



Check-out Report

Date: 8th May 2010

Address: Sample check-out, Sample St, Kensington, London



Agent:



- ✓ Saturday, Sunday and evening appointments
- ✓ 48 hour service
- ✓ View your property online
- ✓ All reports with colour photographs
- ✓ Experienced and knowledgeable clerks



Table of Contents

General Summary of Condition.....	3
Cleaning Summary	3
Utilities and keys.....	3
Supporting documents.....	3
Front Approach.....	4
Small Entrance Lobby.....	5
Reception Room.....	7
Secondary Reception Room Area	9
Hallway towards Bathroom Area.....	11
Bathroom.....	13
Stairway and Landing to first floor.....	15
Roof Terrace.....	17
Master Bedroom	19
En-suite	20
Bedroom Two	22
Stairs to Ground Floor	24
Dining Room.....	25
Patio Area.....	27
Kitchen.....	28
Appliances	30
Bedroom Three	32
En-suite	34
Terms and Conditions.....	36




General Summary of Condition

Decorative order	As per check in but now with many additional defects seen throughout as noted
Walls	As per check in but now with many additional fitment holes and screws seen throughout
Floors	As per check in although with some additional marks in some rooms as noted within report
Contents	As per check in although some terracotta plant pots missing from patio area
Appliances	As per check in
Lights	As per check in but some not working

Cleaning Summary

Carpets	Appear vacuumed but not steam cleaned
Windows	Glazing to clean to interior and exterior
Bathroom	Professionally cleaned and no lime scale
Appliances	Professionally cleaned
General cleanliness	Professionally cleaned except carpets are not steam cleaned

Utilities and Keys

Utility	Location	Serial number	Reading
Gas	Behind wall panel in down-stairs shower room	2839866S	3463.67
Electricity	High level storage cupboard within downstairs shower room	F71A15744	83163
Keys	Description	Action	Photo
	1 x silver Banham	Collected from tenant Returned to Marsh and Parsons, Kne- sington	

Supporting Documents

This report has been carried out referring to a copy of the **ORIGINAL INVENTORY MAKE AND CHECK-IN** carried out by Check It Inventories dated 28th March 2008. The **CHECK OUT REPORT** serves to highlight any differences from this report and as such, any items not mentioned retain the same condition as at Inventory.



Front Approach



View 1



Bin bags seen

<input type="checkbox"/>	Front Approach	Check-out
1.	Door and frame	As per check in
2.	Door fixtures	As per check in
3.	General description	Small tiled section to entrance with concreted staircase to basement
4.	Contents	As per check in
5.	Tidiness	Still many bin bags seen to basement below concrete stairway



Small Entrance Lobby



View 1



Large chip to low level on door panel

□	Small Entrance Lobby	Check-out
6.	Door and frame	As per check in but no longer freshly painted Heavy chipping to left hand side exterior low level corner Some light defects to interior otherwise in order
7.	Door fixtures	As per check in Door missing letterbox flap to interior
8.	Ceiling	As per check in
9.	Lights	As per check in and working
10.	Walls	As per check in
11.	Switches & sockets	Good order
12.	Woodwork	As per check in
13.	Floor	As per check in
14.	Contents	As per check in and in order
15.	Cleanliness	Professionally cleaned



Reception Room



View 1



Scuffs to exterior door panel



Fitment holes to wall



Fitment holes to wall right of fireplace

□	Reception Room	Check-out
16.	Door and frame	As per check in but now with scuff to low level on exterior door panel
17.	Door fixtures	As per check in
18.	Ceiling	As per check in
19.	Lights	As per check in and working
20.	Walls	As per check in but with screw with 4 x small fitment holes to wall above fireplace Light picture shading with 2 x small fitment holes to left of window frame 8 x fitment holes with rawl plugs to right of fireplace below first glass shelf
21.	Switches & sockets	Good order
22.	Woodwork	As per check in
23.	Floor	As per check in but now scratch marks seen throughout area forward of entry
24.	Heating	As per check in
25.	Windows and frames	As per check in and glazing appears clean to interior and exterior
26.	Curtains and blinds	As per check in
27.	Fireplace	As per check in



28.	Built-in storage	As per check in
29.	Contents	As per check in but following items not seen: Silver key ring with 5 x keys Red file labeled 33 Hillgate Place Radiator valve key
30.	Additional contents	Brass letterbox flap Piece of wood missing from low level of front door panel 1 x white plastic extension lead
31.	Cleanliness	Professionally cleaned



Secondary Reception Room Area



View 1



Digital thermostat



Gapping to floorboard

□	Secondary Reception Room Area	Check-out
32.	Ceiling	As per check in
33.	Lights	As per check in and working
34.	Walls	As per check in but picture hooks not seen
35.	Switches & sockets	As per check in
36.	Woodwork	As per check in
37.	Floor	As per check in but with gapping to boards left of stairway
38.	Heating	As per check in
39.	Windows and frames	As per check in and glazing appears clean to interior and exterior
40.	Curtains and blinds	As per check in
41.	Built-in storage	As per check in
42.	Contents	As per check in
43.	Cleanliness	Professionally cleaned



Hallway towards Bathroom Area



View 1



Fitment holes with rawl plugs to wall below light switch



Boiler control panel



British Gas digital thermostat

<input type="checkbox"/>	Hallway towards Bathroom Area	Check-out
44.	Ceiling	As per check in
45.	Lights	As per check in and working
46.	Walls	As per check in but no longer appear freshly painted with some light finger rub marks to edges 2 x fitment holes to left of entry with 2 x further fitment holes with rawl plug below brushed stainless steel light switch
47.	Switches & sockets	As per check in
48.	Woodwork	As per check in
49.	Floor	As per check in
50.	Built-in storage	As per check in
51.	Contents	As per check in
52.	Cleanliness	Professionally cleaned



Bathroom



View 1



4x nails to wall above toilet



Drip marks to wall left of window



Fait hairline crack seen to floor tile

□	Bathroom	Check-out
53.	Door and frame	As per check in
54.	Door fixtures	As per check in
55.	Ceiling	As per check in
56.	Lights	As per check in but 2 x not working
57.	Walls	As per check in but now 4 x nails to wall with some light picture shading seen above toilet Some light drip marks seen to wall left of window
58.	Switches & sockets	As per check in
59.	Woodwork	As per check in
60.	Floor	As per check in although hairline crack seen to tile right of corner to built-in storage unit
61.	Heating	As per check in but no longer any drip marks seen
62.	Windows and frames	As per check in and glazing appears clean
63.	Curtains and blinds	As per check in
64.	Bath and taps	As per check in but now clean throughout



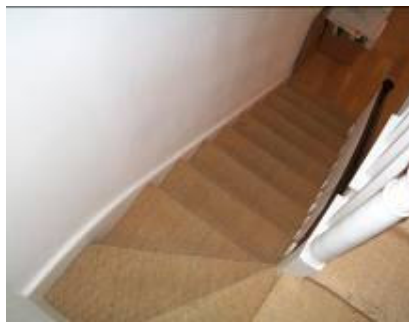
65.	Toilet	As per check in but no longer hard to flush
66.	Washbasin	As per check in
67.	Built-in storage	As per check in
68.	Contents	As per check in
69.	Cleanliness	Professionally cleaned



Stairway and Landing to First Floor



View 1



View 2



Yellow triangular defect to wall forward of entry to bedroom 2



Scuffs to wall forward of bedroom 2



Fitment holes to wall right of entry to bedroom 2

	Stairway and Landing to First Floor	Check-out
70.	Ceiling	As per check in
71.	Lights	As per check in and working
72.	Walls	As per check in but 3 x fitment holes seen above window frame 2 x further fitment holes with rawl plug seen to right hand side of second small staircase Various rub marks along with triangular shaped yellow patch with 2 x small fitment holes to wall forward of bedroom two
73.	Switches & sockets	As per check in
74.	Woodwork	As per check in
75.	Floor	As per check in
76.	Windows and frames	Please see roof terrace section of report
77.	Contents	As per check in
78.	Cleanliness	Professionally cleaned



Roof Terrace (unable to fully inspect as no key provided)



View 1

□	Roof Terrace (unable to fully inspect as no key provided)	Check-out
79.	Door and frame	As per check in
80.	Door fixtures	As per check in
81.	Floor	As per check in
82.	Windows and frames	As per check in and glazing appears clean
83.	Contents	All contents appears to be present
84.	Cleanliness	Some light leaf litter seen

Master Bedroom



View 1



View 2



Scratches to door frame



Fitment holes with rawl plugs to wall between wall lights



Scuffs to wall between wall lights



Marks to carpet forward of 1st window



Brown pressure marks to carpet

□	Master Bedroom	Check-out
85.	Door and frame	As per check in but with some scratch marks to frame on interior right hand side Chip to paint edge on exterior door panel left hand side below door handle
86.	Door fixtures	As per check in
87.	Ceiling	As per check in
88.	Lights	As per check in and all working



89.	Walls	As per check in but 2 x fitment holes with rawl plug seen to wall between window frames 1 x further rawl plug to wall between window frames to low level 1 x nail to wall at high level between 2 x wall mounted lights Some scratch marks to wall seen between 2 x wall mounted lights Some scuffing to wall left hand side of entry
90.	Switches & sockets	As per check in
91.	Woodwork	As per check in with some scratching to left of entry
92.	Floor	As per check in but various shaded marks seen forward of first window Brown circular mark to carpet below second light fitting to wall
93.	Heating	As per check in but 1 x end cap not seen to left hand side radiator
94.	Windows and frames	As per check in and glazing appears clean to interior and exterior
95.	Curtains and blinds	As per check in
96.	Built-in storage	As per check in although many shelving units are now stored to top of first wardrobe unit Small door cabinet to high level is very loose
97.	Contents	As per check in
98.	Cleanliness	Professionally cleaned



En-suite



View 1

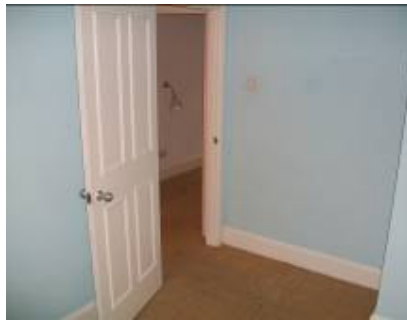
<input type="checkbox"/>	En-suite	Check-out
99.	Door and frame	As per check in
100	Door fixtures	As per check in
101	Ceiling	As per check in
102	Lights	As per check in but light fitting to shower unit not working
103	Walls	As per check in
104	Floor	As per check in and clean
105	Shower and screen	As per check in and clean
106	Toilet	As per check in and clean
107	Washbasin	As per check in and clean
108	Contents	As per check in
109	Cleanliness	Professionally cleaned



Bedroom Two



View 1



View 2



Fitment holes and chip top paint on external door frame



Light scuffs to middle fitted wardrobe door panel



Fitment holes to window frame



Marks to carpet on entry



2x screws to wall with some light scuffing to left of fitted wardrobe

	Bedroom Two	Check-out
110	Door and frame	As per check in but no longer heavily chipped to door panel edge Door frame on exterior has 2 x fitment holes to left hand side with 3 x fitment holes along with chip to paint to right hand side on exterior
111	Door fixtures	As per check in 1 x white plastic adhesive hook seen to interior door panel
112	Ceiling	As per check in



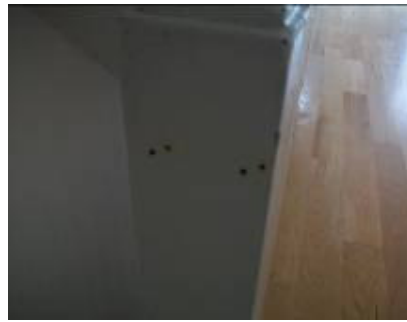
□	Bedroom Two	Check-out
113	Lights	As per check in and working
114	Walls	As per check in but no longer appear freshly painted with the odd light scuff to mid level 2 x black screws surrounded by scuff marks to high level left of first built-in storage unit 4 x small fitment holes seen to wall left of entry
115	Switches & sockets	As per check in
116	Woodwork	As per check in
117	Floor	As per check in but some black stains seen to carpet forward of entry
118	Heating	As per check in
119	Windows and frames	As per check in but frame has 2 x fitment holes to left hand side low level Glazing appears clean to interior and exterior where accessible Frame also has Velcro stuck throughout exterior edge
120	Curtains and blinds	As per check in
121	Built-in storage	As per check in Some light scuffing seen to middle exterior door panel
122	Contents	As per check in
123	Cleanliness	Professionally cleaned



Stairs to Ground Floor



View 1



Fitment holes seen to top banister pole

□	Stairs to Ground Floor	Check-out
124	Ceiling	As per check in
125	Walls	As per check in
126	Woodwork	As per check in but top post to banister rail has 4 x small fitment holes to side
127	Floor	As per check in
128	Cleanliness	Professionally cleaned



Dining Room



View 1



Chip and fitment holes to wall

<input type="checkbox"/>	Dining Room	Check-out
129	Ceiling	As per check in
130	Lights	As per check in but small grey halogen double spotlight fitting not working
131	Walls	As per check in although light blue section of wall no longer appears freshly painted with some light defects seen throughout White painted section has 2 x fitment holes along with large screws and chip to wall above coal burner 3 x fitment holes with screws along with 3 x further fitment holes with chips to wall surrounded by some scuffing (seen to wall above radiator)
132	Switches & sockets	As per check in
133	Woodwork	As per check in
134	Floor	As per check in
135	Heating	As per check in but no end caps seen to both radiators
136	Windows and frames	As per check in and glazing appears clean to interior and exterior
137	Curtains and blinds	As per check in
138	Fireplace	As per check in
139	Built-in storage	As per check in
140	Contents	As per check in
141	Cleanliness	Professionally cleaned



Patio Area



View 1



View 2

□	Patio Area	Check-out
142	Door and frame	As per check in
143	Door fixtures	As per check in
144	General description	Small tiled patio area with steps to secondary patio level
145	Contents	As per check in but 3 x terracotta pots not seen
146	Tidiness	Leaf litter throughout Requires some further attention



Kitchen



View 1

<input type="checkbox"/>	Kitchen	Check-out
147	Ceiling	As per check in
148	Lights	As per check in but 2 x recessed spotlights not working
149	Walls	As per check in
150	Switches & sockets	As per check in
151	Woodwork	As per check in with some chips to corner edge
152	Floor	As per check in and clean
153	Windows and frames	As per check in and glazing appears clean to interior and exterior
154	Curtains and blinds	Good order
155	Wall units	As per check in and clean
156	Base units	As per check in and clean
157	Drawer units	As per check in and clean
158	Work surfaces	As per check in and clean
159	Sink and taps	As per check in and clean
160	Contents	As per check in
161	Cleanliness	Professionally cleaned



Kitchen Appliances



Hob



Oven



Fridge



Washing machine seal



Washing machine soap tray



Dishwasher

<input type="checkbox"/>	Appliances	Check-out
162	Washing machine	As per check in with some very light tarnishing to seal otherwise clean throughout
163	Tumble dryer	Not mentioned on original check in 1 x white Hotpoint – appears in good order and clean
164	Dishwasher	As per check in and clean
165	Fridge	As per check in and clean throughout
166	Freezer	As per check in and clean throughout
167	Hob	As per check in and clean
168	Oven	As per check in and appears professionally cleaned
169	Extractor	As per check in and light still not working



Bedroom Three



View 1



View 2



Pressure marks to carpet right of entry

<input type="checkbox"/>	Bedroom Three	Check-out
170	Door and frame	As per check in
171	Door fixtures	As per check in
172	Ceiling	As per check in
173	Lights	As per check in although halogen lights below built-in storage unit appear not to be working
174	Walls	As per check in but nail and fitment hole seen to wall high level right of entry Piece of blu-tack stuck to wall right of entry
175	Switches & sockets	As per check in
176	Woodwork	As per check in
177	Floor	As per check in but some heavy furniture pressure marks seen to right of entry Carpet is slightly lifting below radiator Appears vacuumed but not steam cleaned
178	Heating	As per check in but 1 x end cap not seen
179	Windows and frames	As per check in and glazing appears clean to interior and exterior
180	Curtains and blinds	As per check in
181	Built-in storage	As per check in
182	Contents	As per check in
183	Cleanliness	Professionally cleaned



En-suite



View 1



Crack to wall tile behind towel rail

□	En-suite	Check-out
184	Door and frame	As per check in
185	Door fixtures	As per check in
186	Ceiling	As per check in
187	Lights	As per check in and both working
188	Walls	As per check in Crack to wall tiles behind chrome wall mounted towel rail
189	Switches & sockets	As per check in
190	Floor	As per check in but red/brown discoloured area in front of toilet no longer seen
191	Heating	As per check in
192	Shower and screen	As per check in and clean throughout
193	Toilet	As per check in and clean
194	Washbasin	As per check in and clean
195	Built-in storage	As per check in
196	Contents	As per check in
197	Cleanliness	Professionally cleaned



Terms and Conditions

1. GREEN KITE PROPERTY SERVICES (GKPS) covers the property only to the extent that the condition of the premises permits. It only extends to the parts of the premises that are readily accessible. All other parts of the premises i.e. attics, garages, lofts and communal areas that are not relevant to the inventory, are specifically excluded.
2. Unless the Inventory is carried out in daylight hours, the exterior and belongings will not have been inspected.
3. If a garden needs inspecting GKPS will endeavour to mention plants and shrubs however GKPS considers plants to be perishable.
4. Lighting, electrical appliances, machinery and other similar items will be tested where practical, and in any event for power supply only. Burglar alarms and panic alarms are not tested.
5. Carpets, rugs and other floor coverings have been inspected to the extent that they are sufficiently clean so that stains and markings, including burns and other damage can be readily identified.
6. Unless otherwise stated in writing, items in boxes, plastic sacks and other containers are assumed to be awaiting removal and are specifically excluded from the inventory.
7. All items are described only so that they can be identified. Sizes of objects are given only as approximate and are purely an aid for identification.
8. It should be noted that the compiler of this report is not an expert in fabrics, woods, materials, antiques, etc and not a qualified surveyor. This inventory should not in any way be used as a report for valuation purposes for the premises and its contents or as a structural survey report.
9. Every effort has been made to carefully check the property and its contents, however, GKPS representative cannot move extremely heavy Contents, nor can we undertake to attempt entry to inaccessible places. Our clerks will not report on areas such as overcrowded drawers & cupboards.
10. The GKPS representative is not aware of recently bought items. New is only stated if the item is still within packaging. This inventory has been compiled on the basis that, unless otherwise stated, an item is free from visible soiling, defects or damage.
11. Newspapers, magazines, perishables, houseplants are not included unless specifically requested. Books, compact discs, DVD's, videotapes and other similar items will not be listed individually but will be stated as 'collections'.