
Bennetts Services

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CHECK-OUT REPORT

PROPERTY	XXX Road, London, SW12
TYPE	5 Bedroom Furnished House
DATE	7th May 2004
FOR	CLIENT

TERMS AND CONDITIONS

- Bennetts Services was not responsible for the compilation of the attached inventory and cannot be held responsible for any omissions.
- This check-out report is a fair and accurate report which describes the property's contents, conditions and cleanliness for rental purposes only. This document is no guarantee of, or report on, the adequacy of, or safety of any such equipment of contents, merely a record that such items exist in the property as at the date of the check-out and the superficial condition of same.
- This check-out report is in addition to, not a substitute for, the inventory supplied. It has been prepared on the accepted principle that, in the absence of supplementary comments, items are visibly free of defects, soiling, damage or missing parts.
- Electrical appliances, machinery, boilers, gas appliances, radiators, water supply and other similar items are **not** tested. Lighting is solely tested to indicate whether light bulbs are working at time of check-out), however, this is not an indicator that such items are functioning correctly or comply with the relevant safety regulations. Electrical items may be tested for safety by a qualified electrician only.
- Towels, bed linen and other similar items have only been inspected if laundered.
- Burglar alarms and smoke detectors are **not** tested.
- Meter readings may only be taken if these are located and readily accessible and, in any event, these should be checked by the relevant utility company.

CONTENTS	
SCHEDULE OF CONDITION	4
CHECK-OUT REPORT	5
ENTRANCE HALL, STAIRS & 1 ST FLOOR LANDING	5
DOUBLE RECEPTION ROOM	5
CELLAR	7
CLOAKROOM	9
KITCHEN	9
REAR GARDEN	12
BEDROOM 1 (REAR)	13
BATHROOM 1	14
BEDROOM 2	15
MASTER BEDROOM	16
STAIRS TO TOP FLOOR & LANDING	17
BEDROOM 4 (LOFT)	18
BATHROOM 2	19
BEDROOM 5 (REAR)	20
PHOTOGRAPHS	22
DILAPIDATIONS REPORT	30

CHECK-OUT REPORT

ENTRANCE, HALL, STAIRS & FIRST FLOOR LANDING

INVENTORY	DESCRIPTION	CHECK-IN	CHECK-OUT
FRONT DOOR	1 alarm fitting to door frame.		Removed.
WALLS	Painted in green emulsion.	Slight marks in places.	Scuffs near front door. Large mark on 1 st floor landing.
WALLS	Painted in yellow emulsion.	19 picture hooks to stairs & landing.	30 picture hooks. 3 nail pins.
SKIRTING & WOODWORK	Skirting painted in white oil paint.	Old defects under.	Odd chips and marks.
LIGHTING	7 gold leaf style single wall lights	2 slightly loose.	1 light not working.
FURNITURE	1 child's gate to top of stairs.		Now in cellar.

DOUBLE RECEPTION ROOM

DOOR	1 panelled door & frame painted white.		Odd scuffs and chips to edges.
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CEILING	Painted white		2 marks.
WALLS	Painted in light emulsion green.	Scuffs above l/l cupboard.	Picture marks. General scuffs, marks and patches. 20 nail pins. Cluster of 8 holes + 1 staple above mantelpiece. (Not examined behind furniture)
FLOORING	Fitted green carpet.		Several stains, spots and patches, most prominent round green sofa. (Not examined beneath furniture)
HEATING	2 radiators repainted white.		1 scrape.
WINDOWS	1 bay of 3 sash windows.		2 chips.
WINDOWS	1 rear sash window.	1 cracked pane.	No crack seen.
CURTAINS/BLINDS	1 pair of floor length, inter-lined, green curtains.		1 snag to lining.
FURNITURE	1 wicker foot stool with white cotton cushion.		Now in Bedroom 1. Foot stool damaged. Cushion is heavily stained.
UPHOLSTERY	Blue floral patterned sofa with 2 seat cushions...		1stain to seat cushion.

FURNITURE	1 wicker armchair with green seat cushion.	Faded lines.	Now in kitchen. Cushion worn & spotted.
FURNITURE	1 varnished wood & wicker square side table.	Couple of light marks to top.	Scratches & chips to top.
UPHOLSTERY	1 green sofa.		Worn, food stained, white stain, marks.
FURNITURE	4 scatter cushions (sofa). 1 scatter cushion (armchair).		6 matching green cushions (2 very faded). 12 cushions seen in total (Photo)
FURNITURE	1 green armchair.		Worn, stains & marks.
FURNITURE	1 gold framed & glazed reproduction poster print of river views. 1 metal framed, glazed & mounted pencil sketch – The Elephant & Castle of the 20s. 1 small stained wood framed & glazed colour print of Silves. 1 small stained wood framed & glazed colour print of Lagos.		Items not seen.
FURNITURE	1 Candy refrigerator.		Not listed on original inventory. Grubby.
CELLAR			
LIGHTING	4 bare bulb lights.		3 not working.

FURNITURE	2 4-plug extension leads.		1 seen.
FURNITURE	1 Plasplug enclosed extension reel.		Now in rear garden in shed.
FURNITURE	1 oven rotisserie set.		Now in rear garden next to Reception window (Photo) – exterior appears well in use (unsafe to examine – see photo).
FURNITURE	1 Philips freezer + 2 assorted fast freeze flaps		Rust stains to top. 1 flap missing.
FURNITURE	1 Rowenta Surfline 1600 Inox steam iron		+ 4 additional steam irons.
FURNITURE	<ul style="list-style-type: none"> 1 green golf caddie 1 small folding aluminium step ladder 2 modern lightwood chairs 1 child's cricket bat 1 wood & metal wine rack 1 white pvc coated clothes airer 1 oval wicker laundry basket 1 blue translucent plastic tray 3 assorted crystal type vases 2 square glass vases 2 white pasta pots with cork stopper 1 ironing board 		Items not seen.
FURNITURE	<ul style="list-style-type: none"> 1 Whirlpool dryer 2 beech framed cartoons "The Jungle Book" 		Not listed on original inventory.



Reception Room – spots & stains to carpet



Reception Room – worn sofa



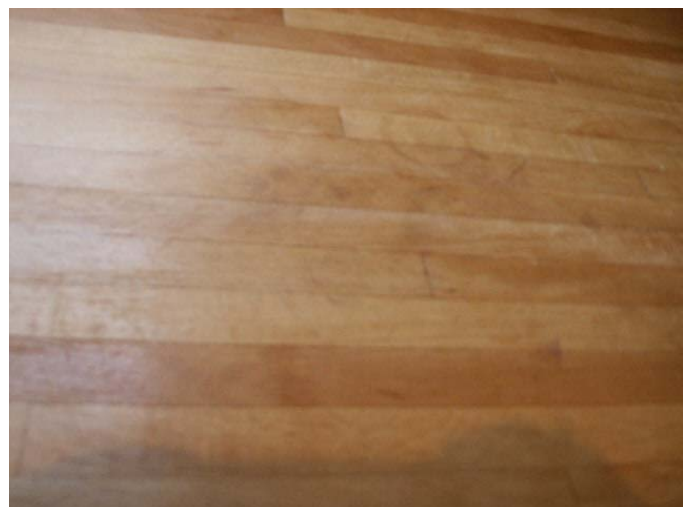
Reception Room – 12 cushions!



Kitchen – many picture hooks



Kitchen worktop – marks



Kitchen worktop - marks



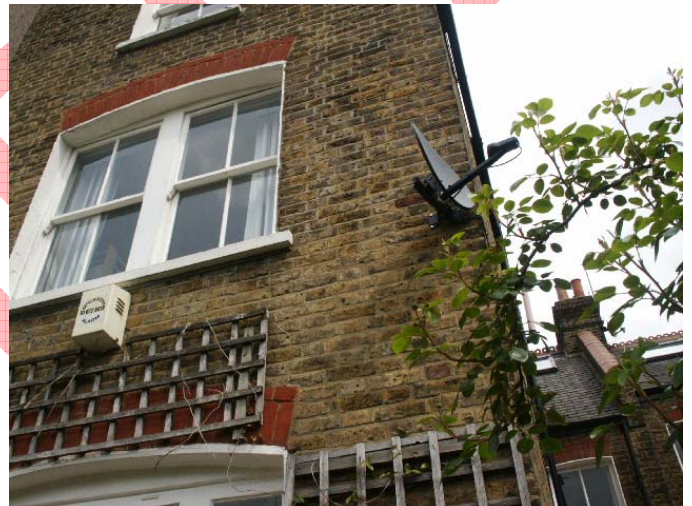
Kitchen - water marks to curtain



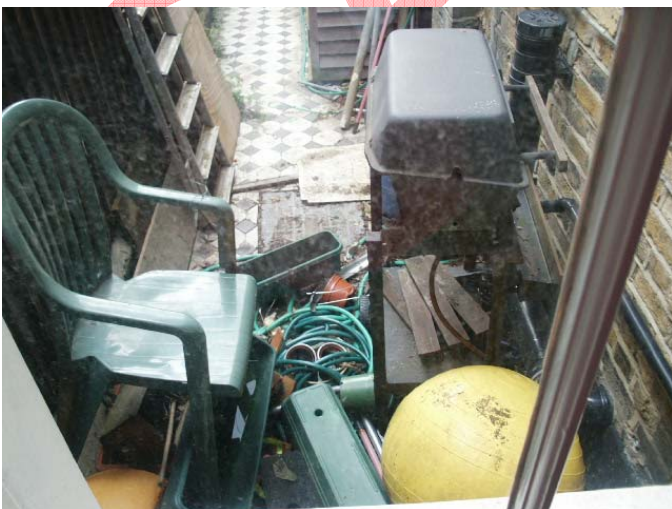
kitchen – hole in wall behind curtain



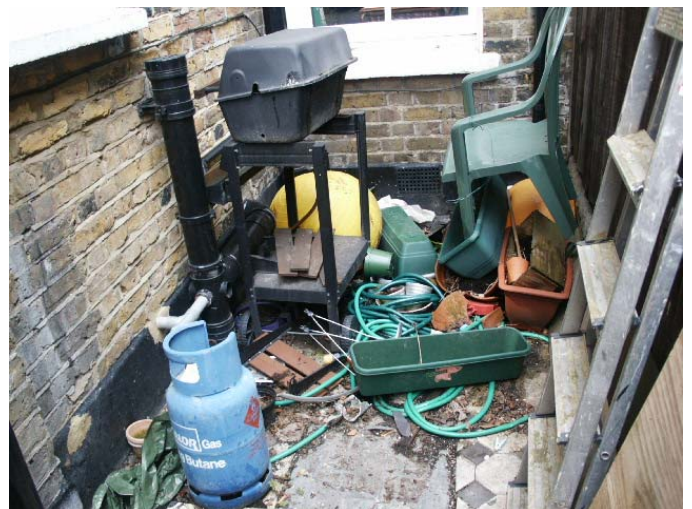
Kitchen – doors do not shut



Garden – satellite dish - not listed on inventory



Items outside Reception Room



Items outside Reception Room – view from garden



Bedroom 1 – Stickers to wall



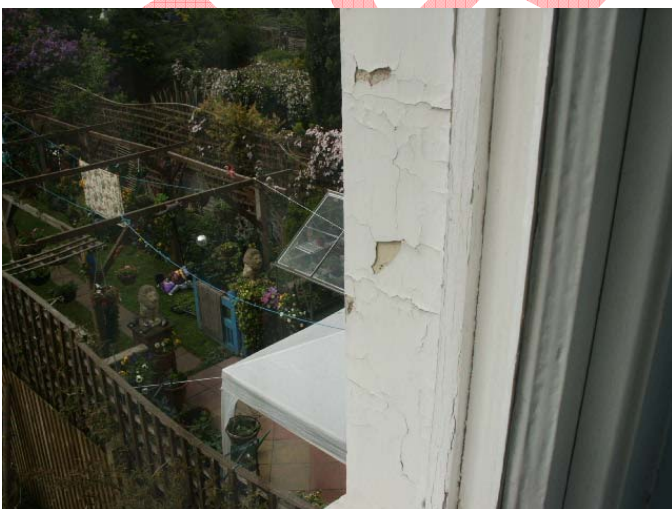
Bedroom 1 – Stickers to door



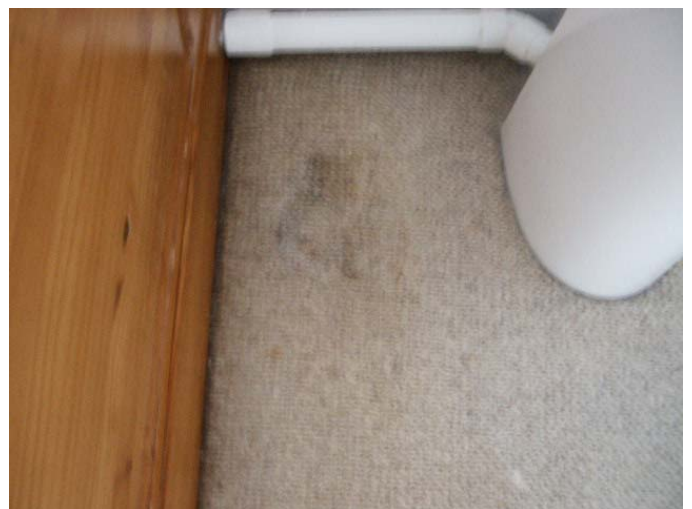
Bedroom 1 – Mark to carpet



Bedroom 1 – chips to window



Bedroom 1 – paint flaking to exterior



Bathroom – stain to carpet below basin



Bathroom – stains to carpet & shower curtain



Bathroom – stains to carpet



Bathroom – stains to carpet



Bathroom – soiled bathmat



Bedroom 5 – scratches to surface of cabinet



Bedroom 5 – damp marks to wall