



DMR

Inventory Services

'Your property, in safe hands'

Check-Out Report & Schedule of Condition

(Example Document)

The Cottage,
23 Hatherley Way,
Cheltenham,
Gloucestershire,
GL22 – 4JA.

Report Date: 14th April 2015

Our Reference: DMR 566/15

On Behalf of: Xenon Properties

This report should be read in conjunction with the Inventory compiled by
DMR Inventory Services on 13th April 2014

For ease of reference, all changes considered to be 'Fair Wear & Tear' (FW & T) in the Inventory have not been shown
in this report but *are* detailed in the said report.

Tenant Present at Check-Out:

Yes

Utilities

Gas = N/A
Electric (Rate 1) = 21461
Water = 14565.00000

Telephone = Not connected
Electric (Rate 4) = 57445

Record of Keys

2 x Rimlock = Front Door
2 x 5 Lever = Front Door
2 x 5 Lever = Rear Exit Door

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- Areas/Items affected by Fair Wear & Tear (FW&T) are as noted in the Inventory Check-Out comments.
- The property was found in a generally clean and tidy condition.
- *No* receipt for carpet cleaning was seen at Check-Out.
- Receipt *seen* for Inspection & Cleaning of Log Burner Stove in Lounge.

Item No.	Item Description	Damages/Comments
-	At Frontage, additional items noted,	+ Plastic Cold Frame & Tomato Plants; + Gas Barbeque in Black Cover.
8	Garage Unit 1	Not inspected at Check-Out as <i>no</i> key available for access.
11	Garage Unit 2, Additional items noted	+ Old Pieces of Wood, + Old Pinewood Doored Unit, Wall Shelf Unit & Paint Pots, - + Single section Alu' Ladder, Assorted Garden Tools = Landlords comments.
20	Rear Garden area, Shrubs	Un-Trimmed condition = Trim required.
27	Hall area, Additional item fitted	Net Curtain Pole & Net Curtain fitted to Window = Landlords comments.
30	Hall area, Additional item fitted	+ Slatted Blind in light grain-wood finish, fitted to Window = Landlords comments.
34	Hall area, Walls	Now: Painted Apple white vs. Magnolia = Landlords comments.
46	Shower Room, Shower Tray	Mastic to edge lightly mould marked.
50	Shower Room, Walls	Now: Painted Apple white vs. Magnolia = Landlords comments.
56	Lounge, Ex. Stove - User Instruction Leaflet	Not now seen.
-	In Lounge, Additional item/s noted	+ 2 x plastic Curtain Tracks & + 2 x Pairs of Lined Curtains in multi-floral material – = Landlords comments.
61	Lounge, Carpet	+ 6 x <i>verysmall</i> black speck-burn marks to front of Hearth = Landlords comments.
61	Lounge, Carpet	Light wear marked to walkways = Light clean required.
64	Lounge, Halogen Bulb Holders	1 x bulb not working.
-	Lounge, Additional item noted	+ Under-Stairs double doored Cupboard now fitted = Landlords comments.
67	Kitchen, Wall Units	Face of doors smeary around handles = Light clean required.
71	Kitchen, Extractor Hood	Grills lightly greasy = Light clean required.
74	Kitchen, Splashback Tiles	Heavily smeary & light grease marked below Extractor Hood.
84	Kitchen, Base Unit 7 – Bottom Drawer	Handle detached = Replacement required.
87	Kitchen, Walls	+ Grey 'computer wire' through Window Frame – to RH bottom, above Radiator – = Landlords comments.

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Item No.	Item Description	Damages/Comments
91	Stairwell, Treads	Dusty & 'Fluff' deposits = Light clean required.
-	On Landing, Additional item noted	Built-In Shelf Unit in white, a 5 x tier unit = Landlords comments.
-	Bathroom, Additional Item noted	+ Roller Blind fitted in white, with black leaf design = Landlords comments.
110	Bathroom, Walls	+ 1 x pin, + 4 x filled & un-painted screw holes, + 2 x Large Rawlplug holes noted.
-	Bedroom 1, Additional Item noted	+ White plastic Curtain Track fitted & 1 x pair of white embossed cotton Curtains - = Landlords comments.
-	Bedroom 1, Additional item noted	+ Pinewood Wall Shelf & matching brackets = Landlords comments.
120	Bedroom 1, Carpet	Light wear marked to walkways = Light clean required.
-	Bedroom 2, Additional Item noted	+ White plastic Curtain Tracks fitted & 2 x pairs of shiny blue-brown embossed cotton Curtains. = Landlords comments.
129	Bedroom 2, Walls	+ 2 x pins; + 3 x filled & non-matching over-painted screw holes = Landlords comments.
131	Bedroom 2, Carpet	+ Light wear marked to walkways = Light clean required.
-	Bedroom 2, Additional Item fitted	+ Free-Standing, Double-Doored Wardrobe in white composite with Mirror Faced Doors - = Landlords comments.
134	Airing Cupboard, Carpet	Dusty = Vacuum-Light Clean required.

Previous Tenant's Forwarding Address:

24 Acacia Avenue, Swindon, SN 55 – 5PL.