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## Check-out Report

**Date:** 04/04/2018

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**Property Address:** Fitzroy Street  
London  
W1T

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**Produced By:** Clerk  
Nick Bozhkov  
  
on behalf of RIB

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For interactive online report with high quality images, please visit

<http://viewreport.net/HyJHKyMdZks%3d>

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## This Schedule of Condition Report

This Inventory and Schedule of Condition Report provides a fair and objective record of the general condition of the contents and fixtures and fittings of the Property as well as its general condition.

### When is it used?

It is usually used at the start and end of the tenancy term to enable the inventory clerk to determine whether there is any damage or missing items which would have to be paid for by the tenant.

### Why is it used?

The report reduces disputes at the end of the tenancy term and enables the tenant deposit to be returned to the tenant in a timely manner.

### What is included in the Report?

The Report identifies all of the Contents at the Property, creating an Inventory. Each item is photographed and labelled. Contents are defined as any removable item or items which are not generally considered part of the Property. Another way of looking at it is those items which would normally be removed by the owner if he or she moved and wished to take his or her furniture. Examples are crockery, kitchen utensils, furniture, linen, lamps and appliances.

This Report also highlights the condition of the fixtures and fittings not included in Contents (doors, walls, floors etc).

All items are considered to be in Good Condition unless stated otherwise.

Fixtures and fittings (doors, walls, floors etc) in Good Condition are not separately labelled and identified but will be seen in general photographs of each room.

### What if the tenant or landlord disputes the Report at the start of the tenancy term?

Both Landlord and Tenant have seven days from the later of the start of the tenancy and the production of this report to challenge its contents, failing which, it will be assumed that this Report has been accepted. Both parties will be encouraged to sign the report confirming their acceptance.

### What happens at the end of the tenancy term?

Appointed Inventory Clerk will prepare a Check-Out Report which compares the Inventory and Schedule of Condition of the Property and the Contents against that at the beginning of the term.

### What does a Tenant have to pay for?

The terms of the tenancy agreement normally determine what costs are for the account of the Tenant. As a general rule in respect of this Inventory and Schedule of Condition, the Tenant must pay the replacement cost of any missing items, for any damage beyond normal wear and tear, costs incurred in returning the Property and its Contents in the same state of cleanliness as they were at the start of the tenancy term, any costs incurred in removing the Tenant's personal possessions or other rubbish and any costs incurred in returning each item to the place that it was at the start of the term.

### What does this report not tell you?

Each inspection is non-invasive. This means that the inventory clerk does not take up carpets floorcoverings or floorboards, move large items of furniture, remove secured panels or undo electrical fittings.

Common parts in relation to flats, exterior structural elements of the main building and the structure of any outbuildings will not be inspected. Roof spaces and cellars are not inspected. Areas which are locked or where full access is not possible, for example, attic or excessively full cupboards or outbuildings are not inspected.

### Disputes

Any disputes will be dealt with in accordance with the tenancy agreement.

### Disclaimer

This inventory report provides a fair, unbiased and accurate record of the contents and internal condition of the property. It is the responsibility of the landlord and tenant to agree between themselves (via the letting agent where required) on the accuracy of this report if disputed.

This inventory report has been prepared on the accepted principle that in the absence of comments, an item is free from obvious damage or soiling

No attempt has been made to identify any item by its original manufacturer or the period in which it was produced. The inventory clerk preparing the report is neither a qualified surveyor nor an expert on fabrics, woods, materials or antiques.

This report is not a guarantee of, or report on, the adequacy of, or safety of any furniture, equipment or contents. It is a documented record that such items exist within the property, at the date of the inventory and the superficial condition of the same.

The inventory clerk is not a qualified electrician or plumber or an expert in fire regulation. The inventory clerk is not required to report on anything which might contravene housing or safety regulations. Smoke alarms and heat detectors in the property have not been tested and it is the tenant's responsibility to inspect these regularly to ensure they are in full working order as per the manufacturer's instructions

## Landlord and tenant responsibilities

The general tenant and landlord responsibilities are summarised as follows (your agreement may specify certain responsibilities differently):

### Internal decoration

The tenant is responsible for keeping the interior of the dwelling in reasonable decorative order.

### External works

#### The landlord:

- repairs to garden paths, walls, fences and gates where installed by the landlord
- the replacement of wheely bins every seven years where replacement is deemed necessary
- replacement of rotary clothes driers
- maintenance of communal amenity areas, unless these are the responsibility of the local council
- outside repair work involving structural repairs to walls, outside doors, windows (but not replacement of glass), roofs, chimneys, valleys, gutters, downpipes and house drains (excluding cleaning of gullies) - external paintwork

#### The tenant:

- care and upkeep of gardens and hedges
- cleaning of gully traps

### Electrical repairs

#### The landlord:

- electrical wiring
- repair to electrical appliances, fires and heaters where fitted by the landlord
- door entry systems to communal blocks
- ceiling roses, lamp holders and flexes
- socket outlets and switches

#### The tenant:

- repair to electrical appliances, fires and heaters not installed by the landlord
- door bells and plug tops on appliances
- re-setting of trips and replacement of fuses, except main service fuses which are the responsibility of the grid supplier

### Cooking and heating appliances

#### The landlord is responsible for landlord installed appliances:

- repairs to defective solid fuel cookers and stoves
- solid fuel room heaters
- fire hearth and surrounds

### Plumbing

#### The landlord:

- clearing blocked sewers, drains and external waste pipes other than gullies and waste pipes blocked through tenant misuse
- boilers and hot water cylinders
- pipe work, radiators, fittings and valves

#### The tenant:

- stoppers and chains for baths, sinks and basins
- replacement of wash basins, wc bowls and wc seats (except where damaged or discoloured through fair wear and tear or by faulty installation)
- replacement of baths, sinks and drainers (except where damaged or discoloured through fair wear and tear or by faulty installation)

### Doors and windows

#### The landlord:

- window frames, sashes and window furniture
- repair of defective internal and external doors, saddles and door frames
- hinges, locks, handles, trapper bars and letter boxes on external doors

#### The tenant:

- hinges, locks and handles to internal doors
- kitchen and bedroom unit doors, door hinges, handles and catches on drawers
- draught proofing of doors and windows
- replacement of broken glass

### Structural and other repairs

#### The landlord:

- walls, staircases and all structural timbers, roof, chimney and rainwater goods
- wall and floor tiling
- architraves, skirting boards, timber sills and other internal decorative woodwork
- airbricks and ventilators
- roofspace insulation (where the tenant has not been receiving grant aid)
- timber rot

#### The tenant:

- sweeping chimneys and the cost of any work required because of the failure to sweep chimneys
- internal plaster cracks on walls and ceilings

### Fire safety standards

#### Landlord must:

- follow safety regulations
- provide a fire alarm on each storey and a carbon monoxide alarm in rooms with a usable fireplace or woodburner
- check tenants have access to escape routes at all times
- make sure the furniture and furnishings they supply are fire safe
- provide fire alarms and extinguishers (if the property is a large HMO)

#### Tenants must:

- make sure fire alarms, smoke detectors and carbon monoxide alarms are kept in working order and must not take out batteries or cover these

### Gas installation safety

Landlord has duties under the Gas Safety (Installation and Use) Regulations 1998 to arrange maintenance by a Gas Safe registered engineer for all pipe work, appliances and flues, which they own and have provided for your use.

Landlord must also arrange for an annual gas safety check to be carried out every 12 months by a Gas Safe registered engineer. They must keep a record of the safety check for 2 years and issue a copy to each existing tenant within 28 days of the check being completed and issue a copy to any new tenants before they move in.

### Electrical installation safety

Landlords are required by law to ensure:

- That the electrical installation in a rented property is safe when tenants move in and maintained in a safe condition throughout its duration.
- That a House in Multiple Occupation (HMO) has a periodic inspection carried out on the property every five years.
- That any appliance provided is safe and has at least the CE marking (manufacturer's mark that it meets all the requirements of European law).

To meet these requirements a landlord will need to regularly carry out basic safety checks to ensure that the electrical installation and appliances are safe and working.

### Energy performance certificates

Landlord will need to get an Energy Performance Certificate (EPC). It rates the energy efficiency of a property and is based on the building's energy performance - for example, how much heat is lost through the roof. An EPC also takes account of the property's heating and lighting. EPCs do not cover domestic appliance performance, like washing machines. An EPC is valid for ten years - even if new tenants move into the property during that time. Landlord should give a copy of the property's current EPC to each new tenant.

### Smoke alarms and monoxide

From the 1 October 2015 landlords must ensure that a smoke alarm is fitted on every floor of their property where there is a room used wholly or partly as living accommodation. They will also have to put a carbon monoxide alarm in any room where a solid fuel is burnt, such as wood, coal or biomass and includes open fires. It does not include gas, oil or LPG. Landlords or agents will then have to ensure that the alarms work at the start of each new tenancy. For example by pressing the test button until the alarm sounds.

## Overview

### Cleanliness

The following is an indication of the level of cleanliness attributed to the overall property in the view of the inventory clerk, for individual room and / or item conditions, please refer to the following pages.

<b>Property:</b>	Good	<b>Garden:</b>	Average
<b>Doors:</b>	Good Domestic	<b>Skirting:</b>	Needs Light Clean
<b>Woodwork:</b>	Needs Light Clean	<b>Paintwork:</b>	Some need cleaning
<b>Windows:</b>	Needs Light Clean	<b>Flooring:</b>	Needs Light Clean
<b>Carpets:</b>	Needs Cleaning	<b>Tiles:</b>	Needs Thorough Cleaning
<b>Linen:</b>	Good	<b>Curtains and Blinds:</b>	Good
<b>Mattresses:</b>	Good	<b>Hob:</b>	Needs Cleaning
<b>Oven:</b>	Needs Cleaning	<b>Kitchen:</b>	Needs Light Clean
<b>Bathroom:</b>	Needs Thorough Cleaning	<b>Fireplaces:</b>	N/A

### Suggested room actions

The following is an indication of the actions that may be required in the view of the inventory clerk to remedy a condition of each room, for individual room detail and / or item conditions, please refer to the following pages.

<b>Meter readings:</b>	No action required	<b>Smoke alarms:</b>	No action required
<b>Carbon monoxide alarms:</b>	No action required	<b>Fire blankets:</b>	No action required
<b>Fire extinguishers:</b>	No action required	<b>Keys:</b>	No action required
<b>Exterior:</b>	Action required	<b>Hallway:</b>	Action required
<b>Kitchen:</b>	Action required	<b>Reception room:</b>	Action required
<b>Bathroom:</b>	Action required	<b>Bedroom:</b>	Action required
<b>Garden:</b>	Action required		

### Additional Comments:

The property is in good overview condition, but needs cleaning. All Rugs has shoe marks in places and are not carpet cleaned as the check in. Also on the sofa has signs off a pet hair, needs cleaning. Additional pictures attached.

# Photographic Schedule of Conditions

## Meter readings:

### General (Meter readings)

#### Previous comment:

Electricity meter S58A06608  
Electricity readings 88582



#### Checkout update:

99422 8

Old image taken: 02/02/2017 11:55:43

New image taken: 06/08/2017 12:09:48



Gas meter G4 A0078285 08 01  
Meter readings 10236 424



10583 419

Old image taken: 02/02/2017 12:00:03

New image taken: 06/08/2017 12:08:57

**Smoke alarms:**

**General (Smoke alarms)**

**Previous comment:**

Hallway  
Tested  
Working



**Checkout update:**

Same as before

Old image taken: 02/02/2017 11:26:23

New image taken: 06/08/2017 11:08:14

Kitchen  
Tested  
Working



Same as before

Old image taken: 02/02/2017 11:27:01

New image taken: 06/08/2017 11:08:22

**Carbon monoxide alarms:**

**General (Carbon monoxide alarms)**

**Previous comment:**

Kitchen  
Tested  
Working



**Checkout update:**

Same as before

Old image taken: 02/02/2017 11:27:18

New image taken: 06/08/2017 11:08:37



## Fire blankets:

### General (Fire blankets)

**Previous comment:**

Kitchen  
Fire Blakey



**Checkout update:**

Same as before

Old image taken: 02/02/2017 11:36:05

New image taken: 06/08/2017 11:08:49

## Fire extinguishers:

### General (Fire extinguishers)

**Previous comment:**

Kitchen  
Fire extinguisher



**Checkout update:**

Same as before

Old image taken: 02/02/2017 11:36:32

New image taken: 06/08/2017 11:08:56

Keys:

General (Keys)

Previous comment:

One set of keys



Checkout update:

With landlord

Old image taken: 02/02/2017 11:27:54

New image taken: 06/08/2017 11:09:06

**Exterior:**

**General (Exterior)**

**Previous comment:**

General overview



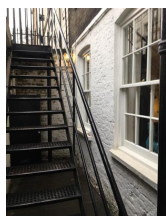
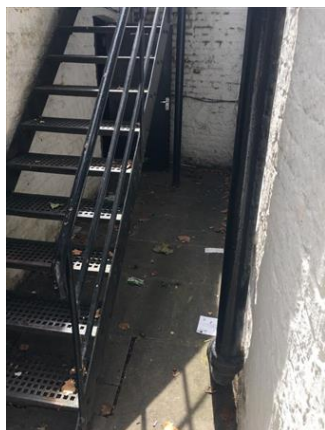
**Checkout update:**

Needs some cleaning

Old image taken: 02/02/2017 13:07:49

New image taken: 06/08/2017 11:09:22

**General overview**



Needs some cleaning

Old image taken: 02/02/2017 13:07:52

New image taken: 06/08/2017 11:09:28

**General overview**



Needs cleaning  
Same as before

Old image taken: 02/02/2017 13:07:58

New image taken: 06/08/2017 11:09:38



GAS BOILER

Same as before



Old image taken: 02/02/2017 13:08:02

New image taken: 06/08/2017 11:09:45



General overview

Needs some cleaning



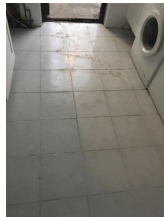
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New image taken: 06/08/2017 11:09:51



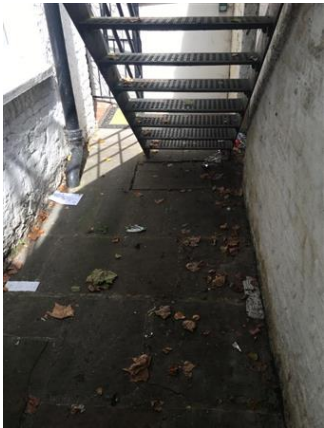
General overview

Needs cleaning



Old image taken: 02/02/2017 13:08:10

New image taken: 06/08/2017 11:09:59



General overview

Needs some cleaning



Old image taken: 02/02/2017 13:08:15

New image taken: 06/08/2017 11:10:04



General overview



Same as before

Old image taken: 02/02/2017 13:08:19

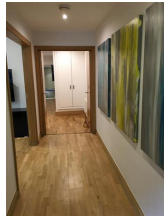
New image taken: 06/08/2017 11:10:11

Hallway:

General (Hallway)

Previous comment:

General overview



Checkout update:

General overview

Old image taken: 02/02/2017 11:28:26  
New image taken: 06/08/2017 11:10:22

General overview



General overview

Old image taken: 02/02/2017 11:28:32  
New image taken: 06/08/2017 11:10:28

General overview



General overview

Old image taken: 02/02/2017 11:28:48  
New image taken: 06/08/2017 11:10:33

Doors (Hallway)

Previous comment:

Exterior door  
Wood painted black with a chubs lock. A chrome effect letter a , chrome effect number 39, chrome effect door knocker-rusted. Chrome door handle. A chrome door knob - wear and tear. A chrome effect letter box rusted.



Checkout update:

Same as before

Old image taken: 02/02/2017 11:29:20

New image taken: 06/08/2017 11:10:58



Metal front door painted black  
Rusted in places  
Wear and tear



Same as before

Old image taken: 02/02/2017 11:30:23

New image taken: 06/08/2017 11:11:06



Additional image



Additional image

Old image taken: 02/02/2017 11:30:58

New image taken: 06/08/2017 11:11:12





Additional image



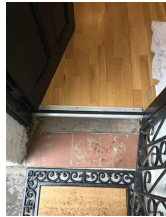
Additional image

Old image taken: 02/02/2017 11:31:14

New image taken: 06/08/2017 11:11:18



Threshold  
Aluminium with rubber  
Wear and tear



Same as before

Old image taken: 02/02/2017 11:31:30

New image taken: 06/08/2017 11:11:24



Chip in places



Same as before

Old image taken: 02/02/2017 11:32:04

New image taken: 06/08/2017 11:11:39



Paint marks in places



Same as before

Old image taken: 02/02/2017 11:32:15

New image taken: 06/08/2017 11:11:33



Interior door. I to match exterior. Paint marks and small chips in places. Chrome effect chain lock  
Wear and tear

Same as before



Old image taken: 02/02/2017 11:32:36

New image taken: 06/08/2017 11:11:53



Paint marks in places

Same as before



Old image taken: 02/02/2017 11:32:45

New image taken: 06/08/2017 11:12:05



X3 chrome door hooks

Same as before



Old image taken: 02/02/2017 11:33:05

New image taken: 06/08/2017 11:12:12



Paint marks

Same as before



Old image taken: 02/02/2017 11:33:22

New image taken: 06/08/2017 11:12:18



Exterior  
Double laminated oak effect door with chrome handles  
Interior  
To match exterior



Same as before

Old image taken: 02/02/2017 12:13:13

New image taken: 06/08/2017 11:12:39



Additional image



Additional image

Old image taken: 02/02/2017 12:14:11

New image taken: 06/08/2017 11:12:44



Chip on the edge



Same as before

Old image taken: 02/02/2017 12:14:25

New image taken: 06/08/2017 11:13:02



Interior  
Walls and flooring painted blue  
Marks and scratches all around  
Gas meter  
X1 laminated shelf  
A chrome Clothes hanger



Same as before  
x1 vacuum cleaner

Old image taken: 02/02/2017 12:17:20

New image taken: 06/08/2017 11:13:12



X3 wall hooks



Same as before

Old image taken: 02/02/2017 12:18:43

New image taken: 06/08/2017 11:13:23

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Shoes storage



Same as before

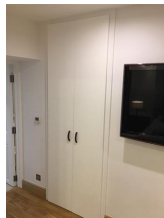
Old image taken: 02/02/2017 12:19:05

New image taken: 06/08/2017 11:13:30

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Walking wardrobe  
Doors painted white with leather handles  
Interior to match exterior



Same as before

Old image taken: 02/02/2017 12:26:23

New image taken: 06/08/2017 11:13:46

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Additional image



Additional image

Old image taken: 02/02/2017 12:26:32

New image taken: 06/08/2017 11:13:58

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Additional image



Additional image

Old image taken: 02/02/2017 12:26:38

New image taken: 06/08/2017 11:14:10



Floor to match hallway  
Walls painted blues - marks and scratches in places  
White laminate shelf  
Chrome clothes hangers rail  
Range of wood and plastic clothe hangers



Boxes

Same as before

Old image taken: 02/02/2017 12:26:42

New image taken: 06/08/2017 11:14:16



Additional image



Additional image

Old image taken: 02/02/2017 12:26:46

New image taken: 06/08/2017 11:14:25



Additional image



Additional image

Old image taken: 02/02/2017 12:26:55

New image taken: 06/08/2017 11:14:31



Dark wood chest of 4 drawers and mirror

Same as before



Old image taken: 02/02/2017 12:27:07

New image taken: 06/08/2017 11:14:39

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Additional image

Additional image



Old image taken: 02/02/2017 12:27:16

New image taken: 06/08/2017 11:14:52

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Additional image

Additional image



Old image taken: 02/02/2017 12:27:21

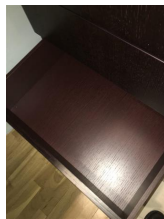
New image taken: 06/08/2017 11:15:03

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Additional image

Additional image



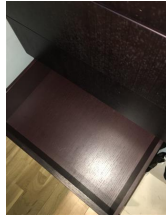
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New image taken: 06/08/2017 11:15:11

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Additional image

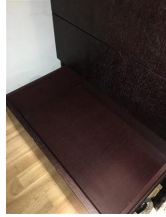


Additional image

Old image taken: 02/02/2017 12:27:36  
New image taken: 06/08/2017 11:15:20



Additional image



Additional image

Old image taken: 02/02/2017 12:27:40  
New image taken: 06/08/2017 11:15:30



Double socket  
TV cables connected

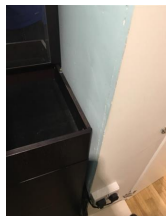


Same as before

Old image taken: 02/02/2017 12:27:45  
New image taken: 06/08/2017 11:15:37



Crack on the wall



Same as before

Old image taken: 02/02/2017 12:27:50  
New image taken: 06/08/2017 11:15:47



Chrome double light socket

Same as before



Old image taken: 02/02/2017 12:28:17

New image taken: 06/08/2017 11:15:54



Additional image

Additional image



Old image taken: 02/02/2017 12:28:24

New image taken: 06/08/2017 11:16:02

### Flooring (Hallway)



**Previous comment:**

Laminated parquet oak effect  
Scuffs and marks . Small dents in places  
Wear and tear

Skirting boards  
Wood  
Paint marks in places  
Wear and tear



**Checkout update:**

Needs light mopping

Old image taken: 02/02/2017 11:33:42

New image taken: 06/08/2017 11:16:23





Additional image



Additional image

Old image taken: 02/02/2017 11:46:23

New image taken: 06/08/2017 11:16:30



Additional image



Additional image

Old image taken: 02/02/2017 11:46:33

New image taken: 06/08/2017 11:17:02



Threshold metal Runer  
Aged



Same as before

Old image taken: 02/02/2017 11:46:48

New image taken: 06/08/2017 11:17:06



Black marks in places



Same as before

Old image taken: 02/02/2017 11:47:15

New image taken: 06/08/2017 11:17:13



Additional image



Additional image

Old image taken: 02/02/2017 11:47:24

New image taken: 06/08/2017 11:17:20

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Additional image



Additional image

Old image taken: 02/02/2017 11:47:30

New image taken: 06/08/2017 11:17:30

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Additional image



Additional image

Old image taken: 02/02/2017 11:47:36

New image taken: 06/08/2017 11:17:25

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Additional image



Additional image

Old image taken: 02/02/2017 11:47:42

New image taken: 06/08/2017 11:17:35

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Additional image



Additional image

Old image taken: 02/02/2017 11:47:49

New image taken: 06/08/2017 11:17:40



Additional image



Additional image

Old image taken: 02/02/2017 11:47:56

New image taken: 06/08/2017 11:17:45

**Walls and skirting boards (Hallway)**

**Previous comment:**

Walls freshly painted. White



**Checkout update:**

Skirting dusty  
walls some black marks in places  
Additional photos attached

Old image taken: 02/02/2017 11:48:17

New image taken: 06/08/2017 11:17:56



Additional image



Additional image

Old image taken: 02/02/2017 11:48:48

New image taken: 06/08/2017 11:18:03



Additional image



Additional image

Old image taken: 02/02/2017 11:48:53

New image taken: 06/08/2017 11:18:09



Additional image



marks in places

Old image taken: 02/02/2017 11:48:57

New image taken: 06/08/2017 11:18:15



Additional image



Marks in places

Old image taken: 02/02/2017 11:49:03

New image taken: 06/08/2017 11:18:23



Additional image



Marks in places

Old image taken: 02/02/2017 11:49:13

New image taken: 06/08/2017 11:19:03



Additional image



Additional image

Old image taken: 02/02/2017 11:49:18

New image taken: 06/08/2017 11:19:10

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Additional image



Additional image

Old image taken: 02/02/2017 12:01:58

New image taken: 06/08/2017 11:19:21

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Additional image



Additional image

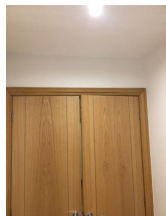
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New image taken: 06/08/2017 11:19:29

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Additional image



Additional image

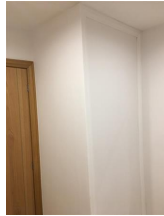
Old image taken: 02/02/2017 12:02:08

New image taken: 06/08/2017 11:19:43

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Additional image



Additional image

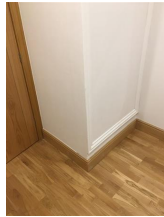
Old image taken: 02/02/2017 12:02:14

New image taken: 06/08/2017 11:19:55

---



Cracks in places  
Medium size dent painted over behind the door. Handle level



Same as before

Old image taken: 02/02/2017 12:02:17

New image taken: 06/08/2017 11:20:02

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Additional image



Additional image

Old image taken: 02/02/2017 12:02:21

New image taken: 06/08/2017 11:20:08

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Additional image



Additional image

Old image taken: 02/02/2017 12:02:28

New image taken: 06/08/2017 11:20:14

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Additional image



Additional image

Old image taken: 02/02/2017 12:02:36

New image taken: 06/08/2017 11:20:20



A wall mounted mirror with a chrome effect frame



Same as before

Old image taken: 02/02/2017 12:02:42

New image taken: 06/08/2017 11:20:27



Additional image



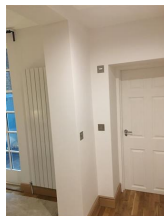
Additional image

Old image taken: 02/02/2017 12:03:05

New image taken: 06/08/2017 11:20:32



Additional image



Additional image

Old image taken: 02/02/2017 12:03:13

New image taken: 06/08/2017 11:20:39



Additional image



Additional image

Old image taken: 02/02/2017 12:03:17  
New image taken: 06/08/2017 11:20:57

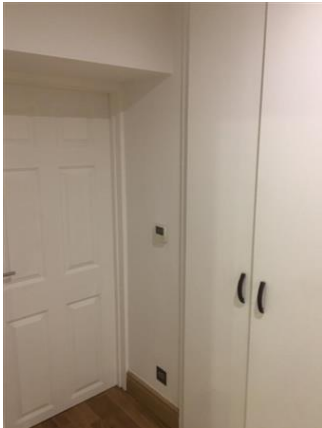


Additional image

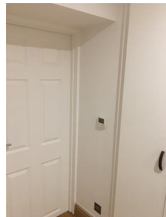


Additional image

Old image taken: 02/02/2017 12:03:22  
New image taken: 06/08/2017 11:21:09



Additional image

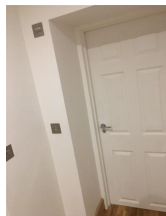


marks in places

Old image taken: 02/02/2017 12:03:27  
New image taken: 06/08/2017 11:21:15



Additional image



Additional image

Old image taken: 02/02/2017 12:03:32  
New image taken: 06/08/2017 11:21:25





Additional image

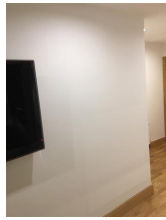


Additional image

Old image taken: 02/02/2017 12:03:40  
New image taken: 06/08/2017 11:21:32



Additional image



Additional image

Old image taken: 02/02/2017 12:03:45  
New image taken: 06/08/2017 11:21:37



Modern art painting  
Approximate value



Same as before

Old image taken: 02/02/2017 12:37:01  
New image taken: 06/08/2017 11:21:49



Modern art painting  
Approximate value



Same as before

Old image taken: 02/02/2017 12:37:06  
New image taken: 06/08/2017 11:21:54



Modern art painting  
Approximate value



Same as before

Old image taken: 02/02/2017 12:37:13

New image taken: 06/08/2017 11:22:00



Marks in places

Old image taken: (null)

New image taken: 06/08/2017 11:18:38



Marks in places

Old image taken: (null)

New image taken: 06/08/2017 11:18:46



Marks in places

Old image taken: (null)

New image taken: 06/08/2017 11:53:49

Ceiling (Hallway)

Previous comment:

Ceiling painted white



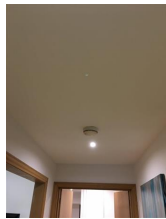
Checkout update:

Same as before

Old image taken: 02/02/2017 12:04:00

New image taken: 06/08/2017 11:22:15

Additional image

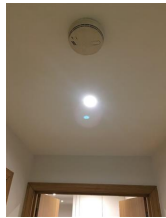


Additional image

Old image taken: 02/02/2017 12:04:23

New image taken: 06/08/2017 11:22:20

Additional image



Additional image

Old image taken: 02/02/2017 12:04:27

New image taken: 06/08/2017 11:22:29

Under paint defect  
Crack



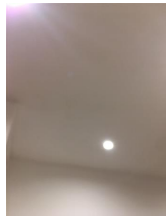
Same as before

Old image taken: 02/02/2017 12:04:41

New image taken: 06/08/2017 11:22:36



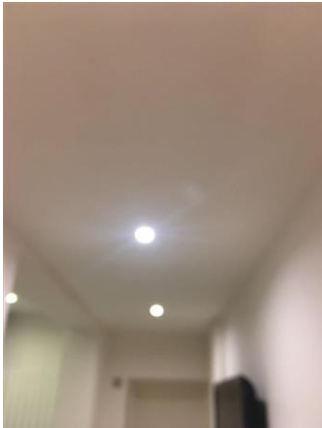
Additional image



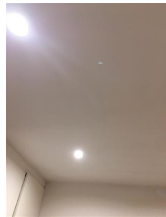
Additional image

Old image taken: 02/02/2017 12:04:59  
New image taken: 06/08/2017 11:22:43

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Additional image

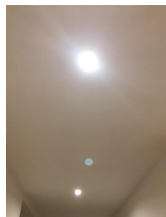


Additional image

Old image taken: 02/02/2017 12:05:04  
New image taken: 06/08/2017 11:22:48

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Additional image



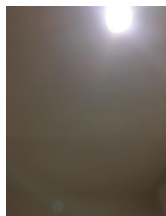
Additional image

Old image taken: 02/02/2017 12:05:12  
New image taken: n/a

---



Crack



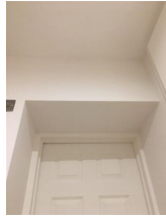
Same as before

Old image taken: 02/02/2017 12:05:36  
New image taken: 06/08/2017 11:22:57

---



Additional image



Additional image

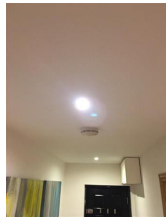
Old image taken: 02/02/2017 12:05:43

New image taken: 06/08/2017 11:23:06

**Lighting (Hallway)**

Previous comment:

X7 LED bulbs spotlights  
All working



Checkout update:

Same as before

Old image taken: 02/02/2017 12:06:31

New image taken: 06/08/2017 11:23:19



Additional image



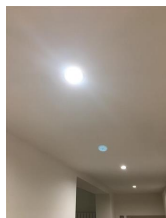
Additional image

Old image taken: 02/02/2017 12:07:08

New image taken: 06/08/2017 11:23:25



Additional image



Additional image

Old image taken: 02/02/2017 12:07:25

New image taken: 06/08/2017 11:23:30

## Heating (Hallway)

**Previous comment:**

Radiator painted white



**Checkout update:**

Additional image

Old image taken: 02/02/2017 12:05:53

New image taken: 06/08/2017 11:23:41

## Sockets and Switches (Hallway)

**Previous comment:**

X1 chrome double light switch  
Paint marks



**Checkout update:**

finger marks on all switches and sockets  
Needs light cleaning

Old image taken: 02/02/2017 12:07:53

New image taken: 06/08/2017 11:23:56

X1 chrome single light switch



Same as before

Old image taken: 02/02/2017 12:08:29

New image taken: 06/08/2017 11:24:03

X1 chrome double light switch  
X1 chrome single light switch



Same as before

Old image taken: 02/02/2017 12:09:02

New image taken: 06/08/2017 11:24:18



X1 Brushed chrome extractor fan switch

Same as before



Old image taken: 02/02/2017 12:09:40

New image taken: 06/08/2017 11:24:23



X1 brushed chrome safety switch

Same as before



Old image taken: 02/02/2017 12:10:20

New image taken: 06/08/2017 11:24:44



A thermostat

Same as before



Old image taken: 02/02/2017 12:10:50

New image taken: 06/08/2017 11:24:49

**Appliances (Hallway)**

**Previous comment:**

Samsung TV  
Working



**Checkout update:**

same as before  
dusty on top, finger marks in places  
Needs light cleaning

Old image taken: 02/02/2017 12:11:09

New image taken: 06/08/2017 11:24:56



Gold effect giraffe



Same as before

Old image taken: 02/02/2017 12:11:45

New image taken: 06/08/2017 11:25:02

## Shelving and Units (Hallway)

### Previous comment:

Fuse box cabinet  
Painted white



### Checkout update:

Same as before

Old image taken: 02/02/2017 12:12:07

New image taken: n/a

Fuse box



Same as before

Old image taken: 02/02/2017 12:12:31

New image taken: n/a

Walk-in Storage  
Exterior door  
Doors painted white with leather door handles  
Interior  
Doors with fire rated panels  
Damaged in the handles level



Same as before

Old image taken: 02/02/2017 12:14:50

New image taken: n/a



Additional image



Additional image

Old image taken: 02/02/2017 12:17:00

New image taken: n/a

---

Additional image



Additional image

Old image taken: 02/02/2017 12:17:05

New image taken: n/a

## Kitchen:

### General (Kitchen)

#### Previous comment:

General overview



#### Checkout update:

General overview

Old image taken: 02/02/2017 12:28:49

New image taken: 06/08/2017 11:25:19



General overview



General overview

Old image taken: 02/02/2017 12:28:54

New image taken: 06/08/2017 11:25:24

### Flooring (Kitchen)

#### Previous comment:

Flooring to match living room  
Laminated parquet oak effect  
Scuffs and marks  
Wear and tear  
Clean



#### Checkout update:

flooring needs moping

Old image taken: 02/02/2017 12:29:02

New image taken: 06/08/2017 11:25:32



Additional image



Additional image

Old image taken: 02/02/2017 12:29:06

New image taken: 06/08/2017 11:25:37



Additional image



Additional image

Old image taken: 02/02/2017 12:29:11

New image taken: 06/08/2017 11:25:47

**Walls and skirting boards (Kitchen)**

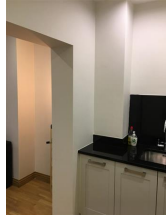
**Previous comment:**

Walls freshly painted light grey



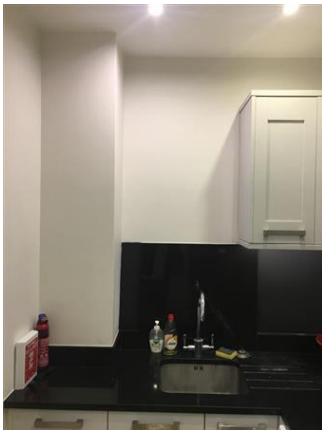
**Checkout update:**

Marks in places



Old image taken: 02/02/2017 12:29:24

New image taken: 06/08/2017 11:25:59



Additional image



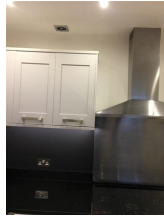
Additional image

Old image taken: 02/02/2017 12:29:28

New image taken: 06/08/2017 11:26:04



Additional image



Additional image

Old image taken: 02/02/2017 12:29:46

New image taken: 06/08/2017 11:26:12

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Additional image



Additional image

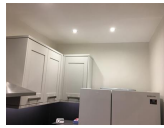
Old image taken: 02/02/2017 12:29:49

New image taken: 06/08/2017 11:26:17

---



Additional image



Additional image

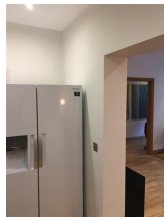
Old image taken: 02/02/2017 12:29:54

New image taken: 06/08/2017 11:26:23

---



Additional image



Additional image

Old image taken: 02/02/2017 12:30:02

New image taken: 06/08/2017 11:26:29

---



Additional image



Additional image

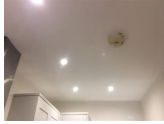
Old image taken: 02/02/2017 12:30:07

New image taken: 06/08/2017 11:26:33

### Ceiling (Kitchen)

**Previous comment:**

Ceiling freshly painted white



**Checkout update:**

Same as before

Old image taken: 02/02/2017 12:30:20

New image taken: 06/08/2017 11:26:43



Additional image



Additional image

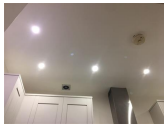
Old image taken: 02/02/2017 12:30:28

New image taken: 06/08/2017 11:26:47

### Lighting (Kitchen)

**Previous comment:**

x6 spotlights, LED bulbs



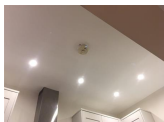
**Checkout update:**

Same as before

Old image taken: 02/02/2017 12:30:51

New image taken: n/a

Additional image



Additional image

Old image taken: 02/02/2017 12:30:54

New image taken: n/a

Chrome extractor fan



Same as before

Old image taken: 02/02/2017 12:31:01

New image taken: n/a

Under kitchen cabinets LED light



Same as before

Old image taken: 02/02/2017 12:32:21

New image taken: n/a

Additional image



Same as before

Old image taken: 02/02/2017 12:32:25

New image taken: n/a

## Sockets and Switches (Kitchen)

Previous comment:

x1 Chrome double socket



Checkout update:

Same as before

Old image taken: 02/02/2017 12:31:12

New image taken: 06/08/2017 11:26:57



x1 chrome double socket

Same as before



Old image taken: 02/02/2017 12:31:16

New image taken: 06/08/2017 11:27:02



X1 chrome single light switch

Same as before



Old image taken: 02/02/2017 12:31:22

New image taken: 06/08/2017 11:27:06

Suites (Kitchen)

Previous comment:

Checkout update:



Sink single drainer stainless steel, mixer tap  
Water marks  
Wear and tear

Same as before



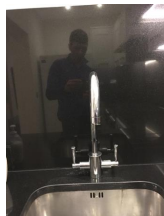
Old image taken: 02/02/2017 12:31:38

New image taken: 06/08/2017 11:27:15



Additional photo

Scaled



Old image taken: 02/02/2017 12:31:42

New image taken: 06/08/2017 11:27:21



Black granite kitchen top  
Backsplash and skirting to match kitchen top  
Backsplash painted black chalk paint with glitter effect



work top scaled, marks and dusty in paces photos attached

Old image taken: 02/02/2017 12:31:46

New image taken: 06/08/2017 11:27:29



Additional image



Scaled

Old image taken: 02/02/2017 12:31:49

New image taken: 06/08/2017 11:27:34



Additional image



Dusty

Old image taken: 02/02/2017 12:31:52

New image taken: 06/08/2017 11:27:41



Additional image



Dusty

Old image taken: 02/02/2017 12:31:55

New image taken: 06/08/2017 11:27:48





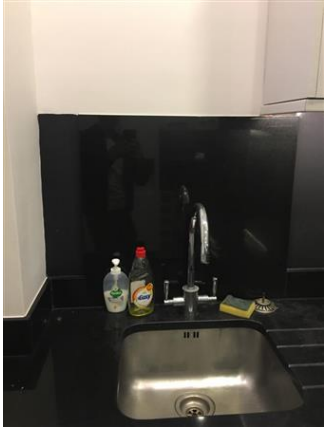
Additional image



dusty

Old image taken: 02/02/2017 12:31:59

New image taken: 06/08/2017 11:27:56



Additional image



Additional image

Old image taken: 02/02/2017 12:32:03

New image taken: 06/08/2017 11:28:01



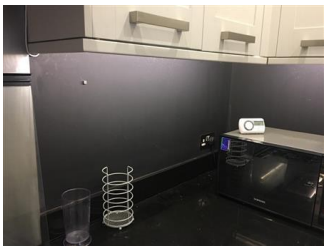
Additional image



Additional image

Old image taken: 02/02/2017 12:32:06

New image taken: 06/08/2017 11:28:07



Additional image



Additional image

Old image taken: 02/02/2017 12:32:10

New image taken: 06/08/2017 11:28:13



Additional image



Additional image

Old image taken: 02/02/2017 12:32:12

New image taken: 06/08/2017 11:28:19

Appliances (Kitchen)

Previous comment:

Samsung washing/ dryer machine  
Clean



Checkout update:

Same as before

Old image taken: 02/02/2017 12:32:37

New image taken: 06/08/2017 11:28:29

Additional image



Additional image

Old image taken: 02/02/2017 12:32:45

New image taken: 06/08/2017 11:28:35

Additional image



Scaled, dusty  
needs cleaning

Old image taken: 02/02/2017 12:32:48

New image taken: 06/08/2017 11:28:51

Freestanding gas cooker and ovens. Clear  
cover glass on top.  
x5 gas burners, x1 warmer, x3 oven  
Some burn marks in places



Same as before

Old image taken: 02/02/2017 12:32:53

New image taken: 06/08/2017 11:29:07



Additional image



oily marks in places  
burn marks around the rings  
Needs cleaning

Old image taken: 02/02/2017 12:33:00

New image taken: 06/08/2017 11:29:16



Additional image



Additional image

Old image taken: 02/02/2017 12:33:09

New image taken: 06/08/2017 11:29:24



Additional image



Additional image

Old image taken: 02/02/2017 12:33:16

New image taken: 06/08/2017 11:29:34



Additional image



Additional image

Old image taken: 02/02/2017 12:33:20

New image taken: 06/08/2017 11:29:42



Cleaning marks on the glass



Cleaning marks  
needs light cleaning

Old image taken: 02/02/2017 12:33:26

New image taken: 06/08/2017 11:29:52



Additional image



Additional image

Old image taken: 02/02/2017 12:33:29

New image taken: 06/08/2017 11:30:01



Samsung american fridge freezer with ice maker  
In very good condition clean



same as before  
Interior needs cleaning

Old image taken: 02/02/2017 12:33:35

New image taken: 06/08/2017 11:30:08



Additional image



Additional image

Old image taken: 02/02/2017 12:33:42

New image taken: 06/08/2017 11:30:19



Additional image



Additional image

Old image taken: 02/02/2017 12:33:49  
New image taken: 06/08/2017 11:30:27



Samsung microwave



Marks to interior

Old image taken: 02/02/2017 12:33:59  
New image taken: 06/08/2017 11:30:41



Additional image



Additional image

Old image taken: 02/02/2017 12:34:06  
New image taken: 06/08/2017 11:30:51



stained steel, triple mesh, with lighting and diffuser  
Wear and tear  
Clean



Dusty on top

Old image taken: 02/02/2017 12:34:12  
New image taken: 06/08/2017 11:31:00



Additional image



Additional image

Old image taken: 02/02/2017 12:34:16

New image taken: 06/08/2017 11:31:08



Additional image



Additional image

Old image taken: 02/02/2017 12:34:23

New image taken: 06/08/2017 11:31:20



Marks

Old image taken: (null)

New image taken: 06/08/2017 11:31:39

## Shelving and Units (Kitchen)

**Previous comment:**

Range of floor and wall cabinets painted grey with brushed chrome handles



**Checkout update:**

Marks to wall units doors

Old image taken: 02/02/2017 12:34:39

New image taken: 06/08/2017 11:32:01



Grey trash bin

Same as before



Old image taken: 02/02/2017 12:34:45

New image taken: 06/08/2017 11:32:09



Additional image  
Back panel - broken

SAME AS BEFORE



Old image taken: 02/02/2017 12:34:50

New image taken: 06/08/2017 11:32:18



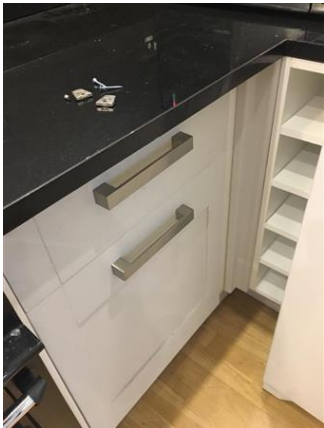
Additional image

Additional image



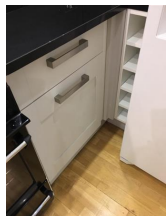
Old image taken: 02/02/2017 12:34:56

New image taken: 06/08/2017 11:32:26



Additional image

Additional image



Old image taken: 02/02/2017 12:35:00

New image taken: 06/08/2017 11:32:55



Additional image



Broken drawer panel

Old image taken: 02/02/2017 12:35:04

New image taken: 06/08/2017 11:33:05



Additional image



Additional image

Old image taken: 02/02/2017 12:35:09

New image taken: 06/08/2017 11:33:15



Additional image



Additional image

Old image taken: 02/02/2017 12:35:14

New image taken: 06/08/2017 11:33:27



Additional image



Additional image

Old image taken: 02/02/2017 12:35:18

New image taken: 06/08/2017 11:33:37





Additional image



Additional image

Old image taken: 02/02/2017 12:35:26

New image taken: 06/08/2017 11:34:08



Additional image



Additional image

Old image taken: 02/02/2017 12:35:33

New image taken: 06/08/2017 11:34:17



Additional image



Additional image

Old image taken: 02/02/2017 12:35:40

New image taken: 06/08/2017 11:34:25



Additional image



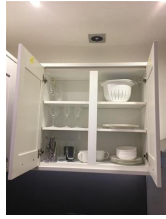
Additional image

Old image taken: 02/02/2017 12:35:48

New image taken: 06/08/2017 11:34:34



Additional image



Additional image

Old image taken: 02/02/2017 12:35:55

New image taken: 06/08/2017 11:34:41

Reception room:

General (Reception room)

Previous comment:

General overview



Checkout update:

General overview

Old image taken: 02/02/2017 12:36:24

New image taken: 06/08/2017 11:35:15



General overview



General overview

Old image taken: 02/02/2017 12:36:28

New image taken: 06/08/2017 11:35:06

Doors (Reception room)

Previous comment:

Wood frame to match flooring  
x6 hinges marks



Checkout update:

Same as before

Old image taken: 02/02/2017 12:37:32

New image taken: 06/08/2017 11:35:25



Additional image



Additional image

Old image taken: 02/02/2017 12:37:36

New image taken: 06/08/2017 11:35:31



Additional image



Additional image

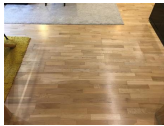
Old image taken: 02/02/2017 12:37:36

New image taken: 06/08/2017 11:35:36

**Flooring (Reception room)**

**Previous comment:**

Flooring to match hallway  
Laminated parquet oak effect  
Scuffs and marks  
Wear and tear



**Checkout update:**

needs moping

Old image taken: 02/02/2017 12:37:51

New image taken: 06/08/2017 11:35:46



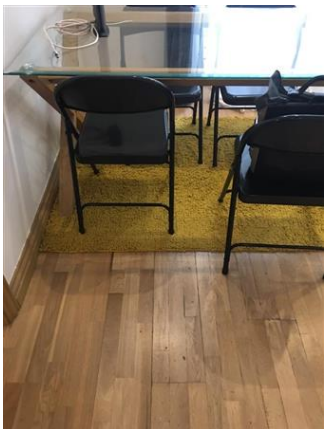
Additional photo



Additional image

Old image taken: 02/02/2017 12:37:57

New image taken: 06/08/2017 11:35:53



Yellow rug  
New



shoe marks in places  
needs carpet cleaning

Old image taken: 02/02/2017 12:38:00

New image taken: 06/08/2017 11:36:00



Additional photo



Additional image

Old image taken: 02/02/2017 12:38:28

New image taken: 06/08/2017 11:36:11



Beige rug  
New



shoe marks in places  
needs carpet cleaning

Old image taken: 02/02/2017 12:38:45

New image taken: 06/08/2017 11:36:18



Additional photo



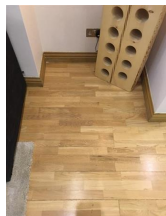
Additional image

Old image taken: 02/02/2017 12:38:49

New image taken: 06/08/2017 11:36:25



Additional photo



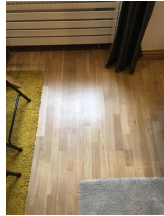
Additional image

Old image taken: 02/02/2017 12:38:52

New image taken: 06/08/2017 11:36:34



Additional photo



Additional image

Old image taken: 02/02/2017 12:38:56  
New image taken: 06/08/2017 11:36:40



Additional photo

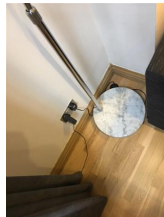


Additional image

Old image taken: 02/02/2017 12:38:59  
New image taken: 06/08/2017 11:36:46



Additional photo



Dusty

Old image taken: 02/02/2017 12:39:02  
New image taken: 06/08/2017 11:36:53

**Walls and skirting boards (Reception room)**

**Previous comment:**

Walls freshly painted grey  
Skirting boards to match flooring



**Checkout update:**

Skirting boards dusty

Old image taken: 02/02/2017 12:39:14  
New image taken: 06/08/2017 11:37:18

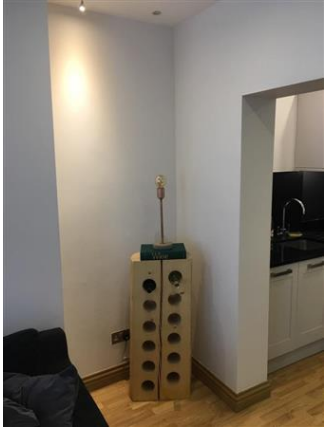


Samsung TV Working

Same as before

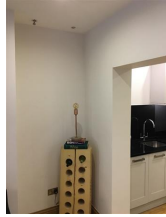


Old image taken: 02/02/2017 12:39:22  
New image taken: 06/08/2017 11:37:23



Additional image

Additional image

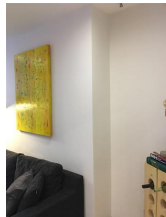


Old image taken: 02/02/2017 12:40:20  
New image taken: 06/08/2017 11:37:30



Additional image

Additional image

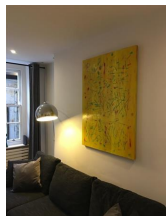


Old image taken: 02/02/2017 12:40:28  
New image taken: 06/08/2017 11:37:47



Additional image

Additional image



Old image taken: 02/02/2017 12:40:31  
New image taken: 06/08/2017 11:37:51



Additional image



Additional image

Old image taken: 02/02/2017 12:40:36  
New image taken: 06/08/2017 11:37:59



Additional image

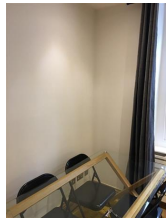


Additional image

Old image taken: 02/02/2017 12:40:41  
New image taken: 06/08/2017 11:38:10



Additional image

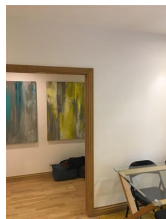


Additional image

Old image taken: 02/02/2017 12:40:44  
New image taken: 06/08/2017 11:38:16



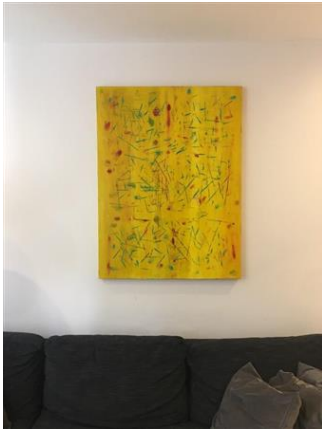
Additional image



Additional image

Old image taken: 02/02/2017 12:40:47  
New image taken: 06/08/2017 11:38:21





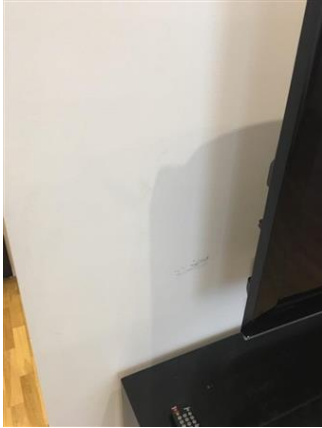
Modern art painting  
Approximate value



Same as before

Old image taken: 02/02/2017 13:12:29

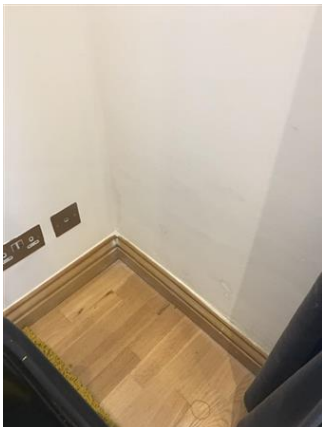
New image taken: 06/08/2017 11:38:27



Marks

Old image taken: (null)

New image taken: 06/08/2017 11:37:34



dusty

Old image taken: (null)

New image taken: 06/08/2017 11:38:37



Marks in places

Old image taken: (null)

New image taken: 06/08/2017 11:38:44

Windows (Reception room)

Previous comment:

x2 Framed sash window painted white with gold effect pull handles and lock  
x4 safety locks  
x4 grey curtains  
New  
x2 turquoise ceramic horses  
New



Checkout update:

Windows dusty  
needs cleaning to interior and exterior

Old image taken: 02/02/2017 12:41:00

New image taken: 06/08/2017 11:39:07

Additional image



Additional image

Old image taken: 02/02/2017 12:41:05

New image taken: 06/08/2017 11:39:22

Additional image



Additional image

Old image taken: 02/02/2017 12:41:11

New image taken: 06/08/2017 11:39:30



Additional image



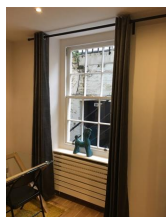
Additional image

Old image taken: 02/02/2017 12:41:15

New image taken: 06/08/2017 11:39:37



Additional image



Additional image

Old image taken: 02/02/2017 12:41:18

New image taken: 06/08/2017 11:39:42



Dusty

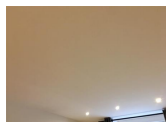
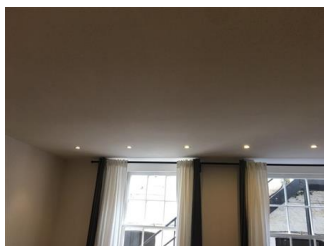
Old image taken: (null)

New image taken: 06/08/2017 11:39:13

### Ceiling (Reception room)

**Previous comment:**

Ceilings painted white  
x12 spotlights  
x1 loose  
all working

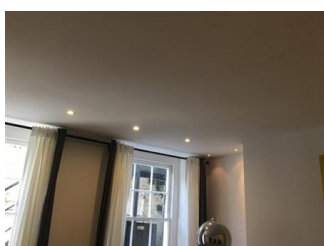


**Checkout update:**

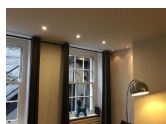
Same as before

Old image taken: 02/02/2017 12:41:32

New image taken: 06/08/2017 11:39:56



Additional image



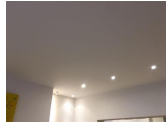
Additional image

Old image taken: 02/02/2017 12:41:54

New image taken: 06/08/2017 11:40:01



Additional image



Additional image

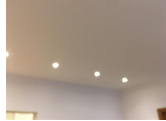
Old image taken: 02/02/2017 12:42:24

New image taken: 06/08/2017 11:40:13

---



Additional image



Additional image

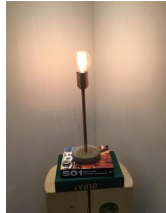
Old image taken: 02/02/2017 12:42:30

New image taken: 06/08/2017 11:40:35

---



copper and cement lamp  
x2 books



Same as before

Old image taken: 02/02/2017 12:43:21

New image taken: 06/08/2017 11:40:27

---



Chrome floor lamp with marble stand



Same as before

Old image taken: 02/02/2017 12:43:30

New image taken: 06/08/2017 11:41:02

---



Additional image



Additional image

Old image taken: 02/02/2017 12:43:38

New image taken: 06/08/2017 11:41:07

## Heating (Reception room)

### Previous comment:

x2 radiators painted white  
x2 radiator cover painted white  
New



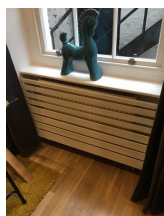
### Checkout update:

Same as before

Old image taken: 02/02/2017 12:44:00

New image taken: n/a

Additional image



Additional image

Old image taken: 02/02/2017 12:44:05

New image taken: n/a

## Sockets and Switches (Reception room)

### Previous comment:

x1 chrome single light dimer switch  
x1 chrome double light dimer switch



### Checkout update:

Same as before

Old image taken: 02/02/2017 12:44:22

New image taken: n/a

x1 chrome double socket

Same as before



Old image taken: 02/02/2017 12:44:28

New image taken: n/a

x1 chrome double socket

Same as before



Old image taken: 02/02/2017 12:44:33

New image taken: n/a

x1 chrome double socket  
x1 chrome bt socket  
x1 tv areal socket

Same as before



Old image taken: 02/02/2017 12:44:38

New image taken: n/a

## Appliances (Reception room)

**Previous comment:**

TV Samsung  
wall mounted



**Checkout update:**

same as before  
dusty on top and finger marks in places

Old image taken: 02/02/2017 12:45:36

New image taken: 06/08/2017 11:41:26



Virgin Media Router



Same as before

Old image taken: 02/02/2017 12:45:45

New image taken: 06/08/2017 11:42:00

**Furnishings (Reception room)**

**Previous comment:**

Dark grey fabric corner sofa  
x2 matching sofa cushions  
x2 light grey cushions - new  
x1 grey and white blanket - new



**Checkout update:**

A pet hair in places  
needs cleaning

Old image taken: 02/02/2017 12:46:26

New image taken: 06/08/2017 11:42:11



Additional image



Additional image

Old image taken: 02/02/2017 12:46:29

New image taken: 06/08/2017 11:42:16



Additional image



Additional image

Old image taken: 02/02/2017 12:46:35

New image taken: 06/08/2017 11:42:21



Wood and glass dining table  
New  
x4 black metal folding chairs  
New

marks on top, dusty



Old image taken: 02/02/2017 12:46:41

New image taken: 06/08/2017 11:42:31



Additional image

Glass needs cleaning



Old image taken: 02/02/2017 12:46:48

New image taken: 06/08/2017 11:42:37



Black coffee table  
Wear and tear  
x1 TV remote control

Same as before



Old image taken: 02/02/2017 12:47:00

New image taken: 06/08/2017 11:42:47



Additional image

Additional image



Old image taken: 02/02/2017 12:47:08

New image taken: 06/08/2017 11:42:52





Additional image



Additional image

Old image taken: 02/02/2017 12:47:16

New image taken: 06/08/2017 11:42:56

**Shelving and Units (Reception room)**

**Previous comment:**

TV unit black gloss  
Cleaning scratches all around  
Wear and tear



**Checkout update:**

Dusty on top, a pet hair on top  
additional photo attached

Old image taken: 02/02/2017 12:47:56

New image taken: 06/08/2017 11:43:09

Additional image



Additional image

Old image taken: 02/02/2017 12:48:02

New image taken: 06/08/2017 11:43:21

Additional image



Additional image

Old image taken: 02/02/2017 12:48:09

New image taken: 06/08/2017 11:43:29



Additional image



Additional image

Old image taken: 02/02/2017 12:48:15

New image taken: 06/08/2017 11:43:38



Additional image



Additional image

Old image taken: 02/02/2017 12:48:24

New image taken: 06/08/2017 11:43:57



Additional image



Additional image

Old image taken: 02/02/2017 12:48:28

New image taken: 06/08/2017 11:44:02



Additional image



Additional image

Old image taken: 02/02/2017 12:48:32

New image taken: 06/08/2017 11:44:10



Additional image



Additional image

Old image taken: 02/02/2017 12:48:37

New image taken: 06/08/2017 11:44:17



Additional image

Old image taken: (null)

New image taken: 06/08/2017 11:43:44



a pet hair  
visible

Old image taken: (null)

New image taken: 06/08/2017 12:29:32

## Bathroom:

### General (Bathroom)

#### Previous comment:

General overview



#### Checkout update:

General overview

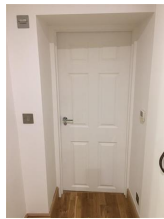
Old image taken: 02/02/2017 13:01:01

New image taken: 06/08/2017 11:45:31

### Doors (Bathroom)

#### Previous comment:

Exterior door  
Painted white with chrome handle  
Frame painted white  
Interior to match exterior



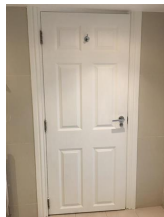
#### Checkout update:

Light marks in places

Old image taken: 02/02/2017 13:02:35

New image taken: 06/08/2017 11:46:21

x1 chrome hook



Same as before

Old image taken: 02/02/2017 13:02:43

New image taken: 06/08/2017 11:46:32

**Flooring (Bathroom)**

**Previous comment:**

beige tiles  
Marks all around wear and tear condition  
Clean



**Checkout update:**

same as before  
needs mopping

Old image taken: 02/02/2017 13:02:49

New image taken: 06/08/2017 11:46:41

**Additional image**



**Additional image**

Old image taken: 02/02/2017 13:02:52

New image taken: 06/08/2017 11:46:45

**Additional image**

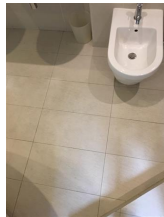


**Additional image**

Old image taken: 02/02/2017 13:02:55

New image taken: 06/08/2017 11:46:52

**Additional image**



**Additional image**

Old image taken: 02/02/2017 13:02:58

New image taken: 06/08/2017 11:46:56



Additional image



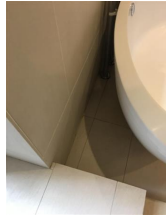
Additional image

Old image taken: 02/02/2017 13:03:01

New image taken: 06/08/2017 11:47:01



Additional image



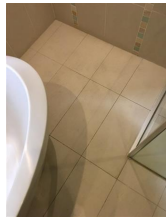
Additional image

Old image taken: 02/02/2017 13:03:04

New image taken: 06/08/2017 11:47:09



Additional image



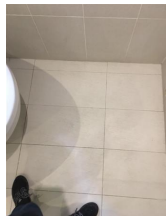
Additional image

Old image taken: 02/02/2017 13:03:08

New image taken: 06/08/2017 11:47:26



Additional image



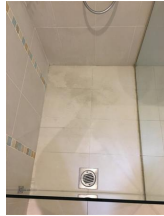
scaled  
discolouration to tiles  
Visible

Old image taken: 02/02/2017 13:03:12

New image taken: 06/08/2017 11:47:32



Additional image



Additional image

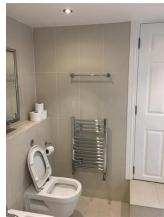
Old image taken: 02/02/2017 13:03:16

New image taken: 06/08/2017 11:47:37

## Walls and skirting boards (Bathroom)

### Previous comment:

Walls grey tiles  
Wear and tear



### Checkout update:

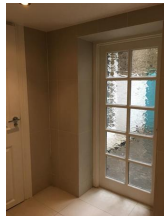
scaled to the shower  
discolouration around shower area  
photos attached

Old image taken: 02/02/2017 13:03:21

New image taken: 06/08/2017 11:47:47



Additional image



Additional image

Old image taken: 02/02/2017 13:03:24

New image taken: 06/08/2017 11:47:52



Additional image



Additional image

Old image taken: 02/02/2017 13:03:27

New image taken: 06/08/2017 11:47:57



Additional image

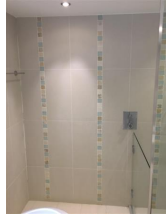


Additional image

Old image taken: 02/02/2017 13:03:30  
New image taken: 06/08/2017 11:48:02



Additional image

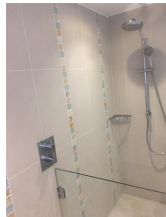


Additional image

Old image taken: 02/02/2017 13:03:33  
New image taken: 06/08/2017 11:48:09



Additional image



Additional image

Old image taken: 02/02/2017 13:03:38  
New image taken: 06/08/2017 11:48:18



Additional image



scaled

Old image taken: 02/02/2017 13:03:41  
New image taken: 06/08/2017 11:48:23





Large mount mirror

Same as before



Old image taken: 02/02/2017 13:03:44

New image taken: 06/08/2017 11:48:28



Additional image

Additional image



Old image taken: 02/02/2017 13:03:47

New image taken: 06/08/2017 11:48:32



Additional image

Additional image



Old image taken: 02/02/2017 13:03:51

New image taken: 06/08/2017 11:48:37

## Windows (Bathroom)



Previous comment:

framed door with glass painted white with lock  
Frame painted white

Checkout update:

needs light cleaning



Old image taken: 02/02/2017 13:04:41

New image taken: 06/08/2017 11:48:45



Window painted white



needs light cleaning

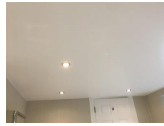
Old image taken: 02/02/2017 13:04:46

New image taken: 06/08/2017 11:48:49

### Ceiling (Bathroom)

**Previous comment:**

Ceilings painted white  
x8 spotlights, LED bulbs  
all working



**Checkout update:**

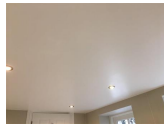
Same as before

Old image taken: 02/02/2017 13:04:07

New image taken: 06/08/2017 11:49:08



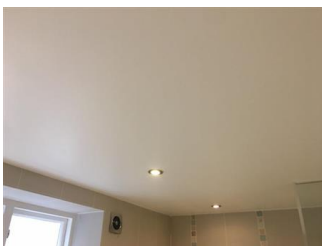
Additional image



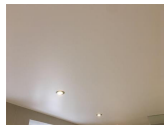
Additional image

Old image taken: 02/02/2017 13:04:10

New image taken: 06/08/2017 11:49:15



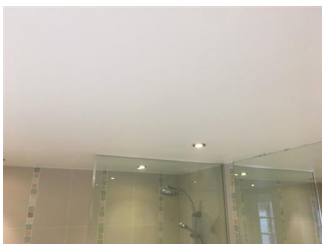
Additional image



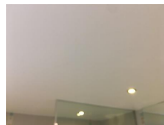
Additional image

Old image taken: 02/02/2017 13:04:19

New image taken: 06/08/2017 11:49:21



Additional image



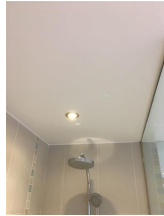
Additional image

Old image taken: 02/02/2017 13:04:27

New image taken: 06/08/2017 11:49:32



Additional image



Additional image

Old image taken: 02/02/2017 13:04:32

New image taken: 06/08/2017 11:49:39

## Heating (Bathroom)

Previous comment:

Chrome, heated towel rail



Checkout update:

Same as before

Old image taken: 02/02/2017 13:04:56

New image taken: 06/08/2017 11:48:58

## Sockets and Switches (Bathroom)

Previous comment:

Chrome extractor fan



Checkout update:

Same as before

Old image taken: 02/02/2017 13:05:05

New image taken: 06/08/2017 11:49:51

Suites (Bathroom)

Previous comment:

White, pan to match with seat and flap

DO NOT FLUSH THE FOLLOWING:  
PAPER TOWELS, SANITARY NAPKINS,  
OLD PHONE BILLS ; ) , CLEANING  
WIPES, FEMININE HYGIENE PRODUCTS



Checkout update:

Same as before

Old image taken: 02/02/2017 13:05:13

New image taken: 06/08/2017 11:50:01

Additional image



Dusty

Old image taken: 02/02/2017 13:05:17

New image taken: 06/08/2017 11:50:16

Wall mount bidet, chrome mixer tap



dusty

Old image taken: 02/02/2017 13:05:23

New image taken: 06/08/2017 11:50:44



x2 White, pop up waste, wall mounted chrome mixer tap



scaled, dusty

Old image taken: 02/02/2017 13:05:28

New image taken: 06/08/2017 11:50:50



Additional image



scaled, dusty

Old image taken: 02/02/2017 13:05:32

New image taken: 06/08/2017 11:50:57



PVC bathtub with chrome pop up waste  
Some scratches in places  
Wear and tear  
Floor mount mixer tap, flexible hose with shower head - not working



dusty, marks in places

Old image taken: 02/02/2017 13:05:39

New image taken: 06/08/2017 11:51:02



Additional image



Additional image

Old image taken: 02/02/2017 13:05:42

New image taken: 06/08/2017 11:51:08



Additional image



Additional image

Old image taken: 02/02/2017 13:05:47  
New image taken: 06/08/2017 11:51:15



Additional image



Additional image

Old image taken: 02/02/2017 13:05:51  
New image taken: 06/08/2017 11:51:20



Chrome control panel, shower head, flexible hose with shower head



heavy scaled

Old image taken: 02/02/2017 13:05:55  
New image taken: 06/08/2017 11:51:27



Additional image



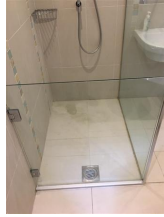
heavy scaled

Old image taken: 02/02/2017 13:05:58  
New image taken: 06/08/2017 11:51:32



Shower screen  
Clean

heavy scaled



Old image taken: 02/02/2017 13:06:03

New image taken: 06/08/2017 11:51:39



Fixed shower screen wall  
Clean

heavy scaled



Old image taken: 02/02/2017 13:06:09

New image taken: 06/08/2017 11:51:49



heavy scaled

Old image taken: (null)

New image taken: 06/08/2017 11:51:55

## Furnishings (Bathroom)

Previous comment:

Checkout update:

Additional image

replaced with another one



Old image taken: 02/02/2017 13:06:21

New image taken: 06/08/2017 11:52:08



x2 chrome glass holders

Same as before



Old image taken: 02/02/2017 13:06:25

New image taken: 06/08/2017 11:52:16



chrome toilet roll holder

Same as before



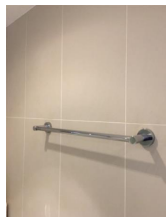
Old image taken: 02/02/2017 13:06:28

New image taken: 06/08/2017 11:52:22



chrome towel holder

Same as before



Old image taken: 02/02/2017 13:06:32

New image taken: 06/08/2017 11:52:28



Chrome wall cabinet with mirror

Same as before



Old image taken: 02/02/2017 13:06:36

New image taken: 06/08/2017 11:52:35





Additional image



Additional image

Old image taken: 02/02/2017 13:06:41

New image taken: 06/08/2017 11:52:40

**Bedroom:**

**General (Bedroom)**

**Previous comment:**

General overview



**Checkout update:**

General overview

Old image taken: 02/02/2017 12:50:59

New image taken: 06/08/2017 11:53:05

**General overview**



**General overview**

Old image taken: 02/02/2017 12:51:02

New image taken: 06/08/2017 11:52:58

**Flooring (Bedroom)**

**Previous comment:**

Flooring to match hallway  
Laminated parquet oak effect  
scratches in places  
Wear and tear  
Beige rug - new



**Checkout update:**

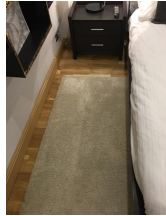
needs mopping

Old image taken: 02/02/2017 12:51:09

New image taken: 06/08/2017 12:01:30



Additional image



marks to the rug in places  
Dusty needs cleaning

Old image taken: 02/02/2017 12:51:11

New image taken: 06/08/2017 12:01:35



Additional image



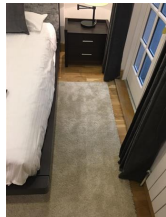
Additional image

Old image taken: 02/02/2017 12:51:14

New image taken: 06/08/2017 12:02:04



Additional image



marks to the rug in places  
Dusty needs cleaning

Old image taken: 02/02/2017 12:51:17

New image taken: 06/08/2017 12:01:44



Additional image



dusty

Old image taken: 02/02/2017 12:51:23

New image taken: 06/08/2017 12:02:13



Additional image



dusty

Old image taken: 02/02/2017 12:51:29

New image taken: 06/08/2017 12:02:22



shoe marks  
visible

Old image taken: (null)

New image taken: 06/08/2017 12:01:50



marks

Old image taken: (null)

New image taken: 06/08/2017 12:01:54

### Walls and skirting boards (Bedroom)

Previous comment:

Wall painted grey  
Skirting boards to match flooring



Checkout update:

Same as before

Old image taken: 02/02/2017 12:51:40

New image taken: 06/08/2017 12:06:33



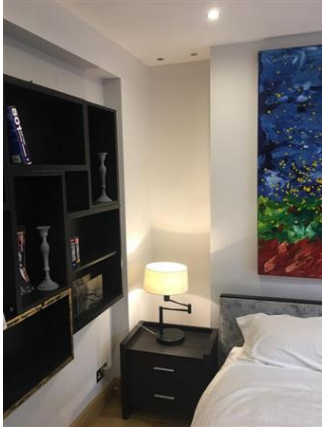
Wall painted grey with glitter effect  
Wall mount cabinets dark wood effect  
New

Same as before



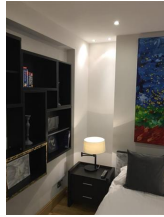
Old image taken: 02/02/2017 12:51:44

New image taken: 06/08/2017 12:06:38



Additional image

Additional image



Old image taken: 02/02/2017 12:51:47

New image taken: 06/08/2017 12:06:42



Additional image

Additional image



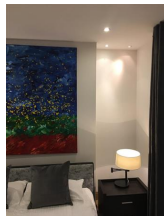
Old image taken: 02/02/2017 12:51:51

New image taken: 06/08/2017 12:06:50



Additional image

Additional image

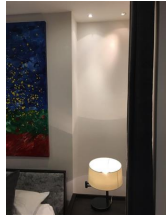


Old image taken: 02/02/2017 12:51:54

New image taken: 06/08/2017 12:06:55



Additional image



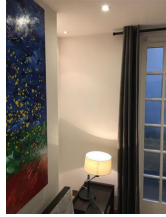
Additional image

Old image taken: 02/02/2017 12:51:56

New image taken: 06/08/2017 12:07:01



Additional image



Additional image

Old image taken: 02/02/2017 12:52:02

New image taken: 06/08/2017 12:07:16



Additional image



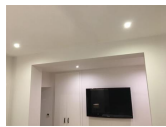
Additional image

Old image taken: 02/02/2017 12:52:05

New image taken: 06/08/2017 12:07:21



Additional image



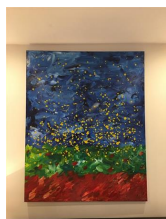
Additional image

Old image taken: 02/02/2017 12:52:10

New image taken: 06/08/2017 12:07:36



Modern art painting  
Approximate value



Same as before

Old image taken: 02/02/2017 13:12:44

New image taken: 06/08/2017 12:07:29

**Windows (Bedroom)**



**Previous comment:**  
Framed doors painted white with chrome lock  
x2 grey curtains  
New



**Checkout update:**  
needs cleaning both sides  
marks in laces

Old image taken: 02/02/2017 12:52:56

New image taken: 06/08/2017 12:02:34



**Additional image**

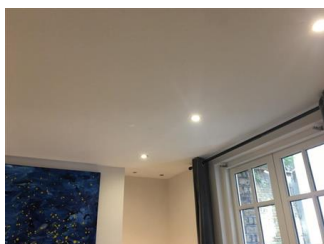


**Additional image**

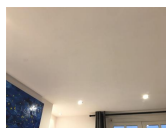
Old image taken: 02/02/2017 12:53:00

New image taken: 06/08/2017 12:02:38

**Ceiling (Bedroom)**



**Previous comment:**  
Ceilings painted white  
x8 spotlight, LED bulbs  
all working



**Checkout update:**  
Same as before

Old image taken: 02/02/2017 12:52:17

New image taken: 06/08/2017 12:02:49

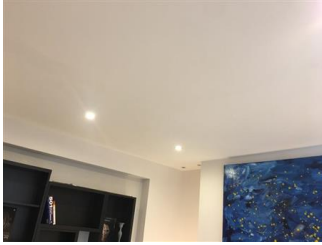


Additional image

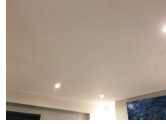


Additional image

Old image taken: 02/02/2017 12:52:26  
New image taken: 06/08/2017 12:02:57



Additional image

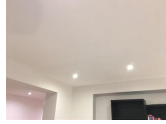


Additional image

Old image taken: 02/02/2017 12:52:33  
New image taken: 06/08/2017 12:03:21



Additional image



Additional image

Old image taken: 02/02/2017 12:52:38  
New image taken: 06/08/2017 12:03:29



Water stain

Old image taken: (null)  
New image taken: 06/08/2017 12:03:03

**Lighting (Bedroom)**

**Previous comment:**

x2 Ralph Lauren bedside laps  
NEW



**Checkout update:**

dusty to base

Old image taken: 02/02/2017 12:58:20  
New image taken: 06/08/2017 12:03:42





Additional image



dusty to base

Old image taken: 02/02/2017 12:58:24

New image taken: 06/08/2017 12:03:48



Additional image



Additional image

Old image taken: 02/02/2017 12:58:29

New image taken: 06/08/2017 12:03:57

### Heating (Bedroom)

Previous comment:

Vertical radiator painted white



Checkout update:

Same as before

Old image taken: 02/02/2017 12:52:48

New image taken: 06/08/2017 12:04:09

Sockets and Switches (Bedroom)

Previous comment:

- x1 Chrome double light dimmer switch
- x1 Chrome single light dimmer switch
- x1 chrome single socket
- x1 Termostat



Checkout update:

Same as before

Old image taken: 02/02/2017 12:53:09

New image taken: 06/08/2017 12:04:21

x1 chrome double socket



Same as before

Old image taken: 02/02/2017 12:53:13

New image taken: 06/08/2017 12:04:25

x1 chrome double socket

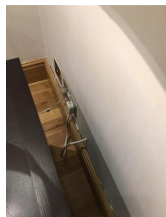


Same as before

Old image taken: 02/02/2017 12:53:16

New image taken: 06/08/2017 12:04:29

x1 chrome double socket - one of the socket to be permanently left switch on as connected to the sewage pump  
x1 chrome single socket



Same as before

Old image taken: 02/02/2017 12:53:23

New image taken: 06/08/2017 12:04:37

**Furnishings (Bedroom)**

**Previous comment:**



Dark wood bed frame with grey fabric on the head board  
x2 grey cushions  
x2 pillow  
x1 duvet  
x1 mattress  
x1 memory foam topper  
x4 large grey towels (new)  
x2 small grey towels (new)  
x1 duvet cover, bet sheet and pillow cases (new)



**Checkout update:**

Same as before

Old image taken: 02/02/2017 12:58:01

New image taken: 06/08/2017 12:04:51



**Additional image**



**Additional image**

Old image taken: 02/02/2017 12:58:05

New image taken: 06/08/2017 12:04:56



**Additional image**



**Additional image**

Old image taken: 02/02/2017 12:58:09

New image taken: 06/08/2017 12:05:03



Additional image



Additional image

Old image taken: 02/02/2017 13:00:17

New image taken: 06/08/2017 12:05:10

### Shelving and Units (Bedroom)

Previous comment:

Wall mount cabinets dark wood effect  
New

x2 grey candle stick holder  
x1 large origami crane  
x2 glass containers  
assorted books



Checkout update:

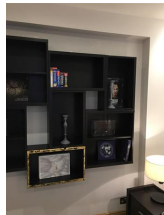
dusty

Old image taken: 02/02/2017 12:55:30

New image taken: 06/08/2017 12:05:24



Additional image



Additional image

Old image taken: 02/02/2017 12:55:34

New image taken: 06/08/2017 12:05:28



x2 chest of two drawers  
x1 tv remote control

Same as before



Old image taken: 02/02/2017 12:55:38

New image taken: 06/08/2017 12:05:34



Additional image



Additional image

Old image taken: 02/02/2017 12:55:43

New image taken: 06/08/2017 12:05:39



Additional image



Additional image

Old image taken: 02/02/2017 12:55:47

New image taken: 06/08/2017 12:05:44



Additional image



Additional image

Old image taken: 02/02/2017 12:55:52

New image taken: 06/08/2017 12:05:52



Additional image



Additional image

Old image taken: 02/02/2017 12:55:55

New image taken: 06/08/2017 12:05:59



Additional image



Additional image

Old image taken: 02/02/2017 12:55:59

New image taken: 06/08/2017 12:06:26

**Garden:**

**General (Garden)**

**Previous comment:**

General overview



**Checkout update:**

Needs cleaning

Old image taken: 02/02/2017 13:06:59

New image taken: 06/08/2017 12:07:54

**General overview**



**Additional image**

Old image taken: 02/02/2017 13:07:03

New image taken: 06/08/2017 12:08:00

**General overview**



**Additional image**

Old image taken: 02/02/2017 13:07:07

New image taken: 06/08/2017 12:08:05



General overview



Additional image

Old image taken: 02/02/2017 13:07:12

New image taken: 06/08/2017 12:08:10

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General overview



Additional image

Old image taken: 02/02/2017 13:07:15

New image taken: 06/08/2017 12:08:14



## Declaration

I/We have inspected the items in the foregoing photographic schedule of conditions and hereby agree, that they represent the current state of the property:

Tenant's signature:

*Camila Rivas*

Print name:

Landlord's signature



Print name:

Clerk's signature:

Print name: Nick Bozhkov

Date: 04/04/2018

### Certification of electronic signature:

Tenant signature request sent on 06/08/2017 21:58:06 to: camilarivasn@gmail.com

Tenant has signed on 07/08/2017 12:42:06 from IP address 178.194.168.7

Landlord has signed on 06/08/2017 12:46:47 - SIGNED ON DEVICE