

Check-Out Report Schedule of Condition

Apartment 26,
'The Lodge House',
46 St. Jude's Road,
Cheltenham,
Gloucestershire,
GL44 - 2FD.

Report Date: 15.10.09

Our Reference: PREM 435/09

On Behalf of: Premier Letting Agents

This report should be read in conjunction with the inventory compiled by
DMR Inventory Services on 14.10.09

For ease of reference, all changes considered to be 'fair wear & tear' in the inventory have not been shown in this report but ARE detailed in the said report

Utilities

Gas = 01667.555

Electric (NORMAL) = 06541

Water = 0169.74017

Telephone = CONNECTED

Record of Keys

1 X Rimlock = Apartment Door – Lift Landing

1 X Rimlock = Lower Apartment Door

1 X Small Rimlock = Post Box Key

1 X Rimlock = Lounge Balcony Door

1 X Rimlock = Main Building Door

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- Areas/Items affected by Fair Wear and Tear (FW&T) are as noted in the Inventory Check-Out comments
- The property was found in a generally clean and tidy condition

Item No.	Item Description	Damages/Comments
23	Outer hall area, dining table	Glass top: dusty & lightly smeary = clean required at tenant cost
48	Main entrance hall area, 2 x windows	Panes & window sill: lightly dusty = clean required at tenant cost
53	Main entrance hall area, large unit	Top: dusty = clean required at tenant cost
53	Main entrance hall area, large unit	Door hinges: loose (FW&T) = attention required
66	Bedroom 1, pendant light	No bulb fitted = replacement bulb required @ tenant cost
67	Bedroom 1, window panes	Dusty inside = clean required at tenant cost
85	Bedroom 1, en-suite shower room - window sill	Dusty = clean required at tenant cost
89	Bedroom 1, en-suite shower room - basin	Bowl light cleaner deposits/smeary = clean required at tenant cost
92	Bedroom 1, en-suite shower room	Shower cubicle: fixed panel & door: water marked & lightly smeary - = clean required at tenant cost
93	Bedroom 1, en-suite shower room	Shower tray: very light brown speck marks = clean required at tenant cost
102	Bathroom, window sill	Dusty = clean required at tenant cost
105	Bathroom, cream glazed beaker	Not seen = landlords comments
107	Bathroom, basin	Soap deposit marked & un-cleaned condition = = clean required at tenant cost
112	Bathroom, bath	Soap deposit marked & smeary to base = clean required at tenant cost
113	Bathroom, shower screen	Lightly smeary = clean required at tenant cost
117	Bathroom, floor	Lightly dusty & splash-marked = clean required at tenant cost
122	Bedroom 2, windows	Panes smeary & sills dusty = clean required at tenant cost
142	Kitchen, ceiling lights	1 x bulb not working = replacement bulb required at tenant cost
144	Kitchen, glass wall panel	Smeary = clean required at tenant cost
145	Kitchen, worktops	Light deposit marks = clean required at tenant cost
146	Kitchen, extractor hood	S/s greasy & dusty + 1 x bulb not working = clean required and bulb requires -replacing at tenant cost
173	Lounge, windows	Inside panes: smeary & window sill: dusty = clean required at tenant cost
174	Lounge, French doors	Inside panes: lightly smeary & dusty = clean required at tenant cost
175	Lounge, curtains	Linings & hems dusty = clean required at tenant cost
179	Lounge, 2 x low circular tables	Light ring marks; + 1 x table top has 4 x 3" shallow scuff-scratch marks - = clean & make-good at tenant cost
183	Lounge, 3 x seater settee	Crumb strewn under base seat cushions = clean required at tenant cost
184	Lounge, 4 x seater settee	Arms dusty & crumb strewn under base seat cushions - = vacuum required at tenant cost

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Items not fire labelled:

In Lounge: 2 x Large Settees & 6 x Scatter Cushions

Previous tenant's forwarding address:
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23 Fulmore Avenue, Charlton Kings, Cheltenham, Gloucestershire, GL66 – 4FP.
