



Property Inventory Services
1, Penny Lane, Rainow, Macclesfield, Cheshire, SK10. 5TH.
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CHECK OUT INSPECTION

FOR

The property address
The date

ON BEHALF OF:

Your name and address

Check out inspection for:		Comments &
The property address		Findings

A check out inspection has been carried out referring to a copy of an inventory dated 00/00/0000 and apart from any stains, marks, etc. mentioned on the inventory the following observations were also made:

Numbers below are as per the inventory:

GENERAL

There are several scuffs and rubs with pin holes and some pins in the walls which need to be made good and painted over. The cleaning is not up to standard, especially in the bathrooms and kitchen area. Several light fittings require replacement bulbs and there is some damage to the bath and the dishwasher.

DETAIL

HALL

LIGHTING

3. Three ceiling mounted recessed down lighters (**TWO NOT WORKING**).

WALLS

4. White emulsion on plaster (**ONE HOOK**).

FLOOR

5. Beige polished marble effect ceramic tiles (**THREE GAPS IN GROUT IN CENTRE AND GROUT DISCOLOURED IN ENTRANCE**).

FITTED CUPBOARDS

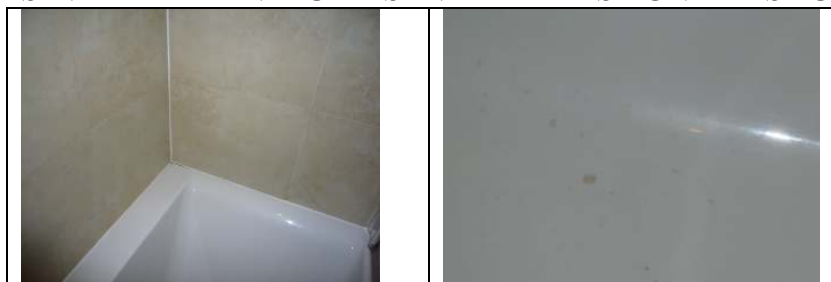
6. Pale wood flush veneer door opening to tank room with washing machine (**LIGHT DISCOLOURATION OF RUBBER DOOR SEAL AND SOME RESIDUES IN SOAP DRAWER OF WASHING MACHINE**).



BATHROOM

BATH

22. White acrylic bath with shower over and glass panel (**CHROME AND GLASS SMEARED, BOTTOM SHOWER SCREEN SEAL HEAVILY DISCOLOURED, ORANGE STAINING IN GROUT, MOULD MARKS IN SEALANT, AND SEVERAL HEAVY CHIPS IN BATH BASE UNDER SHOWERHEAD**).



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BATHROOM (continued)

WASH BASIN

23. White ceramic wall mounted wash hand basin with chrome drain and mixer tap (**CHROME SMEARED, UNDERSIDE OF BASIN NEEDS CLEANING**).

WC

24. Concealed cistern in tiled boxing with pale wood shelf over, chrome pushbutton flush, and white ceramic pan with plastic seat (**DARK RING MARKS AND WATER STAINS ON WOODEN SHELF, CHROME SMEARED, SEAT COVER DRIP MARKED, UNDERSIDE OF SEAT STAINED, UNDERSIDE OF PAN NEEDS CLEANING**).



MISCELLANEOUS

23. Wall mounted unframed mirror (**SMEARED**).

MASTER BEDROOM

DOOR

30. Pale wood laminate flush door (**BLU TAC RESIDUES ON INSIDE, VENEER CHIPPED AT BASE**).

LIGHTING

34. Two square chrome ceiling mounted fittings each with five ice cube lights (**TWO BULBS NOT WORKING**).

WALLS

35. White emulsion on plaster (**TWO HOOKS**).



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MASTER BEDROOM (continued)

FITTED CUPBOARDS

37. Double pale wood laminate flush doors opening to recessed wardrobe (**STICKY RESIDUES INSIDE LEFT DOOR**).



FRAMES

41. White painted skirting boards (**BLACK SCUFFS OPPOSITE DOOR**).



EN SUITE

CEILING

52. White emulsion on plaster (**WATER STAIN OVER SHOWER**).



FLOOR

55. Beige stone effect ceramic tiles with stainless steel grille (**GROUT RESIDUES IN CENTRE, GRILLE SMEARED AND SCUFFED**).



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EN SUITE (continued)

HEATING

56. Chrome finished wall mounted heated towel rail (**SMEARED**).

SHOWER

37. Shower enclosure with chrome shower (**CHROME AND GLASS SMEARED, DISCOLOURED PATCH IN CENTRE FRONT OF TRAY, SHOWER HEAD LOOSE ON WALL, SHOWER HEAD TRIM LOOSE**).



WASH BASIN

58. White ceramic wall hung wash basin with chrome fittings (**CHROME SMEARED**).

WC

59. Concealed cistern with chrome push button flush, white ceramic pan with plastic seat and cover (**CHROME SMEARED, REAR OF PAN NEEDS CLEANING**).



MISCELLANEOUS

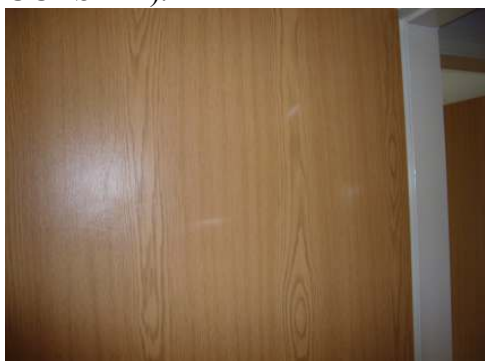
63. Wall mounted unframed mirror (**SMEARED**).

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BEDROOM TWO

DOOR

65. Pale wood laminate flush door (**THREE HEAVY RUB MARKS HIGH ON OUTSIDE**).



WALLS

70. White emulsion on plaster (**TWO HOOKS**).



LOUNGE/DINING ROOM

CURTAINS

86. Floor length cream vertical blinds (**TWO TOP CONNECTOR STRIPS DISCONNECTED ON LEFT SIDE**).



LIGHTING

88. Two ceiling mounted square chrome fittings each with five ice cube lights (**FIVE BULBS NOT WORKING**).

WALLS

89. White emulsion on plaster (**TWO SCREWS AND ONE HOOK**).

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KITCHEN

KITCHEN UNITS

110. Gloss white flush fronts with black glass splash back and black stone effect worktop (**SPLASH BACK AND CUPBOARD FRONTS SMEARED**).



SINK UNIT

111. Stainless steel square sink and drainer (**SCRATCHED, BROWN STAINS IN BOWL**).



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KITCHEN (continued)

APPLIANCES

124. Neff dishwasher (**DOOR SIDES NEED CLEANING, CHROME GLASS IN DRAIN, DOOR SPRING BROKEN**).

126. Neff four burner halogen hob (**BACK RIGHT RING DAMAGED WITH SILVER BLOOM, BURNT ON FOOD AND SMEARS**).

127. CDA extractor (**GRILLES GREASY, STAINLESS STEEL AND GLASS PARTS SMEARED**).

128. Neff electric fan oven (**BURNT ON FOOD SPOTS ON INTERIOR LEFT SIDE AND GRILL PAN, EXTERIOR STAINLESS STEEL SMEARED**).

129. Neff fridge freezer (**GLASS SHELVES SMEARED, MELT WATER IN FREEZER**).



KEYS RETURNED

Returned to agent by tenant – not checked

SERVICES	LOCATION	SERIAL NO	READINGS
<i>ELECTRICITY</i>	External cupboard right of side door	H08C00189	1. 12160 2. 08029 Tot. 20193
<i>WATER</i>	Meter cupboard on communal landing	C10AA115741	00116.249

Tenants forwarding address:
