



Property Inventory Services
1, Penny Lane, Rainow, Macclesfield, Cheshire, SK10. 5TH.
Tel: 01625 420402 Mob: 07768521268

CHECK OUT INSPECTION

FOR

ON BEHALF OF:

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Check out inspection for:	Ref:	Comments & Findings
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A check out inspection has been carried out referring to a copy of an inventory dated 29/03/2007 reference number SK0019 and apart from any stains, marks, etc. mentioned on the inventory the following observations were also made.

The tenant was present when I arrived and witnessed the meter readings, but left before the Check Out was completed. The property has been left in a good state of repair with normal wear and tear except where stated below. There are several blown bulbs for which the tenant has purchased replacements but not fitted them – they are in a carrier bag in the kitchen. Though generally clean there are some areas that have been missed – see the body of the report.

Numbers below are as per the inventory:

HALL

LIGHTING

3 Two ceiling mounted pendants with metal and glass lantern shades and bulbs (**BOTH NOT WORKING**).

FLOOR

5 Beige fitted carpet (**SEVERAL MORE SPOT STAINS BETWEEN MAT AND KITCHEN DOOR AND LARGE STAIN TO RIGHT OF MAT, NEEDS VACUUMING**).

MISCELLANEOUS

19 Pair of unframed wall mounted wavy mirrors (**NEED CLEANING**).

LOUNGE

LIGHTING

24 Pair of ceiling mounted chrome fittings with twisted rods and glass shades with low energy bulbs (**SIX BULBS NOT WORKING**).

MISCELLANEOUS

40 SELECT SLX PSU MASTHEAD amplifier for TV (**NOT FOUND**).

41 Telephone directories (**MOVED TO CONSERVATORY**).

CLOAKROOM

WC

66 White ceramic low-level cistern and pan with plastic seat and cover (**PINK STAIN UNDER SEAT ON LEFT SIDE**).

FRAMES

White painted boxing behind WC (**MISSED OFF INVENTORY, PINK STAIN ON TOP LEFT**).

LIGHTING

74 Four recessed ceiling mounted down lighters with white trim and halogen bulbs (**ONE NOT WORKING**).

KITCHEN

WALLS

77 Cream emulsion on plaster (**SPLASH MARKS OVER WORKTOP**).

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KITCHEN (continued)

FLOOR

78 Grey/green stone effect ceramic tiles (**DUSTY**).

APPLIANCES

95 SIEMENS stainless steel and plate glass wall mounted extractor hood (**VERY DIRTY AND GREASY**).

97 Integral SIEMENS 900 W microwave oven (**NEEDS CLEANING INSIDE AND OUT**).

98 Stainless steel SIEMENS fridge freezer (**ALL REMOVABLE FITTINGS HAVE BEEN WASHED AND ARE ON THE WORKTOP DRYING WITH THE EXCEPTION OF TWO OF THE FREEZER DRAWERS WHICH NEED CLEANING, INTERIOR OF FREEZER NEEDS CLEANING AS DO DOOR SEALS ON BOTH FRIDGE AND FREEZER**).

UTILITY

APPLIANCES

120 Slot in Siemens washer dryer (**NEEDS CLEANING**).

STAIRS AND LANDING

WALLS

132 Cream emulsion on plaster (**BLUE CRAYON MARK OUTSIDE EDGE ON LEFT AT TOP OF STAIRS**).

FRAMES

136 White painted balustrade and newel posts (**LEDGES DUSTY**).

FURNITURE

140 White painted with gold trim Regency style wooden armchair with pink and silver fabric covered seat and back (**THREE PEN MARKS ON SEAT**).

BEDROOM ONE

CEILING

145 white emulsion on plaster with matching coving (**COBWEBS**).

BEDDING

164 Four pillows (**ONLY TWO FOUND**).

165 One square pillow (**TWO FOUND**).

168 Cream fitted sheet (**TWO FOUND**).

169 Two white pillow slips (**NONE FOUND**).

171 Two aqua pillow slips (**ONLY ONE FOUND**).

Items added:

CREAM AND GREY LEAF PATTERN SCATTER CUSHION.

TWO FLORAL PILLOW SLIPS.

ONE SQUARE MATCHING PILLOW SLIP.

YELLOW SINGLE FITTED SHEET.

DOUBLE FLORAL DUVET COVER.

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BEDROOM ONE (continued)

FURNITURE

174 Pale wood with white trim Regency style wooden armchair with green fabric upholstered seat and back (**SPOT STAINS ON SEAT**).

175 Pair of two drawer bedside tables matching the wardrobe (**ONE MOVED TO BEDROOM FOUR**).

ENSUITE

CEILING

180 White emulsion on plaster with extractor fan (**COBWEBS**).

Shower

186 Corner shower cubicle in white metal and toughened glass, ceramic base and NEWTEAM shower (**SEALANT NOW RENEWED AROUND TILES, BASE OF DOOR HAS SOME PINK RESIDUE**).

BATHROOM

LIGHTING

198 Four ceiling mounted recessed down lighters with white trim and halogen bulbs (**TWO NOT WORKING**).

MISCELLANEOUS

209 White painted basket ware waste bin with chrome trim (**CONTAINING RUBBISH**).

BEDROOM TWO

WALLS

218 Cream emulsion on plaster with a white plastic ventilator to left of window (**SCUFFED BEHIND BED HEAD**).

FLOOR

219 Continuation of landing (**NOT CLEANED UNDER BED**).

BEDDING

231 One square pillow (**NOT FOUND**).

235 Cream floral square pillow slip (**NOT FOUND**).

BEDROOM FOUR

WINDOWS

255 Two pale wood VELUX roof windows (**NEED CLEANING OUTSIDE**).

WALLS

260 Cream emulsion on plaster (**GENERAL SCUFFING ON STAIRS**).

FRAMES

266 White painted newel posts, banisters and balustrades (**NEWEL POSTS CHIPPED ON OUTSIDE EDGES**).

FURNITURE

274 White laminate dressing table unit (**MARK IN CENTRE OF TOP**).

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ENSUITE

LIGHTING

278 Four ceiling mounted recessed down lighters with white trim and halogen bulbs
(**TWO NOT WORKING**).

HEATING

281 White finished double panel radiator with matching trims (**PAINT PEELING ON BOTTOM EDGE**).

SHOWER

282 Corner shower cubicle in white metal and toughened glass with a NEWTEAM shower (**MOULDY SEALANT AT BASE, PINK RESIDUE ON BASE OF DOOR**).

KEYS RETURNED

3 x front door
3 x lounge door to conservatory
1 x conservatory to rear garden
2 x garage door
1 x gate padlock
1 unknown
Garage fob is in the kitchen

SERVICES	LOCATION	SERIAL NO	READINGS
<i>GAS</i>	Rear outside wall	2004:913888	02644
<i>ELECTRICITY</i>	Rear outside wall	A03 M 100 323	21705
<i>WATER</i>	Not located		