Check out Report

Residential Address:



Sample
Sample
West Sussex
BN18 9NZ

Report produced by:

Clerk:	**D A C Mckay**
Company:	**Solid Inventories**
Date and time of inspection:	**24 May 2017. 8.20 A.M.**
Climatic Conditions:	**Sunny & Dry**

Report Produced on behalf of:

Contact:	**Sample**
Company:	**Sample**

Signed.....

Date.....

Property Details:

Type Of Property:	**First Floor Flat**
Bedrooms:	**One**
Parking:	**Communal Parking**
Interior:	**Unfurnished**
Condition:	**Good unless noted**
Cleanliness:	**Clean unless noted**
Instruction Manuals:	**Seen**
Gas Safety Certificate:	**No gas**
Basis of Report:	**Inventory dated 30/9/2016 by Solid Inventories**
Forwarding Address:	**Not Known**
Keys Returned:	**To Letting agent**
Tennant Present:	**No**

Disclaimer

This report provides a comparison between the condition and cleanliness of the property, it's contents and gardens and is based upon the information provided and the opinion of the inventory clerk. It is not a maintenance report nor does it comment upon every change that may have taken place (i.e. Caused by the passing of time). It is advisory and should be read carefully and should be discussed with the parties involved.
This report extends only to areas that are deemed by the clerk to be accessible and or safe to enter. We reserve the right not to move any large, heavy, fragile or valuable items, any areas covered by such items might therefore not be fully viewed or reported upon.
Please note only items that differ from the condition or description found at the start of the tenancy/original inventory are noted.
We cannot be responsible for any items that have been moved / removed and so noted not found.

Signed.....

Date.....

Signed on behalf of the landlord.....

Signature.....

Print Name.....

Date.....

I/ we have inspected the property with the agent/clerk and accept that the findings in the following report are accurate and true. When signing I/we accept the findings of this report.

Signed by the tenant(s).....

Signature.....

Print Name.....

Date.....

Signed by the tenant(s).....

Signature.....

Print Name.....

Date.....

Signed.....

Date.....

Meter readings:

Gas: No Gas

Electric: Reading 07004 Serial Number H10C 137947
Rate 1. 03139 Rate 2. 03861







Water: No Meter

Note

The property has been left in a dirty condition throughout. There is a dirty odour to the property. Additional remarks as listed.

Room 1: Entrance Hallway

Object	Condition	Comment
Door frame	Minor chips	Needs paint touching up
Door	Internal letterbox cover loose on shelf	Needs fitting
Floor	Very dirty	Needs cleaning
Walls	A few heavy scuff marks & some dirty finger marks	Needs cleaning/ paint touching up

Signed.....

Date.....

Skirting	Dusty/ dirty	Need cleaning
Shelf	Dusty	Needs cleaning
Ceiling	Patch from removed smoke alarm	Needs painting
Lighting	Dusty	Needs cleaning
Heating	Dusty	Needs cleaning

Room 1: Photos








Signed.....

Date.....










Signed.....

Date.....









Room 2 Bathroom

Object	Condition	Comment
Door	Minor dirt marks	Needs cleaning
Flooring	Dirty	Needs cleaning
Walls	Dirty	Needs cleaning
Toilet roll holder	Loose/ dirty	Needs cleaning/ fixing
Shower screen	Dirty/ lime scale marks	Needs cleaning
Rails/ grab handle & wall plate	Dirty marked	Need cleaning
Tooth brush holders & Mirror	Dirty	Needs cleaning

Signed.....

Date.....

Wall lighting	Both not working	Needs new bulbs
WC & Cistern	Dirty/ lime scaled	Needs cleaning
Basin	Dirty/ lime scaled	Needs cleaning
Bath & side panel	Dirty	Needs cleaning
Hose	Detachable hose left by tenant	Needs removing
Miscellaneous	Toilet brush & cleaning products missing	Need replacing

Room 2: Photos






Signed.....

Date.....










Signed.....

Date.....







Room 3 Bedroom

Object	Condition	Comment
Door	Dirty marked	Needs cleaning
Flooring	Dirty and with heavy stains	Need vacuuming & cleaning
Walls	With heavy marks/on wall 1, few additional marks to rest	Needs paint touching up

Signed.....

Date.....

Skirting	Dirty & dusty	Needs cleaning
Wardrobe	Doors with minor dirt marks	Needs cleaning
Window, sill & nets	Very dirty and with mould	Needs cleaning
Lighting	Dusty	Needs cleaning
Heating	Dusty	Needs cleaning

Room 3: Photos






Signed……

Date……










Signed……

Date……






Room 4 Lounge

Object	Condition	Comment
Door frame	Minor chips	Needs paint touching up
Flooring	Dirty and with heavy stains	Need vacuuming & cleaning
Walls	Minor marks with heavy splash marks by window	Needs cleaning/ painting
Skirting	Dirty/ dusty and with splash marks by window	Needs cleaning
Window, sill & nets	Very dirty and with mould	Needs cleaning
Lighting	Dusty	Needs cleaning
Fireplace	Fire a bit dusty to top	Needs cleaning
Heating	Dusty	Needs cleaning
Miscellaneous	Plastic box lid & chopping	Needs removing

Signed.....

Date.....

board left by tenant

Room 4: Photos








Signed.....

Date.....












Signed……

Date……





Room 5 Kitchen

Object	Condition	Comment
Door	Several small chips to bottom of doors	Needs paint touching up
Flooring	Dirty	Needs cleaning
Mat	Dirty	Needs cleaning
Walls	Dirty	Needs cleaning
Skirting	Dirty	Needs cleaning
Shelf	Dusty	Needs cleaning
Paper holders	Dusty	Need cleaning
Heating	Dusty	Needs cleaning
Cooker hood	Dirty	Needs cleaning
Hob	Dirty	Needs cleaning
Fridge freezer	Dirty	Needs cleaning
Washing machine	Dirty	Needs cleaning
Microwave	Dirty	Needs cleaning
Sink	Very dirty & stained/ rusty	Needs cleaning/ replacing
Worktop	Very dirty & stained/ heat ring marked	Needs cleaning/ attention
Kitchen units	All dirty internally &	Needs cleaning & rail

Signed.....

Date.....

	externally, towel rail loose	affixing
Misc	Salad bowl & colander missing	Need replacing

Room 5: Photos








Signed……

Date……










Signed.....

Date.....







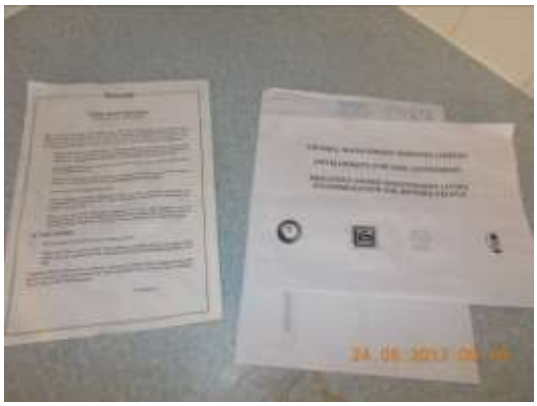
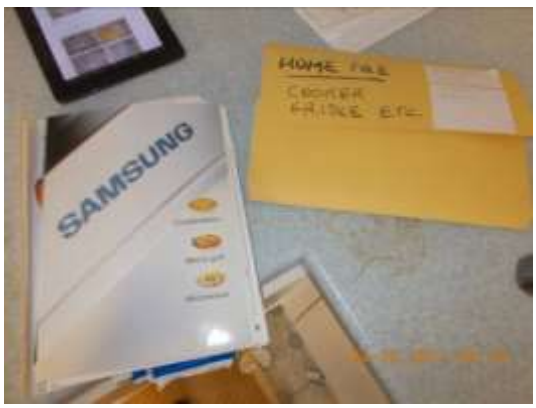



Signed.....

Date.....







Signed……

Date……





Key Photos



Signed.....

Date.....