



## Check-Out Report

for

44a King Henry's Road, Belsize Park, London, NW3 3RP



Instructed by

KFH

Prepared By

Sean Phelan

Date of Report

07/November/2022

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# About The Report

## **This report:**

This report provides an impartial and easy to follow schedule of condition for each of the main features of the property on a room by room basis, together with details of its contents if present. It has been prepared on the understanding that where no comment on the condition of an element or item is made by the inventory assessor, the element or item is taken to be in a good clean serviceable condition and without defect(s). This report will specifically comment on, and identify defects or elements in poor condition that have been observed during the inspection and will be described in the narrative of the report/ evidenced in the photographs contained in the report.

Where the words 'silver', 'chrome', 'oak', 'pine', etc. are used, it is understood that this is a description of the colour and type of the item and not the actual fabric. The description of the listed items is for identification purposes only. New items will only be described as such when they are in a new building, still in their wrappings, or with a receipt. Reference to wall numbers, i.e. wall #1, will always be the wall that the door or entrance way is situated in and then round in a clockwise motion from there.

Where an inventory report is compiled at an old property, it must be understood that the condition of the fabric and contents are normally age worn and age marked unless otherwise noted.

## **What this report does not tell you:**

The person preparing this report is not an expert on fabrics, woods, materials, antiques etc: nor a qualified surveyor or Valuer. This report will not necessarily mention structural defects and does not give any advice on the cost of any repair work, or the types of repair which should be used. Fixtures and fittings are listed and described; they are not tested and no comment is made as to the working condition.

## **What is inspected?**

The inventory assessor carries out a visual inspection of the inside of the main building together with any contents and will carry out a general inspection of the remainder of the building including the exterior cosmetic elements and any permanent outbuildings. Inaccessible areas and loft areas will not be inspected.

Belongings left by the landlord in a locked room or outbuildings will not be included and are the sole responsibility of the landlord. Items of little monetary value are listed and described generically; i.e. a bookshelf could be described as containing 'a number of paperback books'. Similar items will include used bedding, used kitchen utensils, tableware etc.

## **Ownership:**

This report remains the property of the instructing party and shall not be used or copied without their written permission.

***IMPORTANT: This report must be signed by the tenant(s) and returned to the issuing agent within 5 working days from the commencement of the tenancy. If the report is not returned by the tenant(s) within this timescale, any future discrepancies will not be admissible.***

## Tenant guidance notes

It is expected that the property and its contents will be in a similar condition of cleanliness as noted in the original inventory. If the standard of cleaning is not satisfactory, most managing agents or Landlords will employ a contract cleaner - the cost of which will be deducted from the tenant's deposit. Where professional cleaners are used, receipts should be retained and produced if required.

All cleaning must be thorough and the property left tidy at the end of the tenancy. The main areas for concern are set out below:

- Carpets should be professionally cleaned before the end of a tenancy in accordance with the inventory or tenancy agreement and vinyl/tiled flooring should be left clean and free from cracks or tears.
- Curtains should be professionally cleaned before the end of a tenancy in accordance with the inventory or tenancy agreement.
- The decor throughout the property should be in the same state and condition as at the start of the tenancy as detailed within the original inventory. Charges may be incurred if picture hooks, nails, screws or screw holes etc have been added and not removed and the area made good. Charges may also be incurred where excessive wear is noted. Remove finger prints and excessive marks from the decor. Whilst reasonable wear and tear is expected, your fingerprints to walls and doors will be considered a cleaning issue.
- Refrigerators/Freezers should be defrosted and left switched off and open to avoid smelling.
- Ovens, Hobs, Extractor Hoods, and Microwaves should be cleaned of burnt on deposits and grease and doors/seals cleaned.
- Tumble Dryers, Washing Machines and Dishwashers should have filters emptied, soap drawers cleaned of deposits and doors/seals cleaned.
- Gardens where applicable should be left in a neat and tidy order, the lawns having been cut, borders and planters weeded, hedges trimmed and pathways/patios weeded and swept.

***The smoke and Carbon Monoxide alarms in the property have been checked and are in working order at the date of this report. It is the Tenant's responsibility to keep them in working order during the life of the tenancy. Any faults (other than battery replacement) should be reported immediately.***

# Property Information

## General:

Property Furnished	Fully Furnished
Property Type	Flat
Property Style	End Terrace
Stopcock location	Under kitchen sink
Security Alarm	No
Boiler	Kitchen cupboard

## Utility Meters:

	Location	Serial Number	Reading	Meter type	Supplier	Access number	Date recorded
<b>1: Electric</b>	Lounge cupboard	Z06SP26326	31502.07	Tariff			07/11/2022
<b>2: Gas</b>	Opposite front door	0377410 S	9629.50	Tariff			07/11/2022



1: Electric



2: Gas

Keys:

	Location	Number	Comments
<b>1: Set of Keys</b>	Front door	3	x1 Yale - Front door x2 Chubb - Front door



1: Set of Keys

Smoke Alarms & CO Detectors:

	Location	Tested	Comment
<b>1: CO Detector</b>	Kitchen	Yes	Fitted, button pressed and functional



1: CO Detector

**Safety:**

Gas Safety Certificate	Yes
PAT Certificate	No
Window Locks/ Keys	No

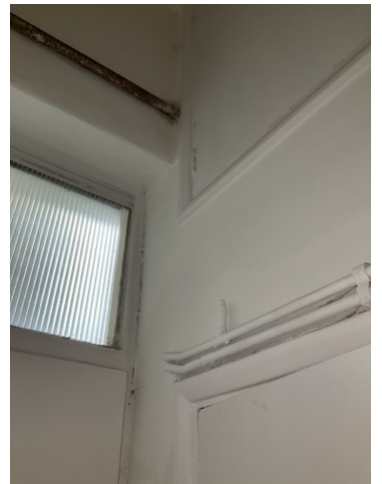
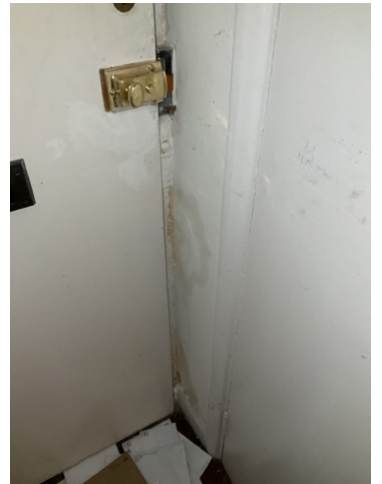
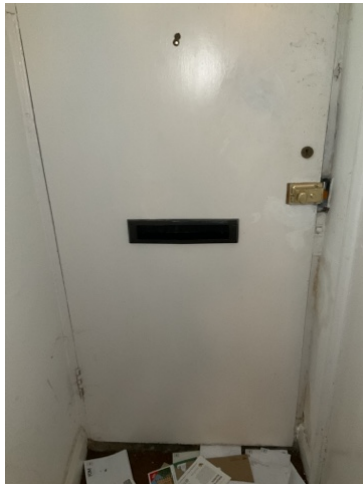
**Additional Notes:**

No smoke alarm fitted

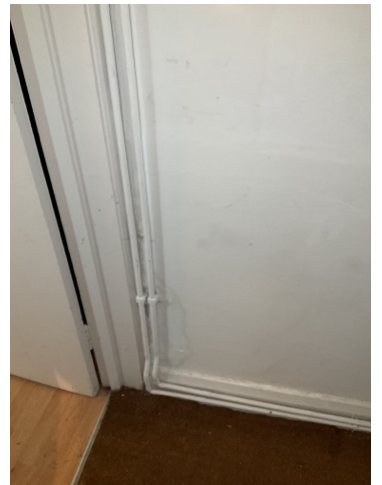
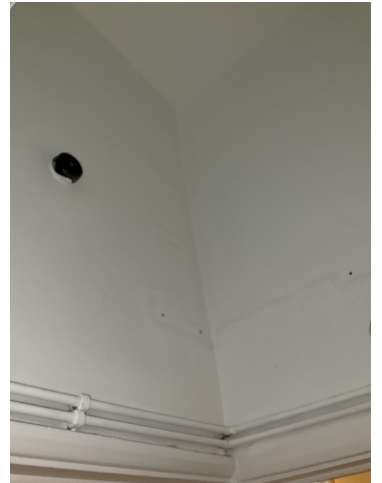
**Cleaning Condition:**

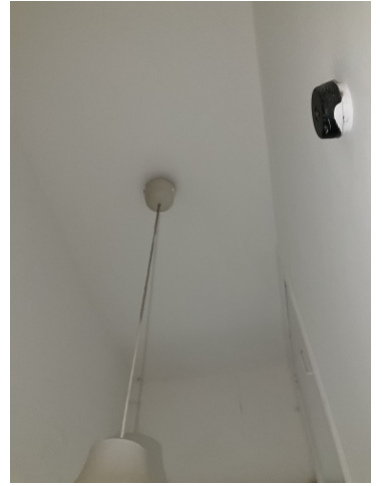
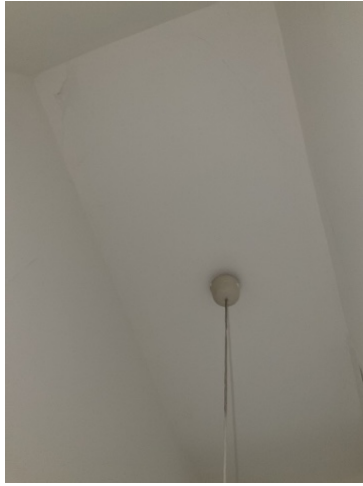
General cleanliness	Professional cleaning required throughout
Bathroom	Professional cleaning required throughout
Bathroom Fittings	Professional cleaning required throughout
Curtains and Blinds	Professional cleaning required throughout
Carpets	None Reported
Hard flooring	Professional cleaning required throughout
Kitchen	Professional cleaning required throughout
Hob and Oven	Professional cleaning required throughout
Kitchen white goods	Professional cleaning required throughout
Mattress(s)	Professional cleaning required throughout
Upholstery	Professional cleaning required throughout
Windows (Inside)	Professional cleaning required throughout
Windows (Outside)	Professional cleaning required throughout
Woodwork	Professional cleaning required throughout

# 1: Entrance Hallway









1.1 Door	
White	Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present

	Element	Element Description	Observations (Check-Out)
1.1.1	Front Door		Marks and scuffs to both sides visible .



1.1.1 Marks and scuffs to both sides visible .



1.1.1 Marks and scuffs to both sides visible .



1.1.1 Marks and scuffs to both sides visible .



1.1.1 Marks and scuffs to both sides visible .



1.1.1 Marks and scuffs to both sides visible .

1.2 Ceiling	
White	Good Overall - no obvious faults in appearance or functionality

1.3 Lighting	
White	Good - minor cosmetic damage; functionality not impaired

	Element	Element Description	Observations (Check-Out)
1.3.1	Surface Mounted		Bulb not working .



1.3.1 Bulb not working .

1.4 Wall	
White	Good - minor cosmetic damage; functionality not impaired

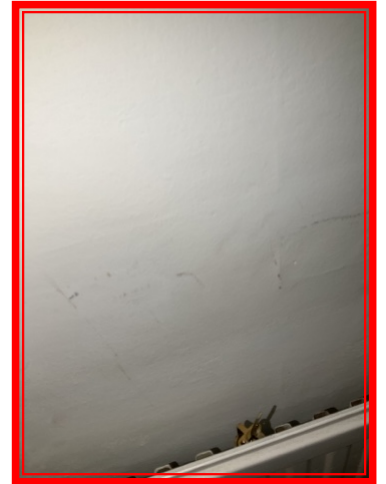
	Element	Element Description	Observations (Check-Out)
1.4.1	Wall		Marks and signs of wear to lower sections .



1.4.1 Marks and signs of wear to lower sections .



1.4.1 Marks and signs of wear to lower sections .



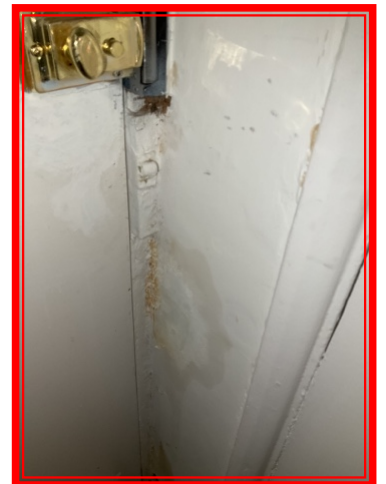
1.4.1 Marks and signs of wear to lower sections .



1.4.1 Marks and signs of wear to lower sections .



1.4.1 Marks and signs of wear to lower sections .



1.4.1 Marks and signs of wear to lower sections .



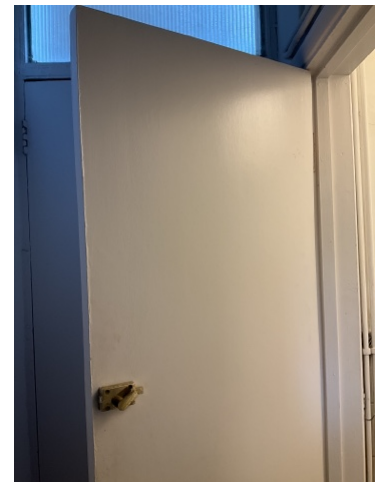
1.4.1 Marks and signs of wear to lower sections .

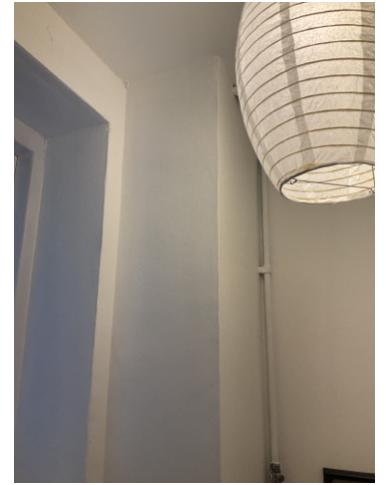


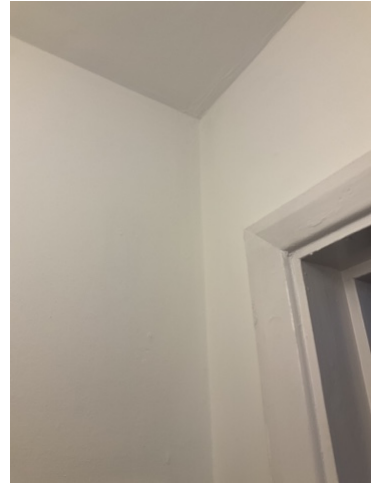
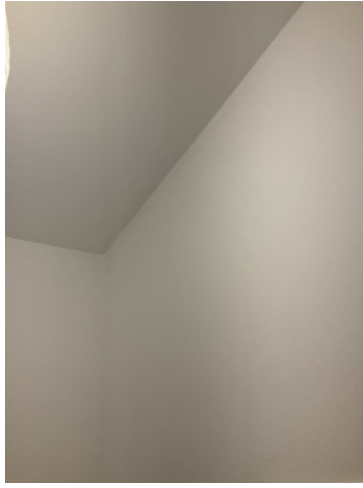
1.4.1 Marks and signs of wear to lower sections .

1.5 Window	
White	Good Overall - no obvious faults in appearance or functionality
1.6 Radiator	
White	Good Overall - no obvious faults in appearance or functionality
1.7 Switch	
White	Good Overall - no obvious faults in appearance or functionality
1.8 Socket Outlet	
White	Good Overall - no obvious faults in appearance or functionality
1.9 Floor	
Brown	Good Overall - no obvious faults in appearance or functionality
1.10 Front Door Mat	
Brown	Good Overall - no obvious faults in appearance or functionality

## 2: Toilet







2.1 Door	
White	Good Overall - no obvious faults in appearance or functionality

2.2 Ceiling	
White	Good Overall - no obvious faults in appearance or functionality

2.3 Lighting	
Stainless Steel effect	Good Overall - no obvious faults in appearance or functionality

2.4 Wall	
White	Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present

	Element	Element Description	Observations (Check-Out)
2.4.1	Wall		Cracks to LHS of window .



2.4.1 Cracks to LHS of window .



2.4.1 Cracks to LHS of window .

2.5 Window	
White	Good Overall - no obvious faults in appearance or functionality

2.6 Radiator	
White	Good Overall - no obvious faults in appearance or functionality

2.7 Switch	
White	Good Overall - no obvious faults in appearance or functionality

2.8 Toilet	
White	Good - minor cosmetic damage; functionality not impaired

	Element	Element Description	Observations (Check-Out)
2.8.1	Toilet		Staining present .





2.8.1 Staining present .

2.9 Floor	
Black	Good - minor cosmetic damage; functionality not impaired

2.10 Basin	
White	Good - minor cosmetic damage; functionality not impaired

	Element	Element Description	Observations (Check-Out)
2.10.1	Basin		Minor staining present .

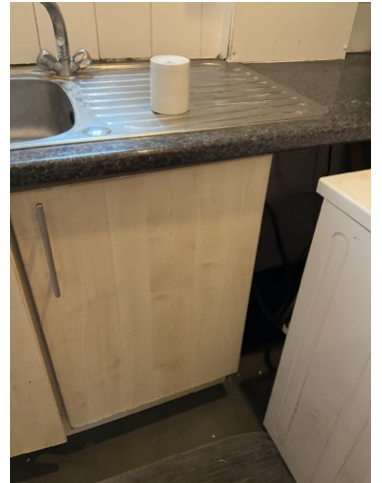


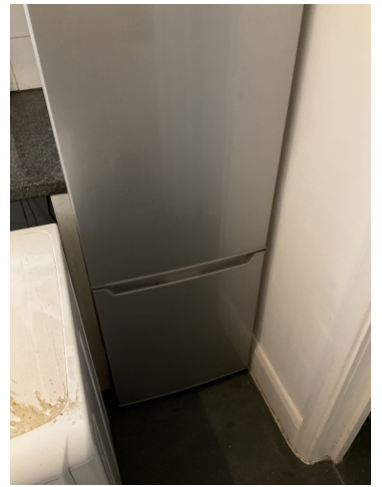
2.10.1 Minor staining present .

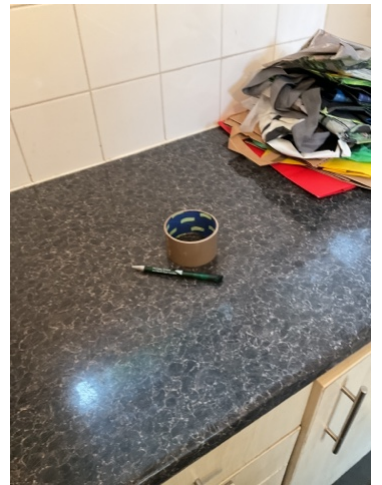
2.11 Accessories	
Chrome effect	Good Overall - no obvious faults in appearance or functionality

### 3: Kitchen

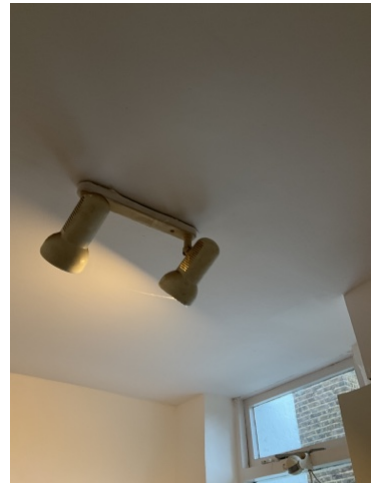
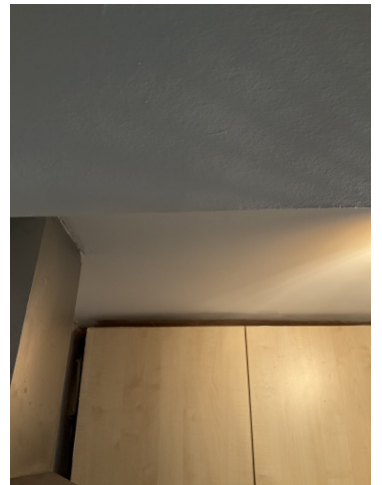


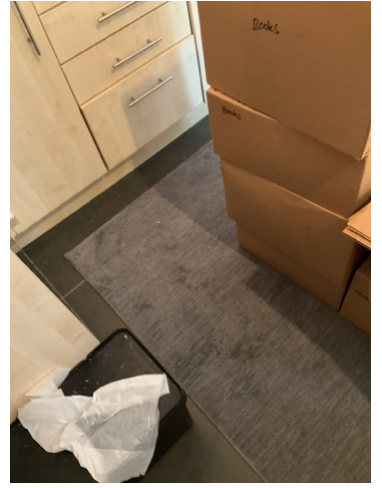
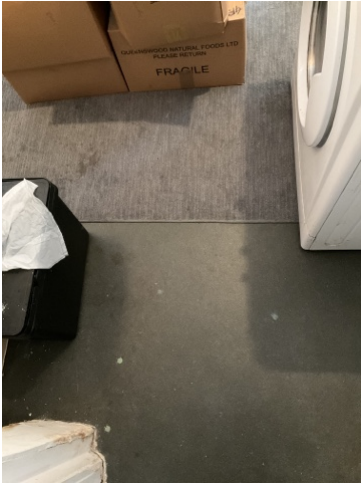












3.1 Door	
White	Good Overall - no obvious faults in appearance or functionality

3.2 Ceiling	
White	Good Overall - no obvious faults in appearance or functionality

3.3 Lighting	
White	Good - minor cosmetic damage; functionality not impaired

	Element	Element Description	Observations (Check-Out)
3.3.1	Spotlight Track		x1 bulb not working .



3.3.1 x1 bulb not working .



**3.4 Extractor Fan**

White	Good Overall - no obvious faults in appearance or functionality
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**3.5 Wall**

White	Good - minor cosmetic damage; functionality not impaired
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	Element	Element Description	Observations (Check-Out)
3.5.1	Wall		Marks and signs of wear to lower sections visible .



3.5.1 Marks and signs of wear to lower sections visible .



3.5.1 Marks and signs of wear to lower sections visible .



3.5.1 Marks and signs of wear to lower sections visible .



3.5.1 Marks and signs of wear to lower sections visible .

**3.6 Extractor Hood**

Stainless Steel effect	Good Overall - no obvious faults in appearance or functionality
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**3.7 Window**

White	Good Overall - no obvious faults in appearance or functionality
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**3.8 Radiator**

White	Good Overall - no obvious faults in appearance or functionality
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**3.9 Switch**

White	Good Overall - no obvious faults in appearance or functionality
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**3.10 Socket Outlet**

White	Good Overall - no obvious faults in appearance or functionality
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**3.11 Floor**

Black	Good - minor cosmetic damage; functionality not impaired
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	Element	Element Description	Observations (Check-Out)
3.11.1	Floor		White stains visible .



3.11.1 White stains visible .



3.11.1 White stains visible .



3.11.1 White stains visible .

**3.12 Kitchen Units**

Wood effect	Good Overall - no obvious faults in appearance or functionality
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**3.13 Worktop(s)**

Black	Good - minor cosmetic damage; functionality not impaired
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	Element	Element Description	Observations (Check-Out)
3.13.1	Worktop(s)		Mould to mastic around edges .



3.13.1 Mould to mastic around edges .



3.13.1 Mould to mastic around edges .



3.13.1 Mould to mastic around edges .



3.13.1 Mould to mastic around edges .

**3.14 Sink**

Stainless Steel effect      Good - minor cosmetic damage; functionality not impaired

	Element	Element Description	Observations (Check-Out)
3.14.1	Sink		Limescale visible .



3.14.1 Limescale visible .



3.14.1 Limescale visible .

**3.15 Hob**

Stainless Steel effect      Good - minor cosmetic damage; functionality not impaired

	Element	Element Description	Observations (Check-Out)
3.15.1	Hob		Dirt and food preset .



3.15.1 Dirt and food preset



3.15.1 Dirt and food preset

**3.16 Oven**

Black Good - minor cosmetic damage; functionality not impaired

	Element	Element Description	Observations (Check-Out)
3.16.1	Oven		Food waste to inside .



3.16.1 Food waste to inside .



3.16.1 Food waste to inside .

**3.17 Fridge Freezer**

Stainless Steel effect Good Overall - no obvious faults in appearance or functionality

	Element	Element Description	Observations (Check-Out)
3.17.1	Fridge Freezer		Food to inside .



3.17.1 Food to inside .

3.18 Washing Machine	
White	Good - minor cosmetic damage; functionality not impaired

	Element	Element Description	Observations (Check-Out)
3.18.1	Washing Machine		Marks to top visible .



3.18.1 Marks to top visible .



3.18.1 Marks to top visible .

3.19 Kitchen Utensils	
Assorted	Good - minor cosmetic damage; functionality not impaired

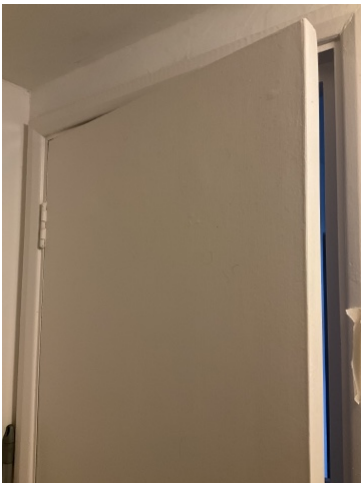
3.20 Bin	
Black	Good - minor cosmetic damage; functionality not impaired

	Element	Element Description	Observations (Check-Out)
3.20.1	Bin		Marks to top visible .

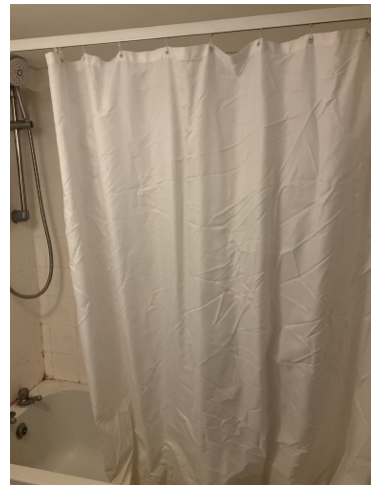


3.20.1 Marks to top visible .

## 4: Bathroom











4.1 Door	
White	Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present

	Element	Element Description	Observations (Check-Out)
4.1.1	Door		Minor marks and cracks visible to lower sections.



4.1.1 Minor marks and cracks visible to lower sections.



4.1.1 Minor marks and cracks visible to lower sections.

4.2 Ceiling	
White	Good - minor cosmetic damage; functionality not impaired

	Element	Element Description	Observations (Check-Out)
4.2.1	Ceiling		Minor mould above bath .



4.2.1 Minor mould above bath .



4.2.1 Minor mould above bath .

4.3 Extractor Fan	
White	Good Overall - no obvious faults in appearance or functionality

4.4 Lighting	
Stainless Steel effect	Good Overall - no obvious faults in appearance or functionality

4.5 Wall	
White	Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present

	Element	Element Description	Observations (Check-Out)
4.5.1	Wall		Marks and signs of wear to painted and tiled sections .



4.5.1 Marks and signs of wear to painted and tiled sections .



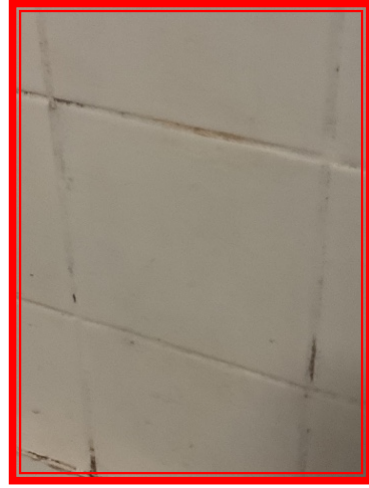
4.5.1 Marks and signs of wear to painted and tiled sections .



4.5.1 Marks and signs of wear to painted and tiled sections .



4.5.1 Marks and signs of wear to painted and tiled sections .



4.5.1 Marks and signs of wear to painted and tiled sections .

**4.6 Window**

White	Good - minor cosmetic damage; functionality not impaired
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	Element	Element Description	Observations (Check-Out)
4.6.1	Window		Signs of wear to edges .



4.6.1 Signs of wear to edges .



4.6.1 Signs of wear to edges .



4.6.1 Signs of wear to edges .

**4.7 Radiator**

White	Good Overall - no obvious faults in appearance or functionality
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**4.8 Switch**

White	Good Overall - no obvious faults in appearance or functionality
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**4.9 Floor**

Black	Good - minor cosmetic damage; functionality not impaired
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	Element	Element Description	Observations (Check-Out)
4.9.1	Floor		Large marks visible throughout .



4.9.1 Large marks visible throughout .



4.9.1 Large marks visible throughout .



4.9.1 Large marks visible throughout .

4.10 Basin			
White		Good - minor cosmetic damage; functionality not impaired	
	Element	Element Description	Observations (Check-Out)
4.10.1	Basin		Chain from plug missing . Stains and mould visible .



4.10.1 Chain from plug missing .



4.10.1 Stains and mould visible .



4.10.1 Stains and mould visible .



4.10.1 Stains and mould visible .



4.10.1 Stains and mould visible .

**4.11 Bath**

White	Good - minor cosmetic damage; functionality not impaired
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	Element	Element Description	Observations (Check-Out)
4.11.1	Bath		Stained throughout .



4.11.1 Stained throughout



4.11.1 Stained throughout



4.11.1 Stained throughout



4.11.1 Stained throughout



4.11.1 Stained throughout



4.11.1 Stained throughout

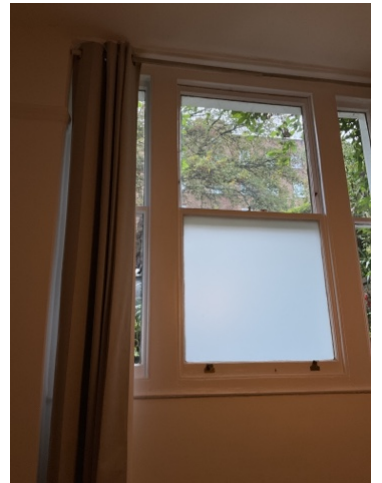
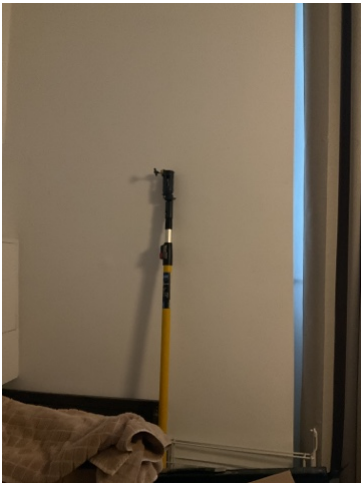
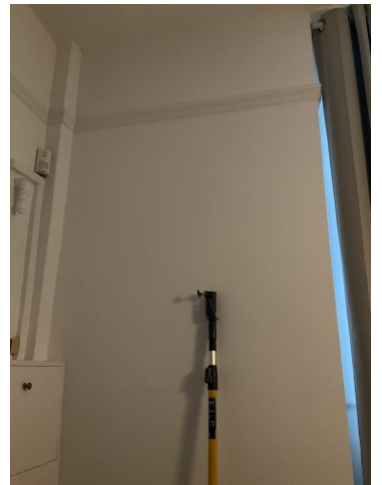
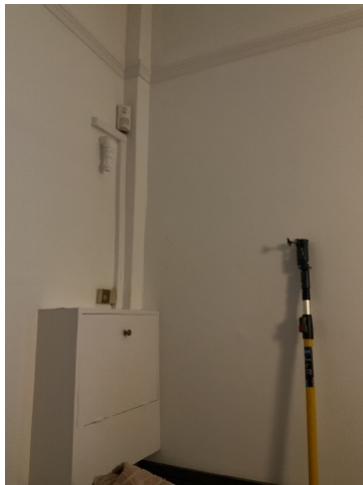
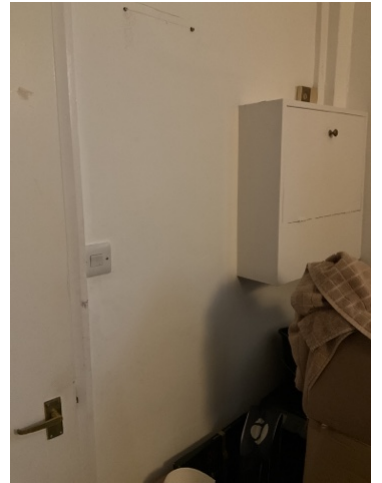
**4.12 Shower**

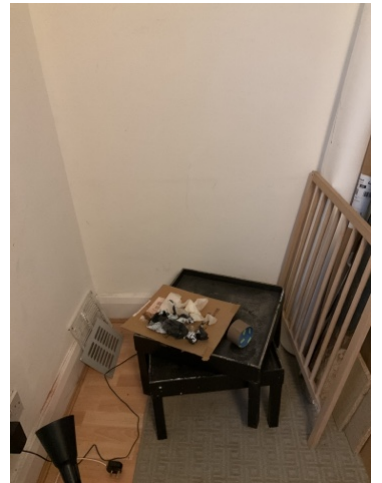
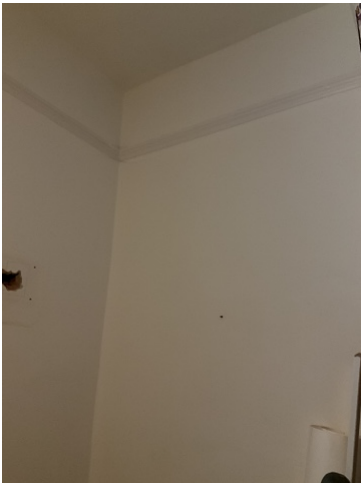
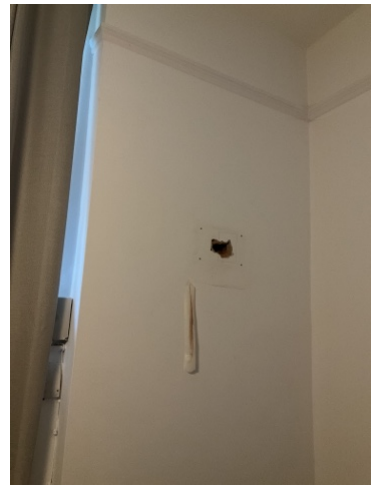
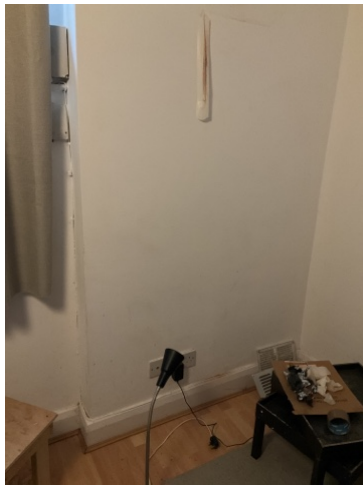
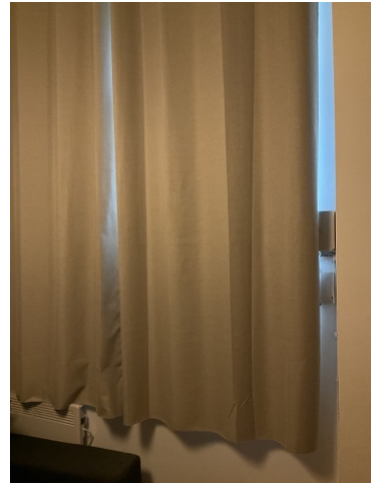
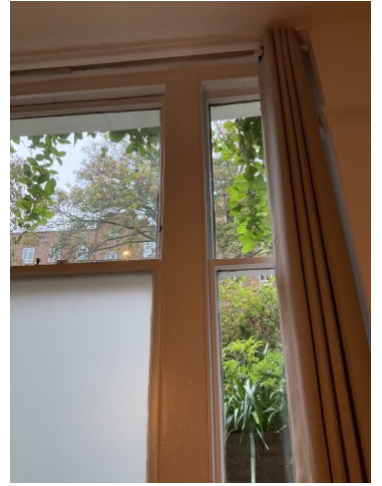
Chrome effect	Good Overall - no obvious faults in appearance or functionality
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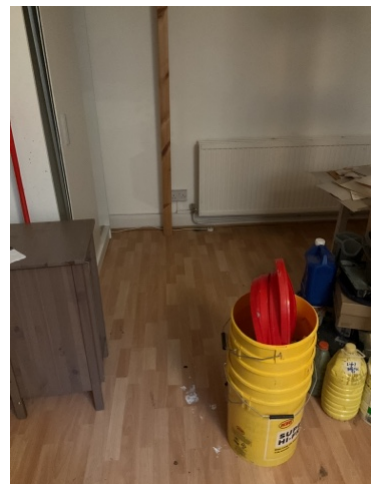
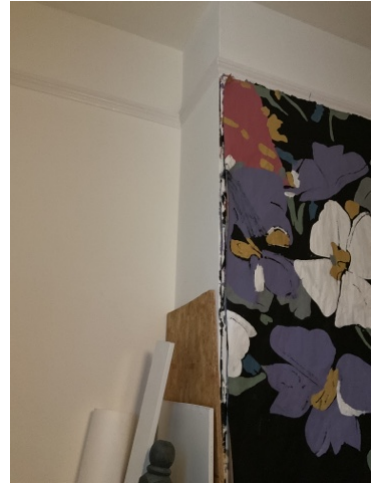
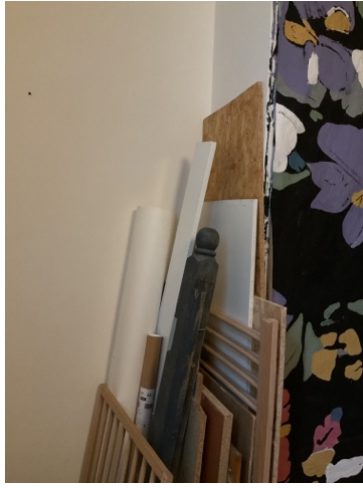
**4.13 Accessories**

Chrome effect	Good Overall - no obvious faults in appearance or functionality
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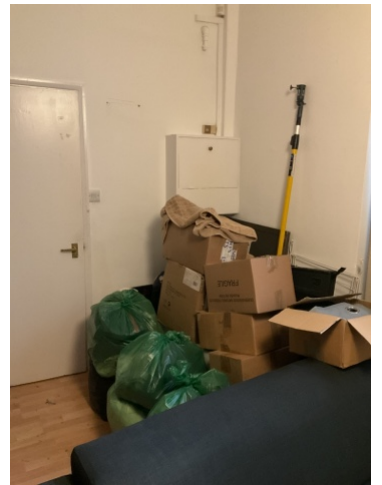
**5: Lounge**

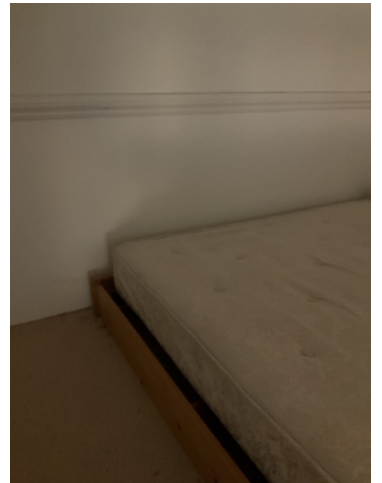
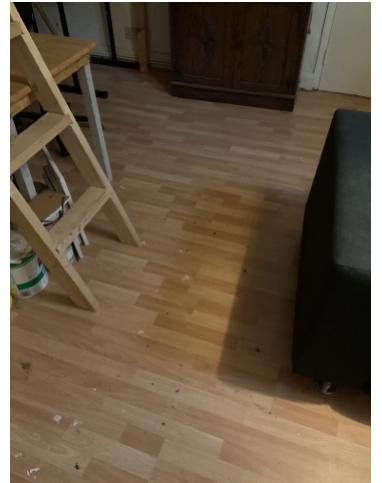
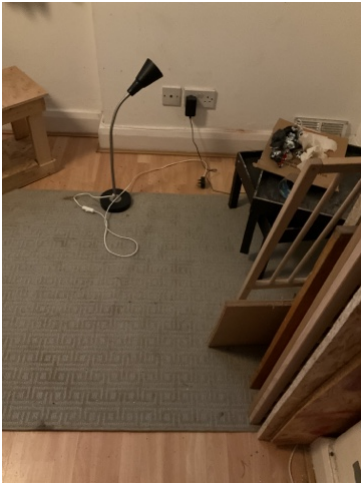
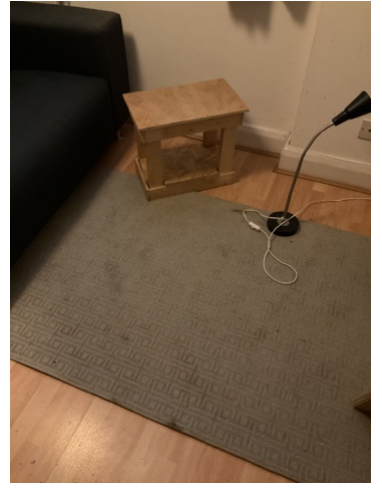


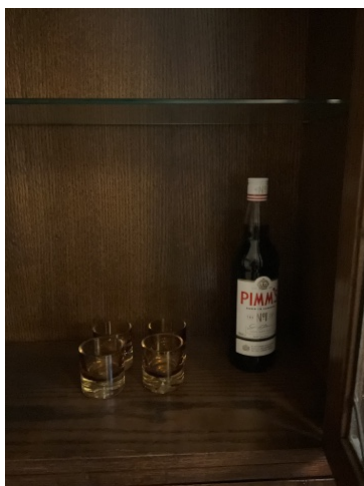












5.1 Door			
Element	Element Description	Observations (Check-Out)	
White	Good - minor cosmetic damage; functionality not impaired		
5.1.1	Door		Marks visible to both sides of door .



5.1.1 Marks visible to both sides of door .

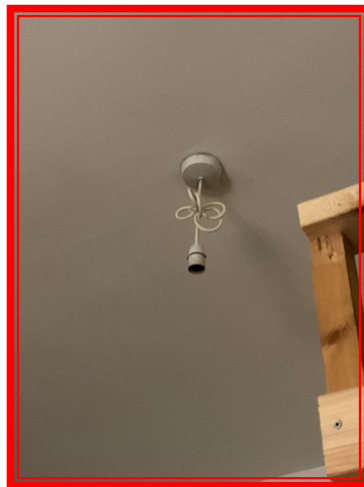


5.1.1 Marks visible to both sides of door .

5.2 Ceiling	
White	Good Overall - no obvious faults in appearance or functionality

5.3 Lighting	
White	Good - minor cosmetic damage; functionality not impaired

	Element	Element Description	Observations (Check-Out)
5.3.1	Surface Mounted		x1 bulb missing .



5.3.1 x1 bulb missing .

5.4 Wall	
White	Good - minor cosmetic damage; functionality not impaired

	Element	Element Description	Observations (Check-Out)
5.4.1	Wall		Damage to walls throughout, large hole to RHS of windows . Large painting fitted, with multiple paint marks to wall below .



5.4.1 Damage to walls throughout, large hole to RHS of windows .



5.4.1 Damage to walls throughout, large hole to RHS of windows .



5.4.1 Damage to walls throughout, large hole to RHS of windows .



5.4.1 Damage to walls throughout, large hole to RHS of windows .



5.4.1 Damage to walls throughout, large hole to RHS of windows .



5.4.1 Large painting fitted, with multiple paint marks to wall below .



5.4.1 Large painting fitted, with multiple paint marks to wall below .

5.5 Window	
White	Good Overall - no obvious faults in appearance or functionality

5.6 Curtain(s)/ Blind(s)	
Cream	Good Overall - no obvious faults in appearance or functionality

**5.7 Radiator**

White	Good Overall - no obvious faults in appearance or functionality
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**5.8 Switch**

White	Good Overall - no obvious faults in appearance or functionality
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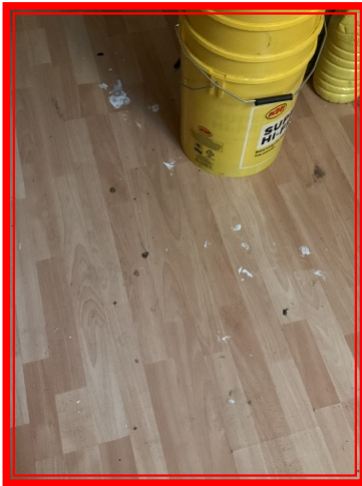
**5.9 Socket Outlet**

White	Good Overall - no obvious faults in appearance or functionality
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**5.10 Floor**

Wood effect	Good - minor cosmetic damage; functionality not impaired
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	Element	Element Description	Observations (Check-Out)
5.10.1	Floor		Paint marks and scuffs to floor throughout .



5.10.1 Paint marks and scuffs to floor throughout .



5.10.1 Paint marks and scuffs to floor throughout .



5.10.1 Paint marks and scuffs to floor throughout .



5.10.1 Paint marks and scuffs to floor throughout .



5.10.1 Paint marks and scuffs to floor throughout .

**5.11 Rug**

Grey	Good - minor cosmetic damage; functionality not impaired
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	Element	Element Description	Observations (Check-Out)
5.11.1	Rug		Marks and signs of wear visible .



5.11.1 Marks and signs of wear visible .



5.11.1 Marks and signs of wear visible .

**5.12 Sofa**

Grey	Good - minor cosmetic damage; functionality not impaired
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	Element	Element Description	Observations (Check-Out)
5.12.1	Sofa		Faint stains visible .



5.12.1 Faint stains visible .



5.12.1 Faint stains visible .



5.12.1 Faint stains visible .

**5.13 Chair**

Black	Good - minor cosmetic damage; functionality not impaired
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	Element	Element Description	Observations (Check-Out)
5.13.1	Office Chair(s)		Marks to seat visible . Multiple large stains visible .



5.13.1 Marks to seat visible .



5.13.1 Multiple large stains visible .



5.13.1 Multiple large stains visible .

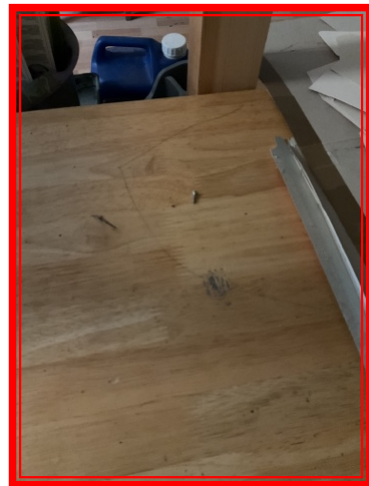
**5.14 Dining Table**

Wood effect	Good - minor cosmetic damage; functionality not impaired
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	Element	Element Description	Observations (Check-Out)
5.14.1	Dining		Stains visible .



5.14.1 Stains visible .



5.14.1 Stains visible .

**5.15 Desk**

Wood effect	Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present
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	Element	Element Description	Observations (Check-Out)
5.15.1	Desk		Multiple paint marks visible .





5.15.1 Multiple paint marks visible .



5.15.1 Multiple paint marks visible .



5.15.1 Multiple paint marks visible .

**5.16 Bed**

Wood effect	Good - minor cosmetic damage; functionality not impaired
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	Element	Element Description	Observations (Check-Out)
5.16.1	Double Bedstead		Stains to mattress visible .



5.16.1 Stains to mattress visible .



5.16.1 Stains to mattress visible .

**5.17 Chair**

Wood effect	Good Overall - no obvious faults in appearance or functionality
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**5.18 Side Table**

Wood effect	Good Overall - no obvious faults in appearance or functionality
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**5.19 Drinks Cabinet**

Brown	Good Overall - no obvious faults in appearance or functionality
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# OBSERVATIONS SUMMARY (Check-Out)

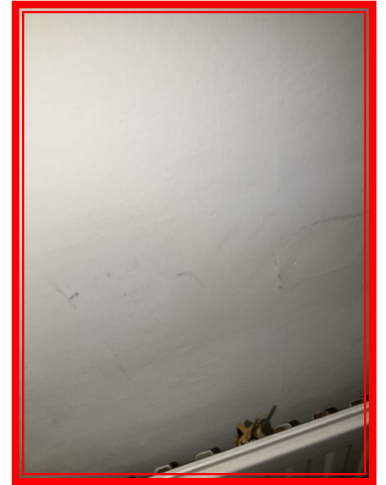
## 1.1.1 ENTRANCE HALLWAY/ DOOR/ FRONT DOOR Marks and scuffs to both sides visible .



## 1.3.1 ENTRANCE HALLWAY/ LIGHTING/ SURFACE MOUNTED Bulb not working .



1.4.1 ENTRANCE HALLWAY/ WALL/ WALL Marks and signs of wear to lower sections .



Tenant Initials .....

2.4.1 TOILET/ WALL/ WALL Cracks to LHS of window .



2.8.1 TOILET/ TOILET/ TOILET Staining present .



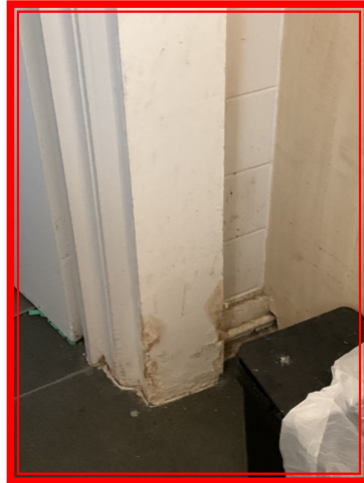
2.10.1 TOILET/ BASIN/ BASIN Minor staining present .



3.3.1 KITCHEN/ LIGHTING/ SPOTLIGHT TRACK x1 bulb not working .



3.5.1 KITCHEN/ WALL/ WALL Marks and signs of wear to lower sections visible .



3.11.1 KITCHEN/ FLOOR/ FLOOR White stains visible .



3.13.1 KITCHEN/ WORKTOP(S)/ WORKTOP(S) Mould to mastic around edges .



3.14.1 KITCHEN/ SINK/ SINK Limescale visible .



3.15.1 KITCHEN/ HOB/ HOB Dirt and food preset .



3.16.1 KITCHEN/ OVEN/ OVEN Food waste to inside .



3.17.1 KITCHEN/ FRIDGE FREEZER/ FRIDGE FREEZER Food to inside .



3.18.1 KITCHEN/ WASHING MACHINE/ WASHING MACHINE Marks to top visible .



3.20.1 KITCHEN/ BIN/ BIN Marks to top visible .



4.1.1 BATHROOM/ DOOR/ DOOR Minor marks and cracks visible to lower sections.



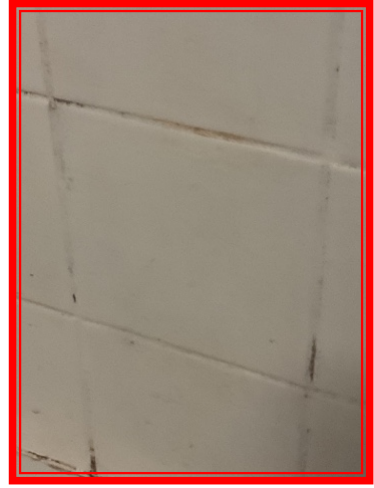


4.2.1 BATHROOM/ CEILING/ CEILING Minor mould above bath .



4.5.1 BATHROOM/ WALL/ WALL Marks and signs of wear to painted and tiled sections .





4.6.1 BATHROOM/ WINDOW/ WINDOW Signs of wear to edges .



4.9.1 BATHROOM/ FLOOR/ FLOOR Large marks visible throughout .



4.10.1 BATHROOM/ BASIN/ BASIN Chain from plug missing .



4.10.1 BATHROOM/ BASIN/ BASIN Stains and mould visible .



4.11.1 BATHROOM/ BATH/ BATH Stained throughout .



5.1.1 LOUNGE/ DOOR/ DOOR Marks visible to both sides of door .



5.3.1 LOUNGE/ LIGHTING/ SURFACE MOUNTED x1 bulb missing .



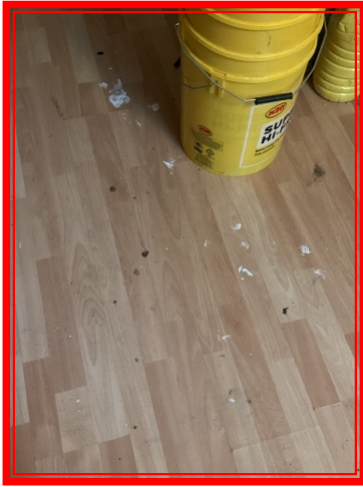
5.4.1 LOUNGE/ WALL/ WALL Damage to walls throughout, large hole to RHS of windows .



5.4.1 LOUNGE/ WALL/ WALL Large painting fitted, with multiple paint marks to wall below .



5.10.1 LOUNGE/ FLOOR/ FLOOR Paint marks and scuffs to floor throughout .



5.11.1 LOUNGE/ RUG/ RUG Marks and signs of wear visible .



5.12.1 LOUNGE/ SOFA/ SOFA Faint stains visible .



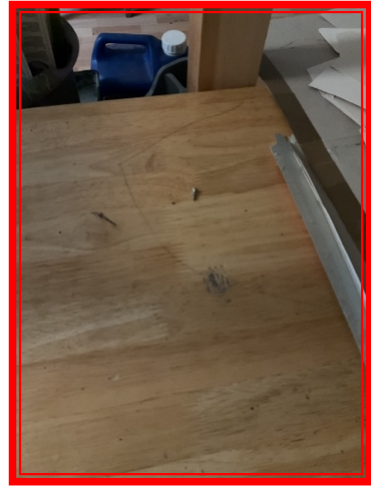
5.13.1 LOUNGE/ CHAIR/ OFFICE CHAIR(S) Marks to seat visible .



5.13.1 LOUNGE/ CHAIR/ OFFICE CHAIR(S) Multiple large stains visible .



5.14.1 LOUNGE/ DINING TABLE/ DINING Stains visible .



5.15.1 LOUNGE/ DESK/ DESK Multiple paint marks visible .



5.16.1 LOUNGE/ BED/ DOUBLE BEDSTEAD Stains to mattress visible .





# Declarations

## Tenant Declaration

*Whilst every care has been taken to ensure the accuracy of this report, the Landlord and the Tenant(s) are reminded that it is their responsibility to check the accuracy of its contents.*

**I/ we acknowledge receipt of this report and will advise any proposed amendments in accordance with the instructions highlighted in the "About The Report" section.**

Lead Tenant Name:

Lead Tenant Email:

Lead Tenant Signature:

## Tenant Forwarding Address

## Assessor Declarations

I confirm that this report reflects my assessment of the property.

Assessor Name: Sean Phelan

Assessor Email: sean@castleinventories.uk

Assessor Signature:

