

SHERIDAN INVENTORY SERVICES

CHECK-OUT REPORT

Property Address: 10 Any Avenue, The Town

Carried Out: 29th February 2021

Compiled By: S D Reed

Sheridan Inventory Services Reference: 3X9990

On Behalf Of: Your local letting agent



KEYS

	TYPE OF KEY	FOR DOOR/WINDOW	DISPOSITION OF KEYS
1	1 x Mortise	Front door upper	Returned to Bernard at agent
2	1 x Yale Type	Front door lower	"



UTILITIES

	READING	SERIAL NUMBER SUPPLIER	LOCATION
ELECTRICITY	34531	D15W016615 Octopus Energy	Cabinet on exterior wall
GAS	5581	0289649S Octopus Energy	Under stairs cupboard
WATER	Not located		



Outgoing Tenant

Names/names: Miss D Meaner

Forwarding address: 101 Dalmation Street

Tenancy start: 17.4.15 **Duration of tenancy:** 5 years 9 months

Comments from tenant: Tenant will arrange for rubbish in yard to be removed

Reason for vacating property: Bought own property

I have inspected this property and have the following observations:

The property has not been maintained to an acceptable standard

The property has not been cleaned to an acceptable standard in a number of areas.

A further contract clean will be required.

Carpets and flooring replaced in living/ dining areas, stairs and landing and
bedrooms

It should be verified whether the tenant had written permission to replace the flooring
under the terms of the tenancy agreement.

A number of appliances have been replaced during the tenancy. It should be verified whether these were replaced by the landlord or tenant and whether written permission was given to replace these items under the terms of the tenancy agreement.

Bathroom appears to have been fully refurbished

Other issues noted in the main body of report

SIS REPRESENTATIVE: _____ S D Reed _____

This report is compiled primarily on the basis of a visual inspection and a comparison with previous inventories and source documentation. Minor damage to fittings not immediately obvious during the inspection procedure may not be included.

ENTRANCE AND HALL		
FEATURE	COMMENTS	ATTENTION
As per the original inventory with the exception of:		
Light fitting	No cover	Tenant
Walls	Some scuffs in line with duration of tenancy – possibly repainted during tenancy	Wear and tear
Flooring	Some further wear in line with duration of tenancy	Wear and tear
Alarm system	Disabled – see comments in under stairs cupboard	Tenant
Under stairs area	Hatch detached from hinges	Tenant



Under stairs area hatch

LIVING ROOM		
FEATURE	COMMENTS	ATTENTION
As per the original inventory with the exception of:		
Light fitting	Unable to activate – see below	Tenant
Walls	Heavily marked and discoloured in places – note duration of tenancy	To consider
Carpet	Replaced with brown toned striped carpet of reasonable quality Stained and discoloured in several areas, not fully cleaned Difficult to differentiate between surface dirt and permanent damage - professional advice recommended	To verify Tenant/ to verify
Fire	Not affixed to surrounds Decorative coals detached	Maintenance Tenant
USB point	Face missing	Tenant
Light switch	Knob missing, appears non-functional	Tenant/ to investigate
Television	Not observed	To verify



damaged USB point

Sample area of wall finish – note



Carpet



Fire

DINING AREA		
FEATURE	COMMENTS	ATTENTION
As per the original inventory with the exception of:		
Walls	Heavily marked and discoloured in places – note duration of tenancy	To consider
Carpet	Replaced with brown toned striped carpet of reasonable quality Stained and discoloured in several areas, not fully cleaned Difficult to differentiate between surface dirt and permanent damage - professional advice recommended	To verify Tenant/ to verify
Patio door	No key observed	To verify
Blinds	Some slats mismatched	Tenant



Sample area of wall finish



Example of stains in carpet

KITCHEN		
FEATURE	COMMENTS	ATTENTION
As per the original inventory with the exception of:		
	No evidence of excessive or uncontrolled condensation	
Walls	Now cream painted – standard of finish acceptable	To consider
Flooring	Further wear in line with duration of tenancy	Wear and tear
Internal door (from hall)	Latch removed	Tenant
External door	Damage to external panels, possible evidence of forced entry	Unable to ascribe
Units and worktops	Cleaned to acceptable standard	N/A
Hood	Possible replacement – cleaned to acceptable standard	To verify
	Light cover panel missing	Tenant
Hob	Replaced with Cooke and Lewis integral induction model	To verify
	Cleaned to acceptable standard	N/A
Washing machine	Casing heavily marked	Tenant
	Not well cleaned	Tenant
Oven	External casing largely wrenched off, control buttons missing	Tenant/ to verify
	Unlikely to be functional, specialist attention recommended to establish whether repair viable or replacement required	
Fridge freezer	Replaced with Bosch model	To verify

	Replacement in poor order – handles and interior fittings missing or damaged	Tenant/ to verify
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Washing machine



Hob



Oven fascia



Fridge freezer

UNDER STAIRS CUPBOARD		
FEATURE	COMMENTS	ATTENTION
As per the original inventory with the exception of:		
Boiler	Replaced with Zanussi model	To verify
Intruder alarm system control box	Face and internal fittings removed	Tenant



Intruder alarm system box



Replacement boiler

STAIRS AND LANDING		
FEATURE	COMMENTS	ATTENTION
As per the original inventory with the exception of:		
Walls	Some scuffs in line with duration of tenancy – possibly repainted during tenancy Damage right of bathroom door patch repaired	Wear and tear To verify
Carpet	Replaced with grey toned striped carpet of reasonable quality Stained and discoloured in several areas, not fully cleaned Difficult to differentiate between surface dirt and permanent damage - professional advice recommended	To verify Tenant/ to verify
Balustrade	Loose on mountings One spindle replaced	Maintenance To verify
Bedroom and cupboard doors	All latches removed, bedroom three latch and outer handle removed	Tenant
Blinds	Cream vertical blind added – installation to acceptable standard	To consider



Wall adjacent to bedroom door



Replacement carpet



Example of bedroom doors

BEDROOM ONE		
FEATURE	COMMENTS	ATTENTION
As per the original inventory with the exception of:		
Light	No shade	Tenant
Walls	Some scuffs in line with duration of tenancy – possibly repainted during tenancy	Wear and tear
Flooring	Carpet replaced with marquetry effect laminate – fitted to acceptable standard	To verify
Inbuilt cupboards/ furniture	Chips and scratches in line with duration of tenancy	Wear and tear
	Emptied and cleaned internally	N/A
	Some handles missing	Wear and tear
	One door replaced with mismatched retro-fitting	To verify
Mattress	Black/ white single mattress left by tenant – visually in poor order	Tenant
Blinds	Cream vertical blind added – installation to acceptable standard	To consider



Replacement unit door

BEDROOM TWO		
FEATURE	COMMENTS	ATTENTION
As per the original inventory with the exception of:		
Walls	Heavily marked and discoloured in places – note duration of tenancy	To consider
Flooring	Carpet replaced with marquetry effect laminate – fitted to acceptable standard	To verify
Inbuilt cupboards/ furniture	Chips and scratches in line with duration of tenancy	Wear and tear
	Emptied and cleaned internally	N/A
Window	Paint finish on sill cap flaking – possible evidence of standing water issues	To investigate
Blinds	Cream vertical blind added – installation to acceptable standard	To consider



Replacement bedroom flooring



Sill cap

BEDROOM THREE		
FEATURE	COMMENTS	ATTENTION
As per the original inventory with the exception of:		
Light fitting	Unable to activate – see below	Tenant
Walls	Heavily marked and discoloured in places – note duration of tenancy	To consider
Flooring	Carpet replaced with marquetry effect laminate – fitted to acceptable standard	To verify
Inbuilt cupboards/ furniture	Chips and scratches in line with duration of tenancy	Wear and tear
	Emptied and cleaned internally	N/A
	Some vandalism/ graffiti internally	Tenant
Light switch	Knob missing, appears non-functional	Tenant/ to investigate
Blinds	Cream vertical blind added – installation to acceptable standard	To consider



Vandalism in wardrobe

BATHROOM		
FEATURE	COMMENTS	ATTENTION
As per the original inventory with the exception of:		
	No evidence of excessive or uncontrolled condensation	
Walls	Re-tiled – now brown sandstone effect tiles with occasion dark brown strip, fitted to acceptable standard	To verify
	Fixative slightly marked	To verify
Flooring	Re-tiled – now bronze/ brown tiles	To verify
	Fitted to reasonable standard – fixative thin in some areas	To consider/ maintenance
	½ tile adjacent to rear of bath cracked – impact damage	To verify/ tenant
Sanitary fittings	Cleaned to acceptable standard	N/A
Shower screen	Lower seal strip missing	Tenant
Bath	Seal strip discoloured and deteriorating in line with duration of tenancy	Wear and tear
	Panel cracked at one end	Tenant
Rear aspect window	Opening pane not sealing well in frame – no key located to test	To investigate
WC	Seat does not match bowl dimensions - replaced	To consider
Blinds	2 x cream vertical blinds added – installation to acceptable standard	To consider



Wall tiles



Flooring



Rear aspect window pane

EXTERIOR FRONT AND SIDE		
FEATURE	COMMENTS	ATTENTION
As per the original inventory with the exception of:		
	Not well tended	Tenant
Drive	Evidence of subsidence	To investigate
	Oil deposits	Tenant



EXTERIOR REAR		
FEATURE	COMMENTS	ATTENTION
As per the original inventory with the exception of:		
	Not well tended	Tenant
Garage	Removed	To verify
	Quantity of dumped items observed – may be scheduled for removal	Tenant To verify

