	Condition
1.1	Decorative Order	Okay condition with moderate defects
1.2	Ceilings	Good condition with minor defects, Kitchen area: Some stains marks
1.3	Lights	All tested for power, bedroom: 1 light not working
1.4	Walls	Few scuffs, stains, chips and cracking
1.5	Windows & Sills	Functional, Lightly scuffs, chips and cracking
1.6	Curtains / Blinds	Functional, Curtains of reception area: lightly tear/damage
1.7	Woodwork	General good condition, Lightly cracking, chips and odd scuff and marks
1.8	Flooring	Good condition, Lightly marks, chips and scrapes
1.9	Kitchen & Appliances	All good condition
1.10	Bathroom & Appliances	Good condition, Bath: Deteriorated and lightly limescale
1.11	Contents	Good condition

2. CLEANING SUMMARY		
Ref	Name	Condition
2.1	General Cleanliness	Perhaps light clean attempted Generally not clean
2.2	Carpets & Flooring	Not clean Some dust, debris and stains
2.3	Windows & Sills	Light clean
2.4	Kitchen & Appliances	Light clean
2.5	Bathroom & Appliances	Not clean
2.6	Contents	Light clean

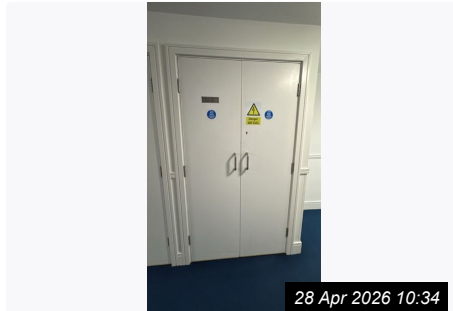
3. METRE READINGS

Ref	Name	Description	Reading
3.1	Gas Meter	Location: 2/F building hallway Serial Number: G4 W00192341726	02971 m3
3.2	Electric Meter	Location: 2/F building hallway Serial Number: N/A	Unable to locate, no flat 40 in the metre cupboard Review - Investigate



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Ref #3.1



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Ref #3.2



28 Apr 2026 10:40

Ref #3.2

4. KEY SETS

Ref	Name	Description
4.1	Key sets	1 key set: 1 fob and 2 Yale keys Returned to concierge



Ref #4.1

5. SMOKE AND CO2 ALARMS

Ref	Name	Location Room & Floor	Test Result
5.1	Smoke Alarms	Floor: One level Location: Entrance & hallway	Sound heard
5.2	Carbon Monoxide Alarms	Floor: One level Location: Reception & kitchen	Sound heard



Ref #5.1



Ref #5.2

6. ENTRANCE & HALLWAY



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Ref #6



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Ref #6



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Ref #6

Ref	Name	Condition
6.1	Door & Frame	As per inventory + Multiple scratches, scuffs, and dents seen to door surface
6.2	Door Fixtures	As per inventory + Some dirt and debris to threshold Review - Tenant
6.3	Ceiling	As per inventory
6.4	Lighting	As per inventory
6.5	Walls	As per inventory + Multiple scuff marks and scratches present throughout. Visible isolated stains and some small areas of discolouration.
6.6	Skirting	As per inventory + Stains and some ingrained dirt present. Review - Tenant
6.7	Switch / Sockets	As per inventory
6.8	Heating	As per inventory

6. ENTRANCE & HALLWAY (CONT.)		
6.9	Flooring	As per inventory
6.10	Built-In-Storage	As per inventory
6.11	Telecom	As per inventory
6.12	Thermostat	As per inventory
Contents		
6.13	Miscellaneous	As per inventory
Cleanliness		
6.14	Cleanliness	Not clean



Ref #6.1

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Ref #6.1

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Ref #6.2

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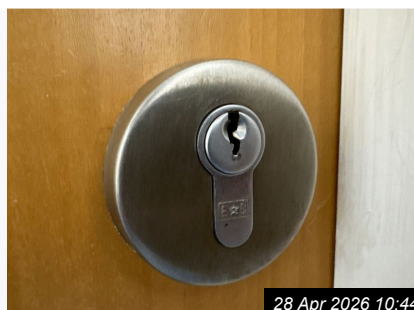
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6. ENTRANCE & HALLWAY (CONT.)



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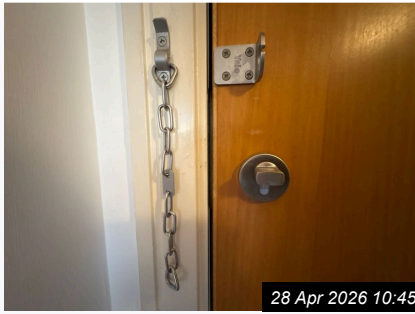
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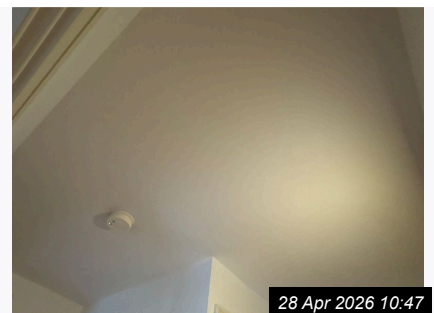
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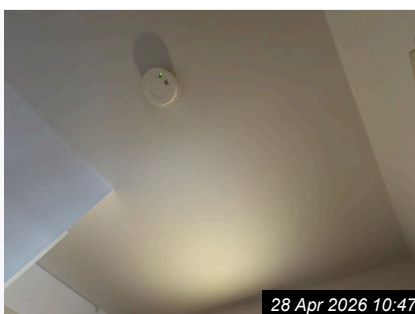
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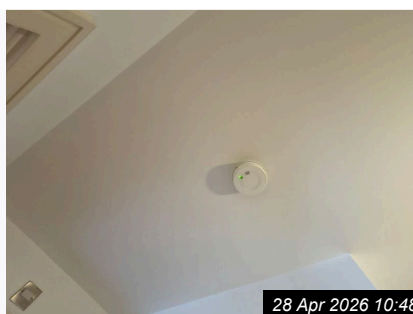
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6. ENTRANCE & HALLWAY (CONT.)



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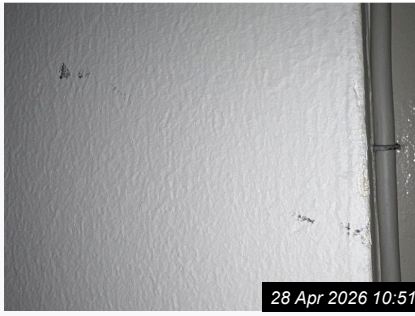
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Ref #6.6

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Ref #6.7

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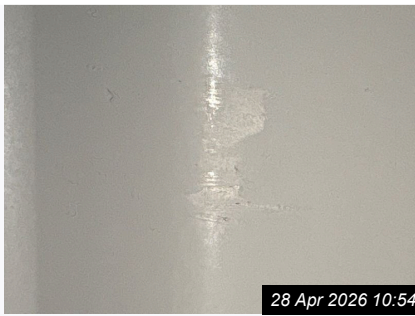
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Ref #6.9

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6. ENTRANCE & HALLWAY (CONT.)



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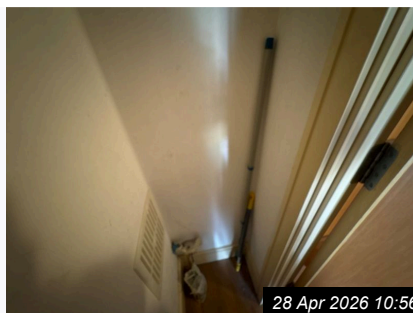
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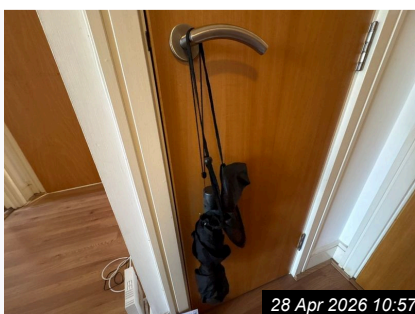
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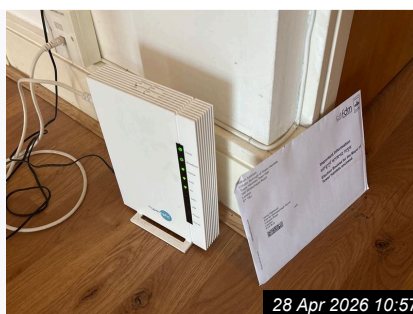
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7. RECEPTION & KITCHEN



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Ref #7



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Ref #7



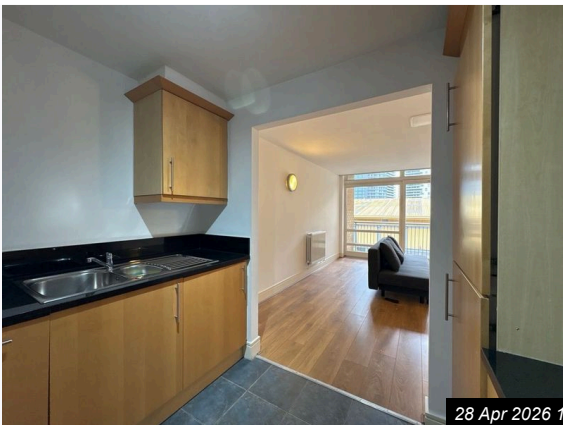
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Ref #7

Ref	Name	Condition
7.1	Door & Frame	As per inventory + Multiple scratches and scuffs are present on both sides of the door surface Moderate damage to door edge
7.2	Door Fixtures	As per inventory
7.3	Ceiling	As per inventory + Appears shading and stains to kitchen area

7. RECEPTION & KITCHEN (CONT.)		
7.4	Lighting	As per inventory
7.5	Walls	As per inventory + Multiple scuff marks and screw holes Evidence of paint chips and dents Section with plaster damage noted. Some discolouration and splattered stains visible Review - Tenant
7.6	Skirting	Staining & visible dust and dirt build-up. Some sections have more significant damage such as cracked or chipped bottom edges
7.7	Windows & Sills	As per inventory + Minor dust build-up present on inner sill.
7.8	Blinds / Curtains	As per inventory + Visible tear and fraying on one section. Review - Tenant
7.9	Switch / Sockets	As per inventory
7.10	Heating	As per inventory + Brown staining on front and side panels.
7.11	Flooring	As per inventory
7.12	Kitchen Units	As per inventory
7.13	Worktops	As per inventory
Kitchen Appliances		
7.14	Sink	As per inventory + Minor water marks and limescale build-up.
7.15	Extractor Hood	As per inventory + Minor grease spots
7.16	Hob	As per inventory + Wear to surround of 1x grill Review - Tenant
7.17	Oven	As per inventory
7.18	Fridge / Freezer	As per inventory
7.19	Washing Machine	As per inventory

7. RECEPTION & KITCHEN (CONT.)		
7.20	Dishwasher	As per inventory
7.21	Microwave	As per inventory
7.22	Boiler	As per inventory
Contents		
7.23	Sofa	As per inventory + Shaded hand mark toward edge
7.24	Contents in units	As per inventory
Cleanliness		
7.25	Cleanliness	Light domestic clean



Ref #7.1

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Ref #7.1

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7. RECEPTION & KITCHEN (CONT.)



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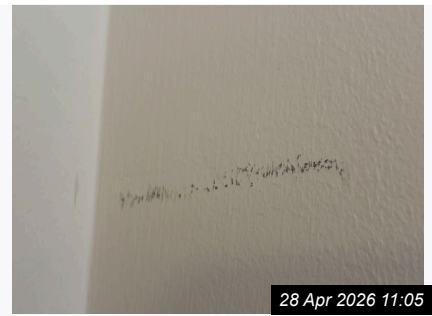
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7. RECEPTION & KITCHEN (CONT.)



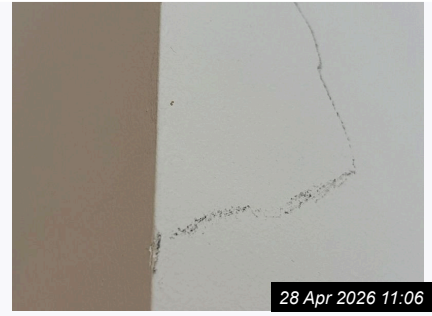
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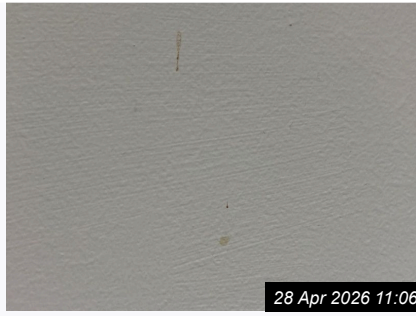
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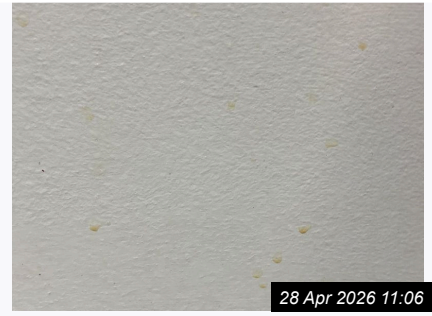
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7. RECEPTION & KITCHEN (CONT.)



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7. RECEPTION & KITCHEN (CONT.)



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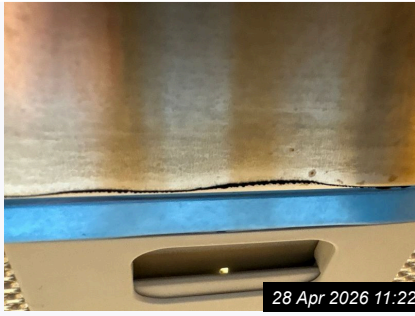
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7. RECEPTION & KITCHEN (CONT.)



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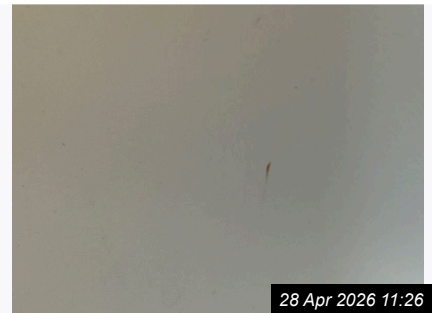
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7. RECEPTION & KITCHEN (CONT.)



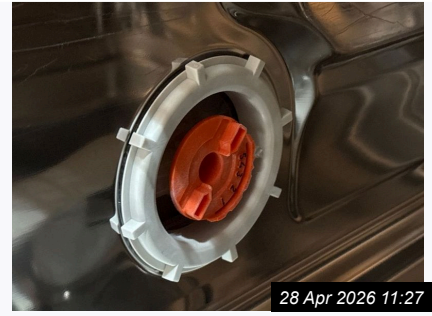
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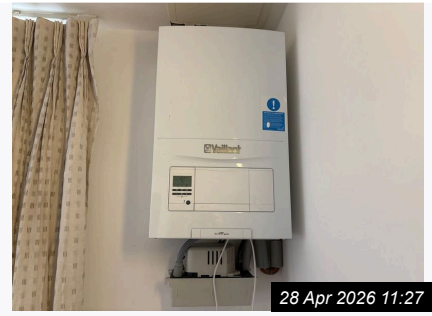
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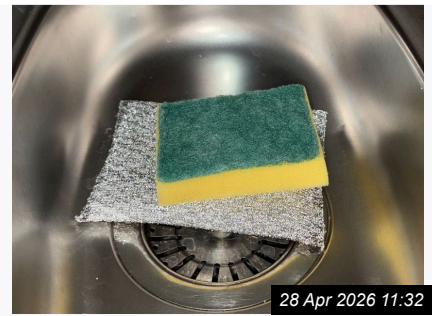
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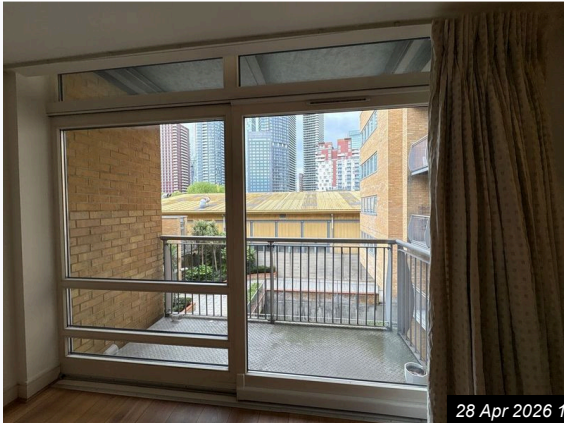
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8. GARDEN / BALCONY



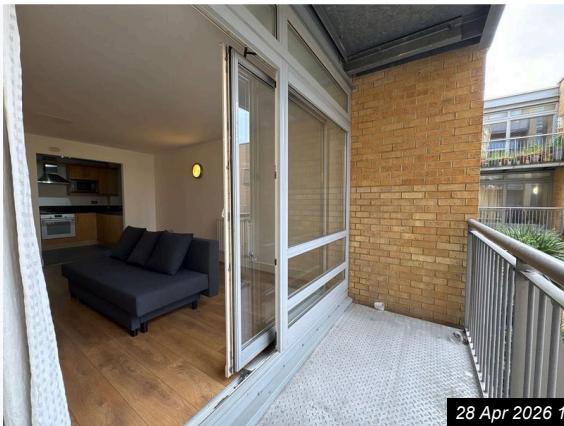
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Ref #8

Ref	Name	Condition
8.1	Door and frame	As per inventory + Surface dirt and heavy black staining present on frame and ironmongery. Review - Tenant
8.2	Description	Flooring shows signs of green moss staining Evidence of litter. le cup
Contents		
8.3	Miscellaneous	As per inventory
Cleanliness		
8.4	Cleanliness	Clean

8. GARDEN / BALCONY (CONT.)



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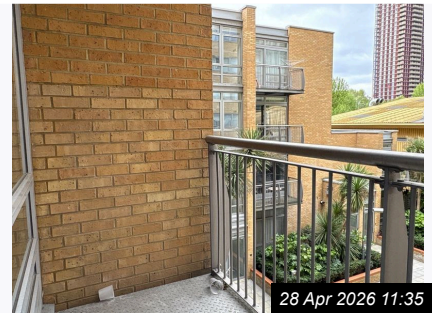
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8. GARDEN / BALCONY (CONT.)



Ref #8.2



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Ref #8.3



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9. BEDROOM ONE



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Ref #9



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Ref #9



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Ref #9

Ref	Name	Condition
9.1	Door & Frame	As per inventory + Notable chips and scratches to door
9.2	Door Fixtures	As per inventory
9.3	Ceiling	As per inventory
9.4	Lighting	As per inventory + Second fitting not illuminated, bulb not working Review - Tenant
9.5	Walls	As per inventory + Multiple fixings and holes are present in several areas. Various scuff marks and black marks are visible on different sections.
9.6	Skirting	As per inventory + Staining and some signs of dirt
9.7	Windows & Sills	As per inventory
9.8	Blinds / Curtains	As per inventory

9. BEDROOM ONE (CONT.)		
9.9	Switch / Sockets	As per inventory
9.10	Heating	As per inventory
9.11	Flooring	As per inventory
9.12	Built-In-Storage	As per inventory
Contents		
9.13	Miscellaneous	Door stop is cracked
Cleanliness		
9.14	Cleanliness	Light domestic clean



Ref #9.1

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Ref #9.1

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Ref #9.1

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Ref #9.1

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Ref #9.1

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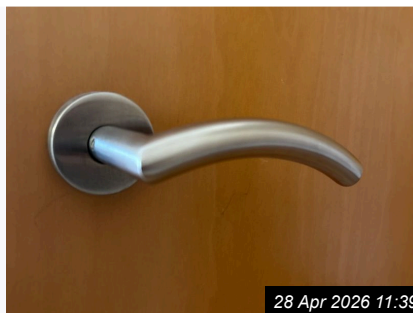
Ref #9.2

28 Apr 2026 11:38



Ref #9.2

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Ref #9.2

28 Apr 2026 11:39



Ref #9.2

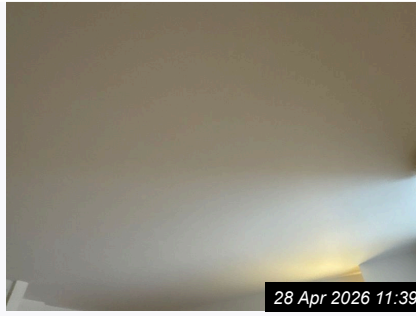
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9. BEDROOM ONE (CONT.)



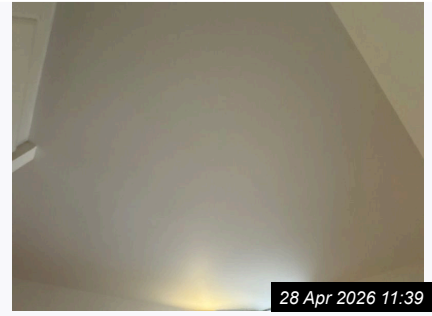
Ref #9.2

28 Apr 2026 11:39



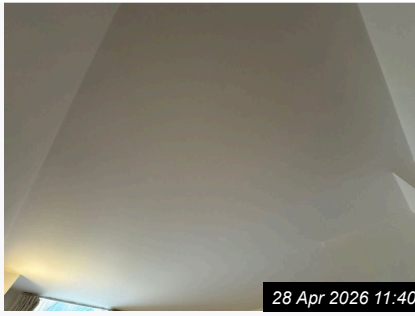
Ref #9.3

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Ref #9.3

28 Apr 2026 11:39



Ref #9.3

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Ref #9.4

28 Apr 2026 11:40



Ref #9.4

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Ref #9.4

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Ref #9.5

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Ref #9.5

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Ref #9.5

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Ref #9.5

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Ref #9.5

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Ref #9.5

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Ref #9.5

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Ref #9.5

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9. BEDROOM ONE (CONT.)



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Ref #9.6



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Ref #9.6



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Ref #9.6



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Ref #9.6



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Ref #9.7



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Ref #9.7



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Ref #9.7



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Ref #9.7



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Ref #9.8



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Ref #9.9



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Ref #9.9



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Ref #9.10



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Ref #9.10



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Ref #9.10



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Ref #9.10

9. BEDROOM ONE (CONT.)



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Ref #9.11



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Ref #9.11



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Ref #9.11



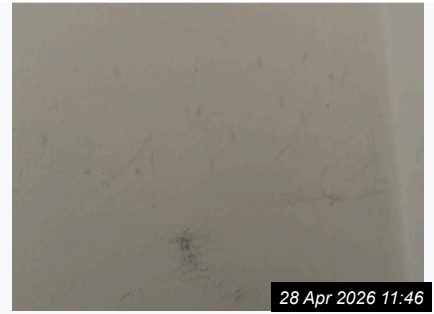
28 Apr 2026 11:46

Ref #9.12



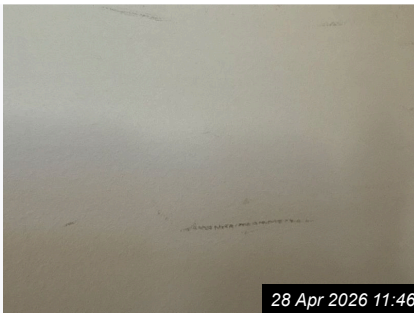
28 Apr 2026 11:46

Ref #9.12



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Ref #9.12



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Ref #9.12



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Ref #9.13

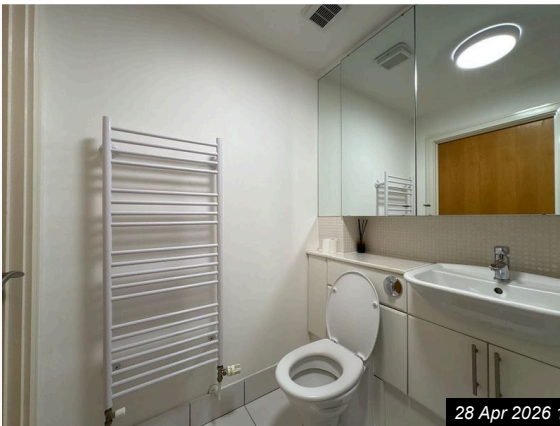
10. BATHROOM



Ref #10



Ref #10



Ref #10

Ref	Name	Condition
10.1	Door & Frame	As per inventory + Surface scratches and an area of moderate damage to the door Frame has marks and visible brown stains. Review - Tenant
10.2	Door Fixtures	As per inventory
10.3	Ceiling	As per inventory
10.4	Extractor Fan	As per inventory
10.5	Lighting	As per inventory
10.6	Walls	As per inventory + Brown mark noted to low level
10.7	Windows & Sills	As per inventory + Orange stain seen to grout
10.8	Switch / Sockets	As per inventory

10. BATHROOM (CONT.)		
10.9	Heating	As per inventory intact.
10.10	Flooring	As per inventory + Debris seen, light dust and hair follicles Review - Tenant
10.11	Built-In-Storage	As per inventory
Bathroom Appliances		
10.12	Toilet	As per inventory + Visible staining under the rim with brown marks Potential slow leak to interior causing this Review - Investigate
10.13	Basin	As per inventory + Minor discolouration to surround of drain Missing plug
10.14	Bath & Taps	As per inventory + Limescale buildup and corrosion on tap fittings Mould to surround of bathtub Review - Tenant
Contents		
10.15	Miscellaneous	As per inventory
Cleanliness		
10.16	Cleanliness	Light clean, some areas not clean



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Ref #10.1



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Ref #10.1



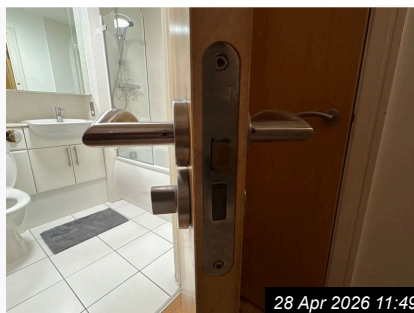
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Ref #10.1



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Ref #10.2



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Ref #10.2



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Ref #10.2

10. BATHROOM (CONT.)



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Ref #10.3

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Ref #10.3

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Ref #10.6

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Ref #10.6

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Ref #10.6

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Ref #10.7

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Ref #10.8

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Ref #10.8

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Ref #10.9

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Ref #10.9

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Ref #10.9

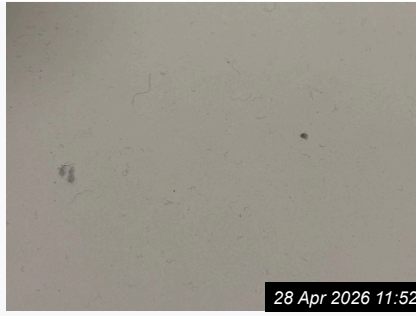
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10. BATHROOM (CONT.)



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Ref #10.10



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Ref #10.10



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Ref #10.10



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Ref #10.11



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Ref #10.11



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Ref #10.12



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Ref #10.12



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Ref #10.13

10. BATHROOM (CONT.)



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Ref #10.13



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Ref #10.14



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Ref #10.14

10. BATHROOM (CONT.)



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Ref #10.15



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Ref #10.15

11. PROPERTY COMPLIANCE			
Ref	Name	Answer	Comments
11.1	Is the Property Compliant?	Yes	

Actions Required			
Ref	Action Required	Responsibility	Comments
3.2 METRE READINGS » Electric Meter	Review	Investigate	There appears to be no electric meter for Flat 40
6.2 ENTRANCE & HALLWAY » Door Fixtures	Review	Tenant	Some dirt and debris to threshold
6.6 ENTRANCE & HALLWAY » Skirting	Review	Tenant	Stains and some ingrained dirt present.
7.5 RECEPTION & KITCHEN » Walls	Review	Tenant	Some discolouration and splattered stains visible
7.8 RECEPTION & KITCHEN » Blinds / Curtains	Review	Tenant	Visible tear and fraying on one section.
7.16 RECEPTION & KITCHEN » Hob	Review	Tenant	Wear to surround of 1x grill
8.1 GARDEN / BALCONY » Door and frame	Review	Tenant	Surface dirt and heavy black staining present on frame and ironmongery.
9.4 BEDROOM ONE » Lighting	Review	Tenant	Second fitting not illuminated, bulb not working
10.1 BATHROOM » Door & Frame	Review	Tenant	Surface scratches and an area of moderate damage to the door Frame has marks and visible brown stains.
10.10 BATHROOM » Flooring	Review	Tenant	Debris seen, light dust and hair follicles
10.12 BATHROOM » Toilet	Review	Investigate	Visible staining under the rim with brown marks Potential slow leak to interior causing this
10.14 BATHROOM » Bath & Taps	Review	Tenant	Mould to surround of bathtub

Declaration

I/We the undersigned, affirm that if I/we do not comment on the Inventory in writing within seven days of receipt of this Inventory then I/we accept the Inventory as being an accurate record of the contents and condition of the property.

Signed by the

Signatures

Print Name

Date / /

Signed by the

Signatures

Print Name

Date / /