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# Check out Report

10 Example Road, Leeds, West Yorkshire LS5 6WS



Head tenant:	Joe Blogs
Prepared by:	Jon Richmond Square Peg Property Solutions
Report date:	12th August 2019

## Guidance Notes

### Tenant guidelines for inspections

#### Check in inspection

Before you sign the declaration ensure that you are happy with all the statements made in the inventory. If there are any issues you must inform the check in clerk at the time, so that it can be recorded on the report. The condition of items and rooms are deemed to be clean, undamaged and fit for purpose unless otherwise stated in the inventory. You will receive a full copy of the inventory to keep. You must refer to the inventory at check out time, so keep it in a safe place.

#### At Mid term inspection

If a midterm inspection has been booked, you will be informed of the date in writing and will be expected to allow a clerk to enter the property to carry out the inspection. At this point you must inform the clerk of any damage or maintenance issues with the property so they can be dealt with.

#### At Check out inspection

It will be expected for the property and its contents to be returned to the condition and location at check in – use the inventory as a guide. Any items missing from location may be deemed lost / broken and charged for.

### Tenant details

<b>Tenant name:</b>	Joe Blogs	<b>Moved in date</b>	15th August 2019
<b>Tenants present?</b>	–		

### Schedule of condition

	Move in	Move out
<b>Overall interior condition</b>	Good	Good
<b>Overall decoration condition</b>	Good	Fair
<b>Overall woodwork condition</b>	Good	Good
<b>Overall cleanliness condition</b>	Good	Fair
<b>Overall flooring condition</b>	Good	Fair
<b>Overall bathroom(s) condition</b>	Good	Good
<b>Overall kitchen and appliances condition</b>	Good	Fair
<b>Overall exterior condition</b>	Good	N/A
<b>Overall furniture and furnishings condition</b>	Good	Fair
<b>Ambient odour?</b>		No

Move out Schedule of condition notes  
 Light clean of highlighted areas required  
 Smoke alarm needs looking at

## Utilities

	Electricity	Gas	Water
<b>In property?</b>	Yes	No	Yes
<b>Meter location</b>	Kitchen cupboard	Outside the front door	Under kitchen sink
<b>Stopcock location</b>	–	–	Under kitchen sink
<b>Meter reading</b>	45070	13363	298
<b>Keycard</b>	No	No	–
<b>Supplier</b>	Eon	Eon	Yorkshire Water

12-08-2019 18:59 / Electricity\_photo / Mjln3wc8q



12-08-2019 19:01 / Water\_photo / 67y5x8akx



12-08-2019 19:02 / Gas\_photo / Sph64kwzf



## Health and safety

		Location / Notes	Tested
Smoke detectors in property?	Yes	Hallway and landing	Yes
Carbon monoxide detector?	Yes	Bedroom 2 (store cupboard)	Yes
		Location / Notes	
Electrical safety certificate?	Yes	–	
Gas safety certificate?	Yes	–	

## Keys received from tenants

Key type	Quantity and lock type
Front door	1 x security

12-08-2019 19:04 / Keys Photo / D9kdsh2ml



## Keys notes

1 missing

## Damage issues for 10 Example Road, Leeds, West Yorkshire Ls5 6WS

	Room / Item	Responsibility	Notes
1	Bathroom / Internal door	Tenant	Dented / Slight dent to the bottom off the door
2	Bathroom / Window	Other	Needs wiping
3	Bathroom / Bath inc shower	-	Needs cleaning
4	Bathroom / Lighting	-	Needs cleaning
5	Bedroom 2 / Walls	-	Faint scuff marks / W
6	Bedroom 2 / Walls	-	Faint scuff marks / Wall scuffs above light switch
7	Entrance and Hallway / Walls	Tenant	Faint scuff marks / Scratch marks to the wall
8	Lounge / Corner sofa	-	Burn mark / Burn mark to the seat pad
9	Lounge / Lamp	Tenant	In working order and domestically clean / Bulb not working
10	Stairs and landing / Walls	-	Scratch marks / D
11	Stairs and landing / Walls	-	Scratch marks / Dents, chips and scuffs
12	Stairs and landing / Smoke detector	Landlord	Faulty / Smoke alarm not working

### Maintenance issues for 10 Example Road, Leeds, West Yorkshire Ls5 6WS

	Room / Item	Trade required	Notes
1	Lounge / Ceiling	-	Hairline cracks to the ceiling

## Cleanliness issues for 10 Example Road, Leeds, West Yorkshire Ls5 6WS

	Room / Item	Notes
1	Entrance and Hallway / Front door	Needs cleaning / Base of the door needs cleaning
2	Entrance and Hallway / Woodwork	Dirty / Woodwork needs cleaning
3	Kitchen / Window	Needs wiping / Sill needs cleaning
4	Kitchen / Floor	Needs vacuuming / Floor need vacuuming
5	Kitchen / Kitchen units	Needs cleaning / Couple of the units need cleaning
6	Kitchen / Worktops	Needs cleaning / Worktops need wiping
7	Kitchen / Fridge freezer	Needs a finish clean / Two fridge door compartments need cleaning
8	Kitchen / Microwave	Needs cleaning / Microwave needs cleaning
9	Kitchen / Washing machine	Needs cleaning / Washer tray needs cleaning
10	Lounge / Walls	Needs wiping / Splash mark to the wall
11	Lounge / Floor	New but stained / Yellow stains by kitchen door
12	Bathroom / Window	Needs wiping / Sill needs cleaning
13	Bathroom / Bath inc shower	Needs cleaning / Bath needs finishing clean Shower screen needs wiping
14	Bathroom / Lighting	Needs cleaning / Light shade needs cleaning
15	Bedroom 2 / Window	Needs cleaning / Sill needs cleaning



## Entrance and Hallway

<b>Front door</b>	IN: Good condition and domestically clean	<b>OUT: Needs cleaning</b>
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12-08-2019 18:18 / Front Door / Rcheumlsr



MOVE OUT

<b>Ceiling</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
<b>Walls</b>	IN: Good condition and domestically clean	<b>OUT: Faint scuff marks</b>

12-08-2019 18:17 / Walls / Tcg33peqy / DAMAGE



MOVE OUT

<b>Woodwork</b>	IN: Good condition and domestically clean	<b>OUT: Dirty</b>
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## Entrance and Hallway continued

12-08-2019 18:18 / Woodwork / U7kssjsum



MOVE OUT

**Floor**

IN: Good condition and domestically clean

**OUT: Needs vacuuming**

12-08-2019 18:19 / Floor / 4yfpkdc0q



MOVE OUT

**Coat hooks**

IN: Good condition and domestically clean

OUT: Good condition and domestically clean

11-08-2019 12:51 / Coat Hooks / 2ywxja0b1



MOVE IN

**Pictures**

IN: Good condition and domestically clean

OUT: Good condition and domestically clean

## Entrance and Hallway continued

11-08-2019 12:52 / Pictures / 1rgmrcup



MOVE IN

11-08-2019 12:52 / Pictures / R1qkz1a0z



MOVE IN

**Rug**

IN: Good condition and domestically clean

OUT: Good condition and domestically clean

11-08-2019 12:52 / Rug / Q7e3ib31m



MOVE IN

**Light switch**

IN: In working order and domestically clean

OUT: In working order and domestically clean

**Light switch 2**

IN: Good condition and domestically clean

OUT: Good condition and domestically clean

**Lighting**

IN: In working order and domestically clean

OUT: In working order and domestically clean

**Socket**

IN: Not tested or examined

OUT: Not tested or examined

**Smoke detector**

IN: Working and clean

OUT: Working and clean

## Kitchen

<b>Internal door</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
<b>Window</b>	IN: Good condition and domestically clean	<b>OUT: Needs wiping</b>

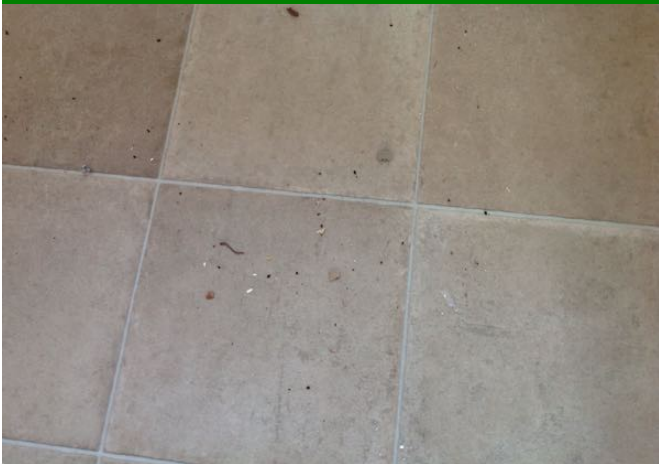
12-08-2019 18:21 / Window / Tdr1tg85m / CLEANING



MOVE OUT

<b>Ceiling</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
<b>Walls</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
<b>Woodwork</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
<b>Floor</b>	IN: Good condition and domestically clean	<b>OUT: Needs vacuuming</b>

12-08-2019 18:24 / Floor / Cgn8i8hq8 / CLEANING



MOVE OUT

<b>Pictures</b>	IN: Good condition	OUT: Good condition
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## Kitchen continued

11-08-2019 13:02 / Pictures /  
Mfwmuvs5



MOVE IN

## Shelf

IN: Good condition and domestically clean

OUT: Good condition and domestically clean

11-08-2019 13:01 / Shelf / 5p2rve8jd



MOVE IN

<b>Store cupboard</b>	IN: Good condition	OUT: Good condition
<b>Light switch</b>	IN: In working order and domestically clean	OUT: In working order and domestically clean
<b>Lighting</b>	IN: In working order and domestically clean	OUT: In working order and domestically clean
<b>Socket</b>	IN: Not tested or examined	OUT: Not tested or examined
<b>Heating</b>	IN: In working order and domestically clean	OUT: In working order and domestically clean
<b>Kitchen units</b>	IN: Good condition and domestically clean	<b>OUT: Needs cleaning</b>



## Kitchen continued

12-08-2019 18:30 / Kitchen Units / Qhcooum1g / CLEANING



MOVE OUT

12-08-2019 18:31 / Kitchen Units / T2zggxqnj / CLEANING



MOVE OUT

12-08-2019 18:33 / Kitchen Units / Poox711iy / CLEANING



MOVE OUT

12-08-2019 18:33 / Kitchen Units / 3hexkg9uw / CLEANING



MOVE OUT

**Sink**

IN: Good condition an domestically clean

OUT: Good condition an domestically clean

11-08-2019 13:00 / Sink / 6vdbg660m



MOVE IN

**Worktops**

IN: Good condition and domestically clean

OUT: Needs cleaning

## Kitchen continued

12-08-2019 18:34 / Worktops / A4b1a97l6 / CLEANING



MOVE OUT

12-08-2019 18:34 / Worktops / 2exatid0b / CLEANING



MOVE OUT

### Cooker hood

IN: Good condition and domestically clean

OUT: Good condition and domestically clean

11-08-2019 13:02 / Cooker Hood / V9otf7gfj



MOVE IN

### Fridge freezer

IN: Good condition and domestically clean

OUT: Needs a finish clean

11-08-2019 13:08 / Fridge Freezer / Eck9r138y



MOVE IN

11-08-2019 13:08 / Fridge Freezer / 74it2jpar



MOVE IN

## Kitchen continued

12-08-2019 18:36 / Fridge Freezer / 73hf5pap5 / CLEANING



MOVE OUT

12-08-2019 18:36 / Fridge Freezer / 1ano4m1v0 / CLEANING



MOVE OUT

### Kettle

IN: Good condition and domestically clean

OUT: Good condition and domestically clean

11-08-2019 12:57 / Kettle / Lcnwf9my7



MOVE IN

### Microwave

IN: Good condition and domestically clean

OUT: Needs cleaning

11-08-2019 12:56 / Microwave / Mcx2rtsej



MOVE IN



## Kitchen continued

12-08-2019 18:37 / Microwave / Q0qr61m8r / CLEANING



MOVE OUT

**Toaster**

IN: Good condition and domestically clean

OUT: Good condition and domestically clean

11-08-2019 12:57 / Toaster / 7vmm912nd



MOVE IN

**Washing machine**

IN: Good condition and domestically clean

**OUT: Needs cleaning**

11-08-2019 13:02 / Washing Machine / Ygfri4ri3



MOVE IN

## Kitchen continued

12-08-2019 18:38 / Washing Machine / G2u45x32o / CLEANING



MOVE OUT

## Lounge

<b>Internal door</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
<b>Window</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
<b>Ceiling</b>	IN: Good condition and domestically clean	<b>OUT: Cracking plaster</b>

12-08-2019 18:40 / Ceiling / 5vnc2rswwh / MAINTENANCE



MOVE OUT

<b>Walls</b>	IN: Good condition and domestically clean	<b>OUT: Needs wiping</b>
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11-08-2019 14:05 / Walls / 4goez3q0j



MOVE IN

11-08-2019 14:06 / Walls / 28jxj8582



MOVE IN

12-08-2019 18:42 / Walls / 5k90zafub / CLEANING



MOVE OUT



<b>Woodwork</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
<b>Floor</b>	IN: Good condition and domestically clean	<b>OUT: New but stained</b>

12-08-2019 18:43 / Floor / Cy6kjoyps / CLEANING



MOVE OUT

12-08-2019 18:43 / Floor / 01lb9hmt / CLEANING



MOVE OUT

<b>Lamp</b>	IN: In working order and domestically clean	OUT: In working order and domestically clean
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11-08-2019 13:59 / Lamp / F32blyqxs



MOVE IN

<b>Pictures</b>	IN: Good condition	OUT: Good condition
<b>Rug</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean

11-08-2019 13:55 / Rug / I094dsr5m



MOVE IN

<b>Light switch</b>	IN: In working order and domestically clean	OUT: In working order and domestically clean
<b>Lighting</b>	IN: In working order and domestically clean	OUT: In working order and domestically clean
<b>Socket</b>	IN: Not tested or examined	OUT: Not tested or examined
<b>Heating</b>	IN: In working order and domestically clean	OUT: In working order and domestically clean
<b>Window furnishings</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
<b>Coffee table</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean

11-08-2019 13:54 / Coffee Table / Yekeqtne1



MOVE IN

**Corner sofa**

IN: Good condition and domestically clean

OUT: Burn mark

12-08-2019 19:40 / Corner Sofa / W9zbm2tpd



MOVE IN

12-08-2019 19:41 / Corner Sofa / 72k5xhyg3



MOVE IN



## Lounge continued

12-08-2019 19:41 / Corner Sofa / V9wnw99o3



MOVE IN

12-08-2019 18:42 / Corner Sofa / Dtaqlc3vh / DAMAGE



MOVE OUT

<b>Desk</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
<b>Office chair</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean

11-08-2019 14:08 / Office Chair / Kx3tnudbd



MOVE IN

<b>Oval table</b>	IN: Fair wear and tear and domestically clean	OUT: Fair wear and tear and domestically clean
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## Lounge continued

11-08-2019 13:53 / Oval Table / 0xraupqh7



MOVE IN

<b>Scatter cushion</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
<b>Side table</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean

11-08-2019 13:59 / Side Table / Kvy7kri0o



MOVE IN

<b>TV stand</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
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11-08-2019 13:56 / TV Stand / Objcr4s53



MOVE IN

<b>Electric Piano</b>	IN: –	OUT:
<b>TV</b>	IN: Good condition	OUT: Good condition

11-08-2019 13:57 / TV / 6up24ay9v



MOVE IN



## Stairs and landing

<b>Ceiling</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
<b>Walls</b>	IN: Good condition and domestically clean	<b>OUT: Scratch marks</b>

12-08-2019 18:46 / Walls / Zzc0hak61 / DAMAGE



MOVE OUT

12-08-2019 18:46 / Walls / 74kxtskhv / DAMAGE



MOVE OUT

12-08-2019 18:47 / Walls / J5mpmksn7 / DAMAGE



MOVE OUT

<b>Woodwork</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
<b>Floor</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
<b>Light switch</b>	IN: In working order and domestically clean	OUT: In working order and domestically clean
<b>Lighting</b>	IN: In working order and domestically clean	OUT: In working order and domestically clean
<b>Smoke detector</b>	IN: Working and clean	<b>OUT: Faulty</b>

## Bathroom

<b>Internal door</b>	IN: Good condition and domestically clean	<b>OUT: Dented</b>
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12-08-2019 18:48 / Internal Door / L8ffjqb4o / DAMAGE



MOVE OUT

<b>Window</b>	IN: Good condition and domestically clean	<b>OUT: Needs wiping</b>
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12-08-2019 18:50 / Window / 3uahi39rm / CLEANING



MOVE OUT

<b>Ceiling</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
<b>Walls</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
<b>Woodwork</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
<b>Floor</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
<b>Bath mat</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
<b>Extractor fan</b>	IN: In working order and domestically clean	OUT: In working order and domestically clean
<b>Hand basin</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean

## Bathroom continued

11-08-2019 16:50 / Hand Basin / 0qgbxi2n7



MOVE IN

### Toilet

IN: Good condition and domestically clean

OUT: Good condition and domestically clean

11-08-2019 16:49 / Toilet / 5fyletz1f



MOVE IN

### Bath inc shower

IN: Good condition and domestically clean

OUT: Needs cleaning

11-08-2019 16:50 / Bath Inc Shower / Te6e78dws



MOVE IN

11-08-2019 16:51 / Bath Inc Shower / Rqr42bo8j



MOVE IN

## Bathroom continued

12-08-2019 18:51 / Bath Inc Shower / Wkif5a28w / CLEANING



MOVE OUT

12-08-2019 18:52 / Bath Inc Shower / D1ffsfop6 / CLEANING



MOVE OUT

### Lighting

IN: In working order and domestically clean

OUT: Needs cleaning

12-08-2019 18:53 / Lighting / Mwe01fg6t / CLEANING



MOVE OUT

### Heating

IN: In working order and domestically clean

OUT: In working order and domestically clean

## Master Bedroom

<b>Internal door</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
<b>Window</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
<b>Ceiling</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
<b>Walls</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
<b>Woodwork</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
<b>Floor</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
<b>Mirror</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean

11-08-2019 16:58 / Mirror / 32i5qo5s7



MOVE IN

<b>Rug</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
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11-08-2019 16:58 / Rug / D7zykhp07



MOVE IN

<b>Store cupboard</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
<b>Light switch</b>	IN: In working order and domestically clean	OUT: In working order and domestically clean
<b>Lighting</b>	IN: In working order and domestically clean	OUT: In working order and domestically clean
<b>Socket</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean



<b>Heating</b>	IN: In working order and domestically clean	OUT: In working order and domestically clean
<b>Window furnishings</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
<b>Bed King</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean

11-08-2019 17:00 / Bed King / 02r77vgp6



MOVE IN

<b>Bedside table</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
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11-08-2019 16:57 / Bedside Table / Gnirjn2mf



MOVE IN

11-08-2019 16:58 / Bedside Table / Vemm04ij2



MOVE IN

<b>Chest of drawers</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
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11-08-2019 16:58 / Chest Of Drawers / Ruc0fyta0



MOVE IN

<b>Duvet King</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
<b>Mattress King</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
<b>Pillow</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
<b>Round table</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean

11-08-2019 17:00 / Round Table / Po8opaot2



MOVE IN

## Bedroom 2

<b>Internal door</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
<b>Window</b>	IN: Good condition and domestically clean	<b>OUT: Needs cleaning</b>

12-08-2019 18:56 / Window / 8azgj23mb / CLEANING



MOVE OUT

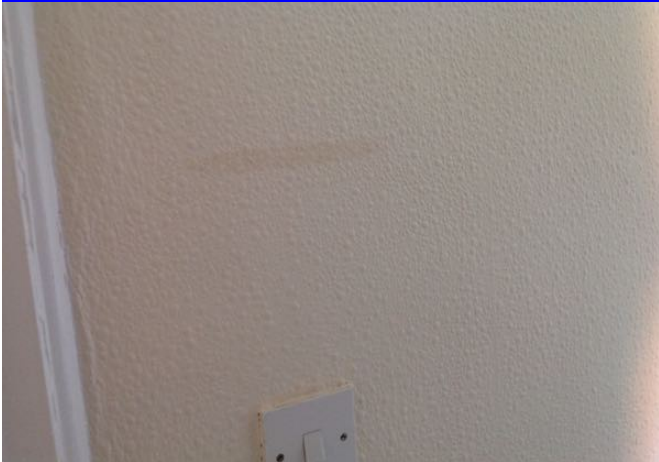
12-08-2019 18:56 / Window / Cas675gjg / CLEANING



MOVE OUT

<b>Ceiling</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
<b>Walls</b>	IN: Good condition and domestically clean	<b>OUT: Faint scuff marks</b>

12-08-2019 18:55 / Walls / 0jbe9jyqg / DAMAGE



MOVE OUT

<b>Woodwork</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
<b>Floor</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
<b>Store cupboard</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
<b>Store cupboard 2</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
<b>Light switch</b>	IN: In working order and domestically clean	OUT: In working order and domestically clean
<b>Lighting</b>	IN: In working order and domestically clean	OUT: In working order and domestically clean
<b>Socket</b>	IN: Not tested or examined	OUT: Not tested or examined
<b>Heating</b>	IN: In working order and domestically clean	OUT: In working order and domestically clean



<b>Bed Single</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
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11-08-2019 17:05 / Bed Single / Ercmwzld9



MOVE IN

<b>Duvet Single</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
<b>Mattress Single</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean
<b>Pillow</b>	IN: Good condition and domestically clean	OUT: Good condition and domestically clean

## Terms and conditions

You are reminded that it is your responsibility at the beginning of the tenancy to note any specific discrepancies on the inventory that you do not agree with i.e. marks on walls, carpets, etc. Please sign every page. YOU MUST RETURN THE INVENTORY WITHIN 7 DAYS OTHERWISE WE UNDERSTAND THAT YOU AGREE WITH THE CONTENTS THROUGHOUT THE REPORT.

If no amendments are made, this inventory & schedule of condition will be regarded as a true record of the condition of the property and will be used to assess all damage for check-out purposes at the end of the tenancy.

An inventory is a report, which includes the internal condition of the property and an accurate description of the fixtures and fittings. It is compiled shortly before the commencement of the tenancy and checked at the termination for any dilapidations that may have accrued during the term of the tenancy.

Fair wear and tear allowance is taken into consideration for the full term. The guidelines set out below are intended to assist with the check out at the end of the tenancy and, if adhered to, should result in charges incurred, if any, being kept to a minimum.

### Cleaning

Unless specifically stated in this Inventory & Schedule of Condition, the property is considered to be clean at the start of the tenancy. The property should be clean and tidy upon departure. A cleaning charge may be incurred if the property and, or fixtures and fittings, are left in an unsatisfactory state. Please ensure correct cleaning materials are used for different surfaces (bath, windows etc). Laminate flooring should be cleaned using a dry or slightly damp cloth/mop – water saturation will cause damage.

### Carpets

You may be charged for cleaning any marks, stains etc and for part, or all, of the cost of damages.

### Decoration

Fair wear and tear will be taken into consideration, however, you may be charged for tearing to wallpaper, blue tack marks, excessive chips to woodwork and plaster damage caused by pins, nails, screws etc being driven into walls and excess number of picture hooks. Light bulb/smoke alarm battery replacement is the responsibility of the tenant.

### Ventilation

It is important to ensure that the property is adequately ventilated in order to avoid damage & staining from condensation.

### Parking Areas

Please be aware that oil causes permanent staining and damage to certain to surfaces (especially tarmac). You may be charged for any damage or deterioration caused by leakage of oil onto surface areas.

### Stored Items

Any items stored or moved during the tenancy must be returned to their original location, and where applicable, cleaned and ready for use. A charge will be made if boxed/stored items need to be returned to inventory location after you have left.

### Keys

All keys to the property must be handed over to the agent prior to the inventory check out, or if the tenant is attending the check out appointment they must hand them over the agent attending.

THIS REPORT IS STORED ON COMPUTER AND THE ORIGINAL RETURNED TO YOU FOR SAFE KEEPING

## Disclaimer

This inventory does not guarantee the safety of any equipment or contents and does not set out to do so.

A representative of Square Peg Property Solutions who is not a qualified surveyor or a qualified trades-person, or qualified to value the contents of the property has prepared this inventory.

This inventory relates only to the furniture and all the Landlords equipment and contents in the property. It is no guarantee, or report, on the adequacy of, or safety of, any such equipment or contents, merely a record that such items exist in the property at the date of preparing the inventory and the superficial condition of same.

### FURNITURE AND FURNISHINGS (FIRE SAFETY) REGULATIONS 1988/1993

The fire and safety regulation regarding furnishings, gas, electrical and similar services are ultimately the responsibility of the instructing principal. Where the inventory notes "fire Regulation Label Attached" this should not be interpreted to mean the item complies with the "furniture and furnishings (fire) (safety) (amendments) 1993". It is a record that the item had a label as described or similar to that detailed in the "guide" published by the Department of Trade and industry January 1997 (or subsequent date). It is not a statement that the item can be considered to comply with the regulations.

### USING THE INVENTORY

All static, loose or moveable items in this inventory are listed from left to right viewed from the doorway of that room.

Multiple items may be grouped together and may require locating.

Fixed items such as light switches, electrical sockets, telephone points, electric, blanking plates and fuse boxes are deemed serviceable and in place. Light fittings are assumed to come complete with a serviceable bulb(s) unless otherwise stated.

Any visible cracks to walls and ceilings will be documented and form part of this inventory.

At the point of check in the inventory will be recorded in correspondence to the fair wear and tear guide and the descriptions detailed below:

## Tenant Declaration

I/We confirm that all information supplied throughout the above subsequent Check Out Report is fair and correct . I/We confirm that any issues noted have been discussed fully with the report preparer and that I/we have been advised that charges may be incurred for any agreed dilapidations. I/we have been made aware by the preparer that any issues noted may not necessarily be the responsibility of the tenant(s) as a result of wear and tear and other factors. I/we understand that it remains the responsibility of the tenant/Agent/Landlord to agree on any dilapidations from any issues arisen from this report before finalisation of the deposit return. If the property is rented to multiple tenant(s), only one tenant signature certifies the approval of all tenant(s). Please note that any advice given or comments made are for recommendation only and strongly recommend that if ever in doubt consult the scheme your deposit is held within consult your own advice from either the Citizens advice bureau or a legal advisor.

### Tenant signature(s)

**Name** Joe Blogs  
**Date** 2019-08-12

**Name**

**Date**

**Clerk signature**

**Name** Jon Richmond  
**Date** 2019-08-12