



Check-Out Report

for

5, 64 Pitville Road, Mossley Hill, Liverpool , L187JD



Instructed by

Alan Price

Prepared By

Golding Estates

Date of Report

23/November/2015

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About The Report

This report:

This report provides an impartial and easy to follow schedule of condition for each of the main features of the property on a room by room basis, together with details of its contents if present. It has been prepared on the understanding that where no comment on the condition of an element or item is made by the inventory assessor, the element or item is taken to be in a good clean serviceable condition and without defect(s). This report will specifically comment on, and identify defects or elements in poor condition that have been observed during the inspection and will be described in the narrative of the report/ evidenced in the photographs contained in the report.

Where the words 'silver', 'chrome', 'oak', 'pine', etc. are used, it is understood that this is a description of the colour and type of the item and not the actual fabric. The description of the listed items is for identification purposes only. New items will only be described as such when they are in a new building, still in their wrappings, or with a receipt. Reference to wall numbers, i.e. wall #1, will always be the wall that the door or entrance way is situated in and then round in a clockwise motion from there.

Where an inventory report is compiled at an old property, it must be understood that the condition of the fabric and contents are normally age worn and age marked unless otherwise noted.

What this report does not tell you:

The person preparing this report is not an expert on fabrics, woods, materials, antiques etc: nor a qualified surveyor or Valuer. This report will not necessarily mention structural defects and does not give any advice on the cost of any repair work, or the types of repair which should be used. Fixtures and fittings are listed and described; they are not tested and no comment is made as to the working condition.

What is inspected?

The inventory assessor carries out a visual inspection of the inside of the main building together with any contents and will carry out a general inspection of the remainder of the building including the exterior cosmetic elements and any permanent outbuildings. Inaccessible areas and loft areas will not be inspected.

Belongings left by the landlord in a locked room or outbuildings will not be included and are the sole responsibility of the landlord. Items of little monetary value are listed and described generically; i.e. a bookshelf could be described as containing 'a number of paperback books'. Similar items will include used bedding, used kitchen utensils, tableware etc.

Ownership:

This report remains the property of the instructing party and shall not be used or copied without their written permission.

IMPORTANT: This report must be signed by the tenant(s) and returned to the issuing agent within 5 working days from the commencement of the tenancy. If the report is not returned by the tenant(s) within this timescale, any future discrepancies will not be admissible.

Tenant guidance notes

It is expected that the property and its contents will be in a similar condition of cleanliness as noted in the original inventory. If the standard of cleaning is not satisfactory, most managing agents or Landlords will employ a contract cleaner - the cost of which will be deducted from the tenant's deposit. Where professional cleaners are used, receipts should be retained and produced if required.

All cleaning must be thorough and the property left tidy at the end of the tenancy. The main areas for concern are set out below:

- Carpets should be professionally cleaned before the end of a tenancy in accordance with the inventory or tenancy agreement and vinyl/tiled flooring should be left clean and free from cracks or tears.
- Curtains should be professionally cleaned before the end of a tenancy in accordance with the inventory or tenancy agreement.
- The decor throughout the property should be in the same state and condition as at the start of the tenancy as detailed within the original inventory. Charges may be incurred if picture hooks, nails, screws or screw holes etc have been added and not removed and the area made good. Charges may also be incurred where excessive wear is noted. Remove finger prints and excessive marks from the decor. Whilst reasonable wear and tear is expected, your fingerprints to walls and doors will be considered a cleaning issue.
- Refrigerators/Freezers should be defrosted and left switched off and open to avoid smelling.
- Ovens, Hobs, Extractor Hoods, and Microwaves should be cleaned of burnt on deposits and grease and doors/seals cleaned.
- Tumble Dryers, Washing Machines and Dishwashers should have filters emptied, soap drawers cleaned of deposits and doors/seals cleaned.
- Gardens where applicable should be left in a neat and tidy order, the lawns having been cut, borders and planters weeded, hedges trimmed and pathways/patios weeded and swept.

The smoke and Carbon Monoxide alarms in the property have been checked and are in working order at the date of this report. It is the Tenant's responsibility to keep them in working order during the life of the tenancy. Any faults (other than battery replacement) should be reported immediately.

Property Information

General:

Property Furnished	Fully Furnished
Property Type	Flat
Property Style	Purpose Built
Stopcock location	
Security Alarm	No
Boiler	

Utility Meters:

	Location	Serial Number	Reading	Meter type	Supplier	Access number	Date recorded
1: Electric	Cupboard	Sw03j15229	29964	Prepaid			23/11/2015



1: Electric

Keys:

	Location	Number	Comments
1: Yale		1	



1: Yale Key

Smoke Alarms & CO Detectors:

Smoke Detectors Present	No
CO Detectors Present	No

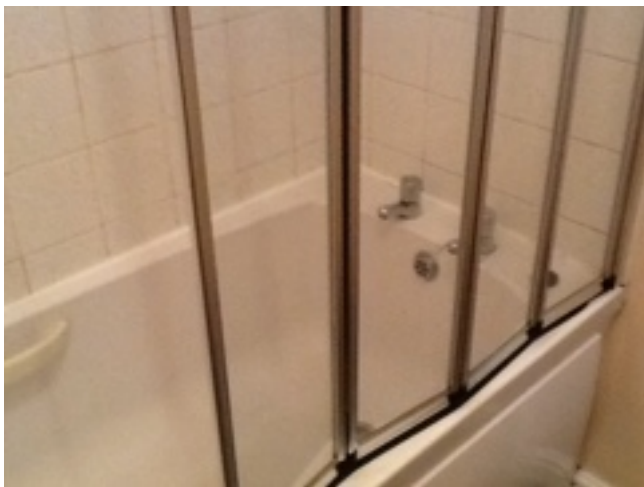
Safety:

Gas Safety Certificate	No
PAT Certificate	No
Window Locks/ Keys	No

Cleaning Condition:

General cleanliness	Light cleaning required throughout
Bathroom	Light cleaning required throughout
Bathroom Fittings	Light cleaning required throughout
Curtains and Blinds	Cleaned to a professional standard except where noted
Carpets	None Reported
Hard flooring	Light cleaning required throughout
Kitchen	Light cleaning required throughout
Hob and Oven	Light cleaning required throughout
Kitchen white goods	Light cleaning required throughout
Mattress(s)	Cleaned to a professional standard
Upholstery	Light cleaning required throughout
Windows (Inside)	Cleaned to a professional standard except where noted
Windows (Outside)	Cleaned to a professional standard except where noted
Woodwork	Light cleaning required throughout

1: Bathroom



1.1 Ceiling			
White		Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present	
	Element	Element Description	Observations (Check-Out)
1.1.1	Ceiling	Plaster Finish, Painted, Painted To Match	



1.1 Ceiling

1.2 Door

Wood effect	Good - minor cosmetic damage; functionality not impaired
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	Element	Element Description	Observations (Check-Out)
1.2.1	Door	Flat Panelled, Wood (Varnished), Lever Handle(s)	



1.2 Door

1.3 Floor

Grey	Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present
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	Element	Element Description	Observations (Check-Out)
1.3.1	Tiled	Slate	

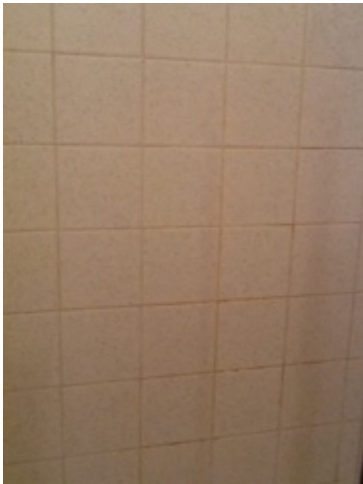


1.3 Floor

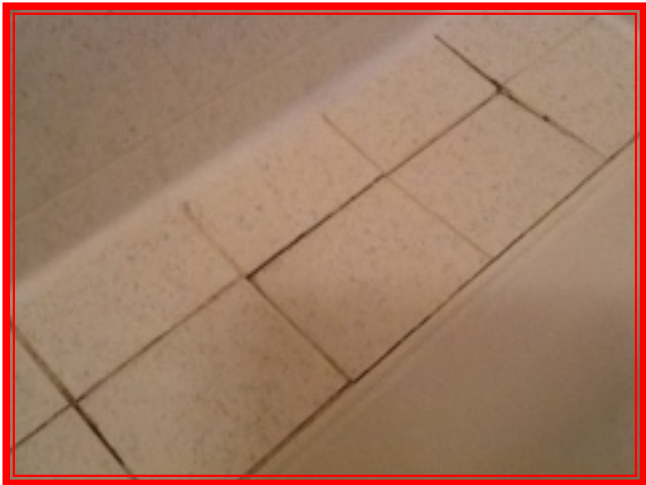
1.4 Wall			
White		Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present	
	Element	Element Description	Observations (Check-Out)
1.4.1	Wall	Plaster, Painted	Hole behind door from handle Loose tiles at the bottom of the bath .



1.4 Wall



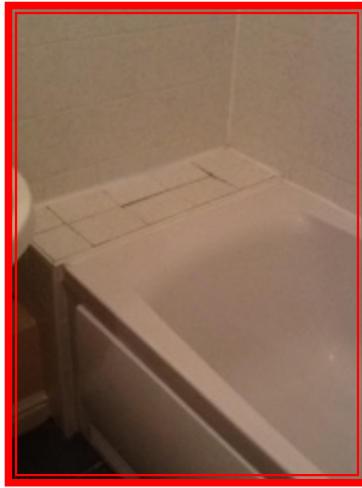
1.4 Wall



1.4.1 Hole behind door from handle
Loose tiles at the bottom of the bath .



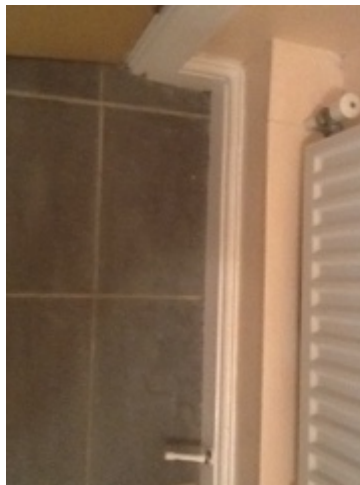
1.4.1 Hole behind door from handle
Loose tiles at the bottom of the bath .



1.4.1 Hole behind door
from handle
Loose tiles at the bottom
of the bath .

1.5 Woodwork

White	Good - minor cosmetic damage; functionality not impaired		
	Element	Element Description	Observations (Check-Out)
1.5.1	Skirting	Chamfered Edge, Wood Painted White	



1.5 Woodwork

1.6 Bath

White	Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present		
	Element	Element Description	Observations (Check-Out)
1.6.1	Bath	To Match Suite, Acrylic, Chrome Effect, Plug With Chain, Single Taps	



1.6 Bath



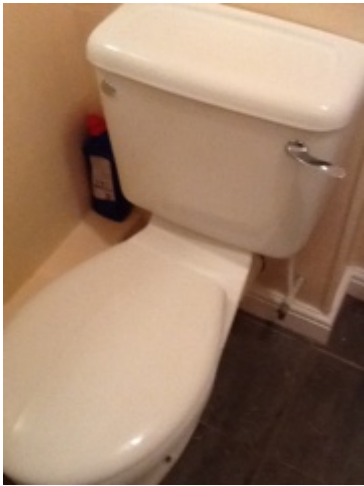
1.6 Bath

1.7 Basin			
White		Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present	
	Element	Element Description	Observations (Check-Out)
1.7.1	Basin	Wall Mounted With Pedastal, Ceramic, Chrome Effect, Plug With Chain	



1.7 Basin

1.8 Toilet			
White		Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present	
	Element	Element Description	Observations (Check-Out)
1.8.1	Toilet	Floor Mounted, To Match Suite, Chrome Effect Handle, Seat And Lid To Match	



1.8 Toilet

1.9 Shower			
Chrome effect		Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present	
	Element	Element Description	Observations (Check-Out)
1.9.1	Shower	Triton, Electric, Chrome (Plastic), Dials, Flexible Hose, Riser Bar, Showerhead	

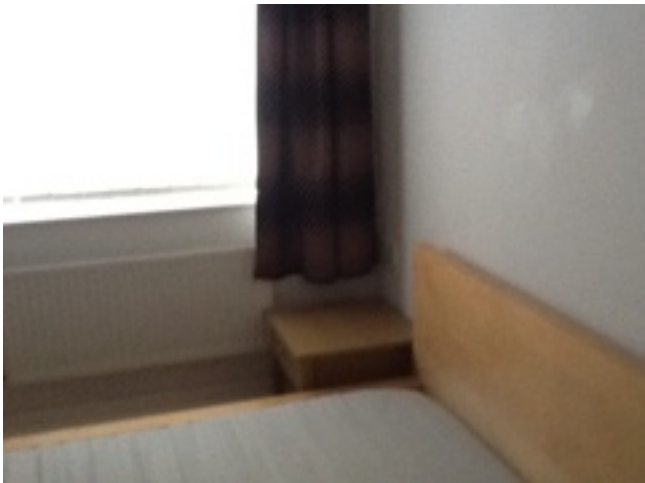
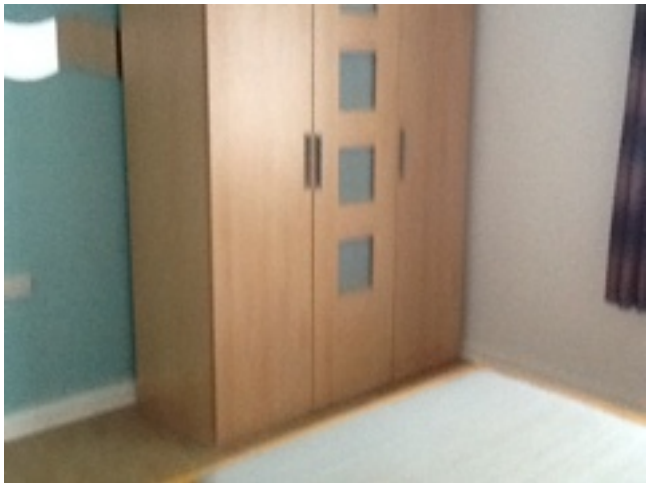


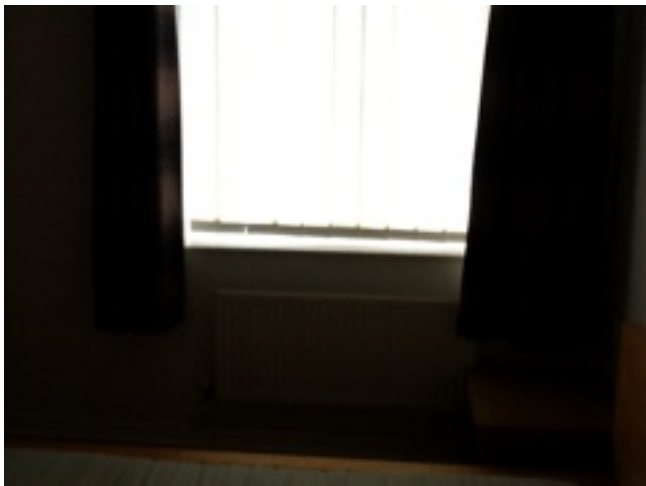
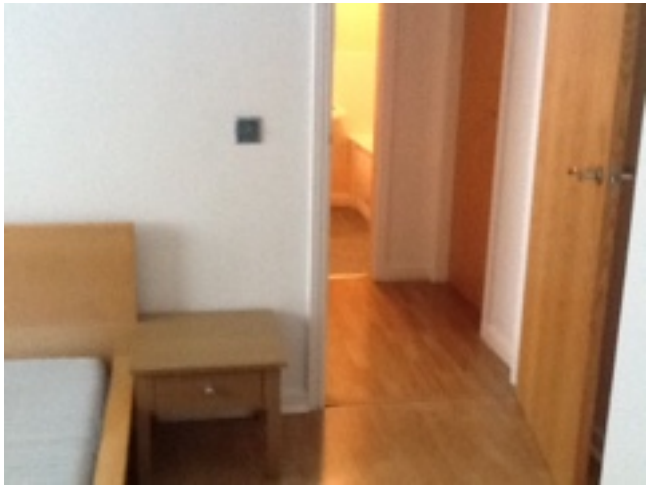
1.9 Shower



1.9 Shower

2: Bedroom





2.1 Ceiling			
White		Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present	
	Element	Element Description	Observations (Check-Out)
2.1.1	Ceiling	Plaster Finish, Painted, Painted To Match	



2.1 Ceiling

2.2 Door

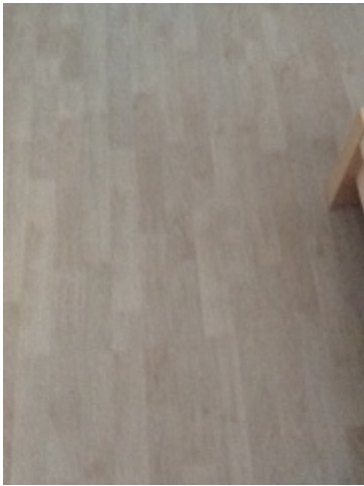
Wood effect	Good - minor cosmetic damage; functionality not impaired		
	Element	Element Description	Observations (Check-Out)
2.2.1	Door	Flat Panelled, Wood (Varnished), Lever Handle(s)	



2.2 Door

2.3 Floor

Wood effect	Good - minor cosmetic damage; functionality not impaired		
	Element	Element Description	Observations (Check-Out)
2.3.1	Laminate	Light Wood Effect	



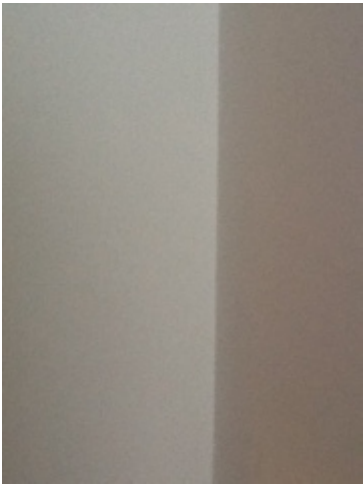
2.3 Floor

2.4 Wall	
White	Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present

	Element	Element Description	Observations (Check-Out)
2.4.1	Wall	Plaster, Painted	Damage to facing wall next to wardrobe.



2.4 Wall



2.4 Wall



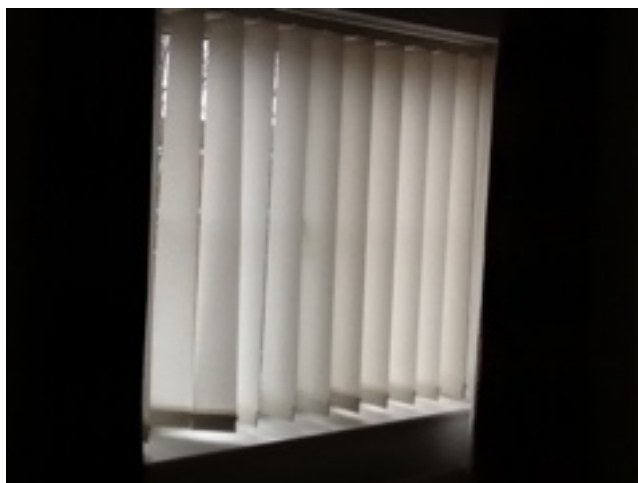
2.4.1 Damage to facing wall next to wardrobe.



2.4.1 Damage to facing wall next to wardrobe.

2.5 Window	
White	Good - minor cosmetic damage; functionality not impaired

	Element	Element Description	Observations (Check-Out)
2.5.1	UPVC Window(s)	Double Glazed - Fully, White	

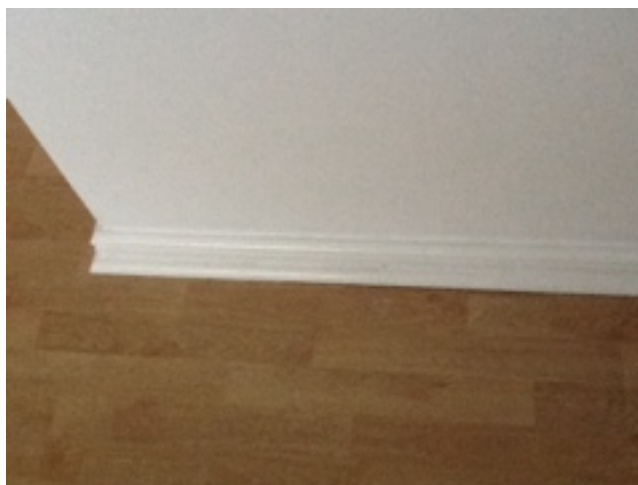


2.5 Window

2.6 Woodwork

White	Good - minor cosmetic damage; functionality not impaired
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	Element	Element Description	Observations (Check-Out)
2.6.1	Skirting	Chamfered Edge, Wood Painted White	

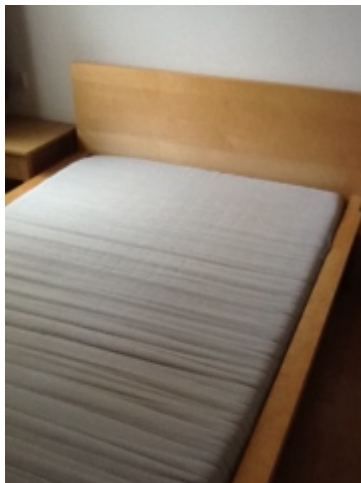


2.6 Woodwork

2.7 Bed

Wood effect	Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present
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	Element	Element Description	Observations (Check-Out)
2.7.1	Double Bedstead	With Headboard, With Mattress	

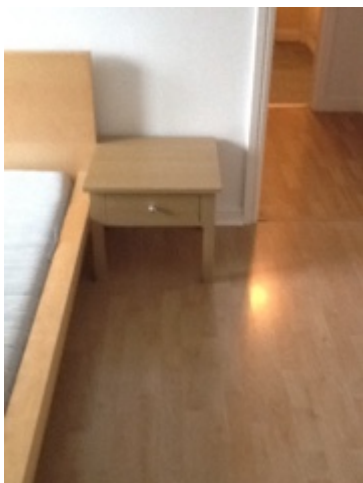


2.7 Bed

2.8 Bedside Table

Wood effect	Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present
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	Element	Element Description	Observations (Check-Out)
2.8.1	Bedside Table	2 x, With 1 Drawer	



2.8 Bedside Table



2.8 Bedside Table

2.9 Wardrobe

Wood effect	Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present
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	Element	Element Description	Observations (Check-Out)
2.9.1	Free Standing	With Double Doors, Wood Effect	

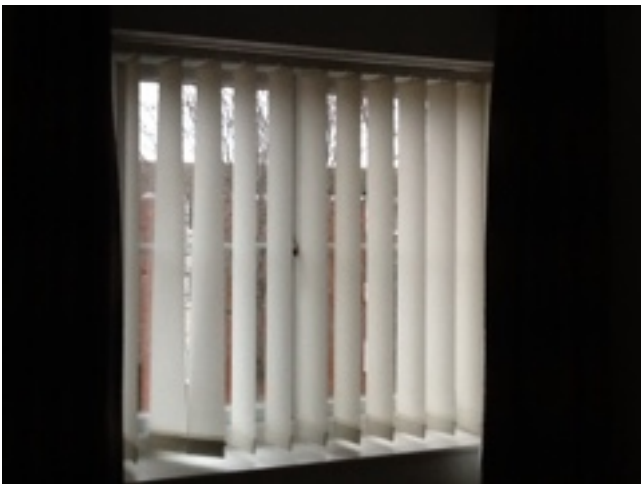


2.9 Wardrobe

2.10 Blinds

Cream	Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present
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	Element	Element Description	Observations (Check-Out)
2.10.1	Vertical	On Plastic Track(s), With Pull Cords, With Weights	No toggles.



2.10 Blinds



2.10.1 No toggles.

2.11 Curtain(s)/ Blind(s)

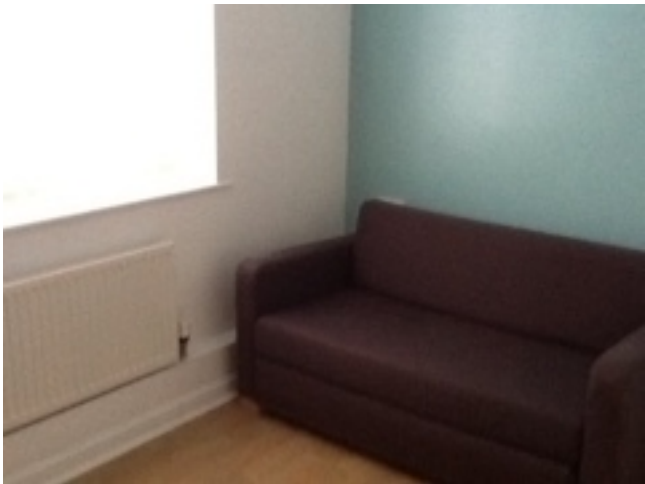
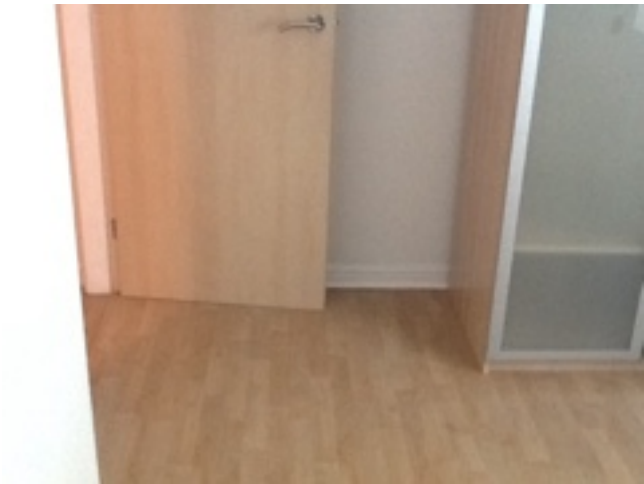
	Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present
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	Element	Element Description	Observations (Check-Out)
2.11.1	Curtain(s)	Length between Floor and Sill, Voile	



2.11 Curtain(s)/ Blind(s)

3: Bedroom 2





3.1 Ceiling			
White		Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present	
	Element	Element Description	Observations (Check-Out)
3.1.1	Ceiling	Plaster Finish, Painted, Painted To Match	



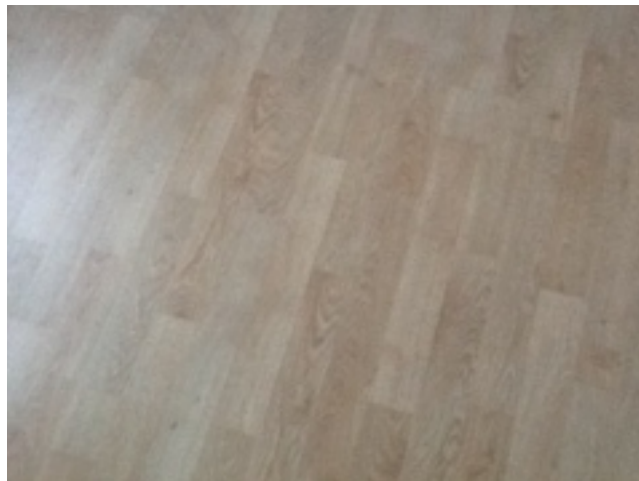
3.1 Ceiling

3.2 Door			
Wood effect		Good - minor cosmetic damage; functionality not impaired	
	Element	Element Description	Observations (Check-Out)
3.2.1	Door	Flat Panelled, Wood (Varnished), Lever Handle(s)	



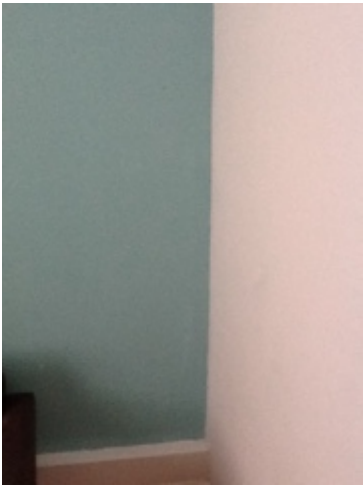
3.2 Door

3.3 Floor			
Wood effect		Good - minor cosmetic damage; functionality not impaired	
	Element	Element Description	Observations (Check-Out)
3.3.1	Laminate	Light Wood Effect	



3.3 Floor

3.4 Wall			
White		Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present	
	Element	Element Description	Observations (Check-Out)
3.4.1	Wall	Plaster, Painted	9 hooks in wall to right and old curtain pole holes.



3.4 Wall



3.4.1 9 hooks in wall to right and old curtain pole holes.



3.4.1 9 hooks in wall to right and old curtain pole holes.



3.4.1 9 hooks in wall to right and old curtain pole holes.

3.5 Window			
White		Good - minor cosmetic damage; functionality not impaired	
	Element	Element Description	Observations (Check-Out)
3.5.1	UPVC Window(s)	Double Glazed - Fully, White	

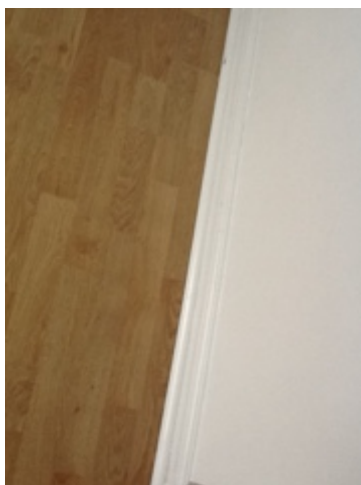


3.5 Window

3.6 Woodwork

White	Good - minor cosmetic damage; functionality not impaired
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	Element	Element Description	Observations (Check-Out)
3.6.1	Skirting	Chamfered Edge, Wood Painted White	



3.6 Woodwork

3.7 Sofa

Grey	Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present
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	Element	Element Description	Observations (Check-Out)
3.7.1	2 Seater	Fabric, With Wooden Feet	



3.7 Sofa

3.8 Wardrobe

Wood effect	Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present
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	Element	Element Description	Observations (Check-Out)
3.8.1	Free Standing	With Double Doors	



3.8 Wardrobe

3.9 Blinds			
Cream		Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present	
	Element	Element Description	Observations (Check-Out)
3.9.1	Vertical	On Plastic Track(s), With Pull Cords, With Toggles, With Weights	Damage to toggles .



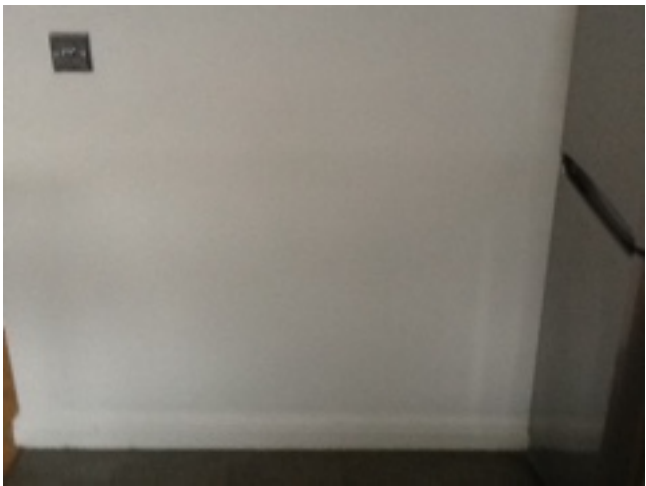
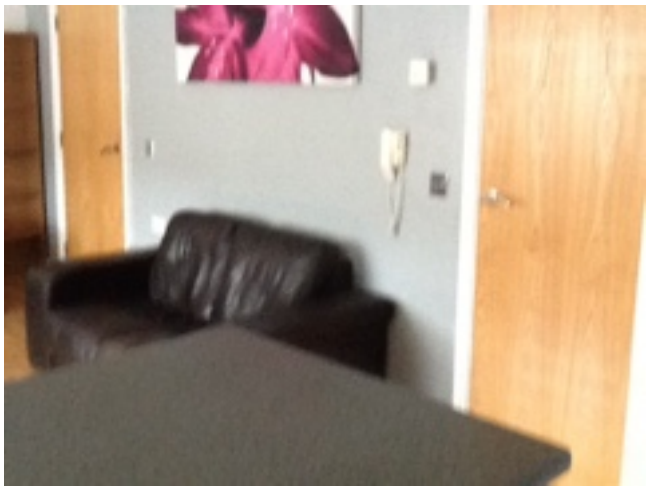
3.9 Blinds



3.9.1 Damage to toggles .

4: Kitchen





4.1 Ceiling			
White		Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present	
	Element	Element Description	Observations (Check-Out)
4.1.1	Ceiling	Plaster Finish, Painted, Painted To Match	



4.1 Ceiling

4.2 Floor			
Grey		Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present	
	Element	Element Description	Observations (Check-Out)
4.2.1	Tiled	Slate	



4.2 Floor

4.3 Wall			
White			
	Element	Element Description	Observations (Check-Out)
4.3.1	Wall	Plaster, Painted	Letters come off wall leaving a mark and dirty marks next to freezer door.



4.3 Wall



4.3 Wall



4.3.1 Letters come off wall leaving a mark and dirty marks next to freezer door.



4.3.1 Letters come off wall leaving a mark and dirty marks next to freezer door.



4.3.1 Letters come off wall leaving a mark and dirty marks next to freezer door.

4.4 Window			
White		Good - minor cosmetic damage; functionality not impaired	
	Element	Element Description	Observations (Check-Out)
4.4.1	UPVC Window(s)	Double Glazed - Fully, White	



4.4 Window

4.5 Woodwork			
White		Good - minor cosmetic damage; functionality not impaired	
	Element	Element Description	Observations (Check-Out)
4.5.1	Skirting	Chamfered Edge, Wood Painted White	



4.5 Woodwork

4.6 Boiler			
White		Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present	
	Element	Element Description	Observations (Check-Out)
4.6.1	Boiler	With Integrated Timer	



4.6 Boiler

4.7 Oven			
Chrome effect		Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present	
	Element	Element Description	Observations (Check-Out)
4.7.1	Oven	Built In, Electric, Shelves	Needs a clean .



4.7 Oven



4.7 Oven



4.7.1 Needs a clean .



4.7.1 Needs a clean .

4.8 Hob			
Chrome effect		Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present	
	Element	Element Description	Observations (Check-Out)
4.8.1	Hob	4 Ring, Gas	



4.8 Hob

4.9 Fridge Freezer	
Chrome effect	Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present

	Element	Element Description	Observations (Check-Out)
4.9.1	Fridge Freezer	Free Standing Tall, Baskets, Plastic Fronted Baskets, Salad Box, Shelves	Crack in top freezer drawer.



4.9 Fridge Freezer



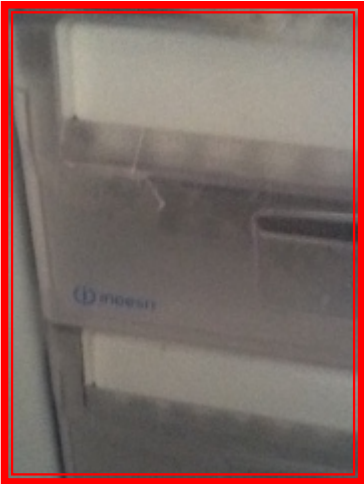
4.9 Fridge Freezer



4.9 Fridge Freezer



4.9 Fridge Freezer



4.9.1 Crack in top freezer drawer.

4.10 Microwave		
Chrome effect	Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present	

	Element	Element Description	Observations (Check-Out)
4.10.1	Microwave	Free Standing, With Plate	



4.10 Microwave
Tenant Initials

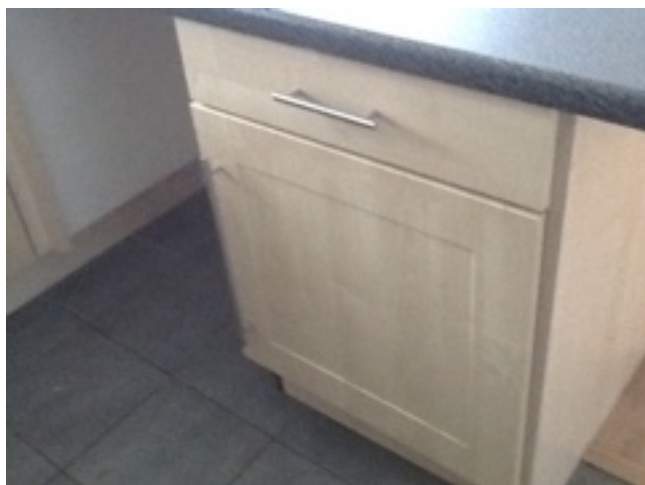


4.10 Microwave

4.11 Base Units

Wood effect	Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present
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	Element	Element Description	Observations (Check-Out)
4.11.1	Base Units	Light Wood Effect, Elongated Handles, Plinths To Match	



4.11 Base Units



4.11 Base Units



4.11 Base Units



4.11 Base Units

4.12 Stool

	Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present
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	Element	Element Description	Observations (Check-Out)
4.12.1	Stool	Bar Stool, Metal Frame	



4.12 Stool

4.13 Sink

Chrome effect	Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present
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	Element	Element Description	Observations (Check-Out)
4.13.1	Sink	Drainer, Single Bowl, Stainless Steel, Chrome Effect, Mixer Tap, Plug With Chain	



4.13 Sink

4.14 Blinds

Cream	Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present
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	Element	Element Description	Observations (Check-Out)
4.14.1	Rollers	On Plastic Track(s), With Pull Cords, With Toggles, With Weights	



4.14 Blinds

4.15 Extractor Fan			
Chrome effect		Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present	
	Element	Element Description	Observations (Check-Out)
4.15.1	Extractor Fan		Needs a clean .



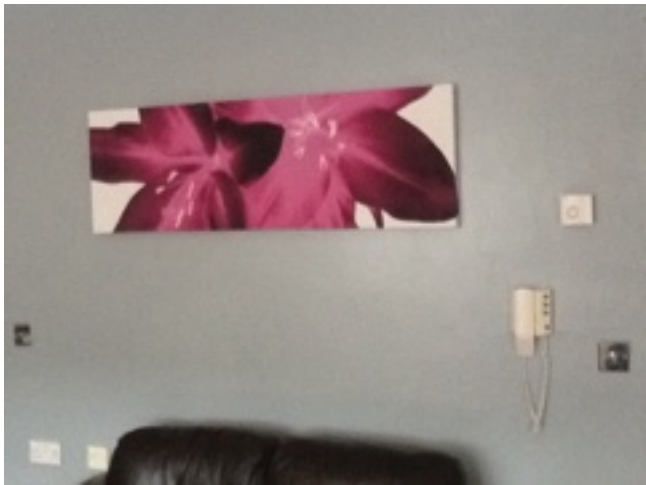
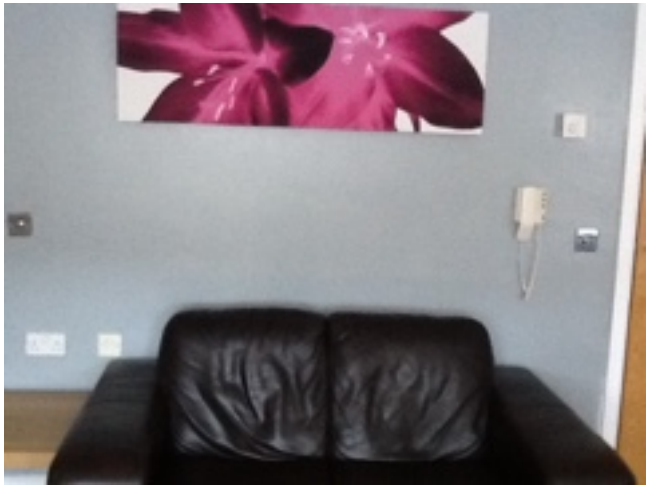
4.15 Extractor Fan



4.15.1 Needs a clean .

5: Lounge





5.1 Ceiling			
White		Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present	
	Element	Element Description	Observations (Check-Out)
5.1.1	Ceiling	Plaster Finish, Painted, Painted To Match	

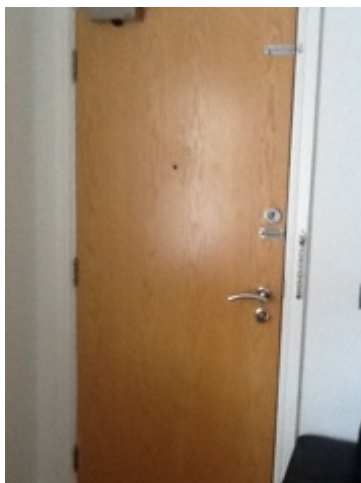


5.1 Ceiling

5.2 Door

Wood effect	Good - minor cosmetic damage; functionality not impaired
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	Element	Element Description	Observations (Check-Out)
5.2.1	Door	Flat Panelled, Wood (Varnished), Lever Handle(s)	



5.2 Door

5.3 Floor

Wood effect	Good - minor cosmetic damage; functionality not impaired
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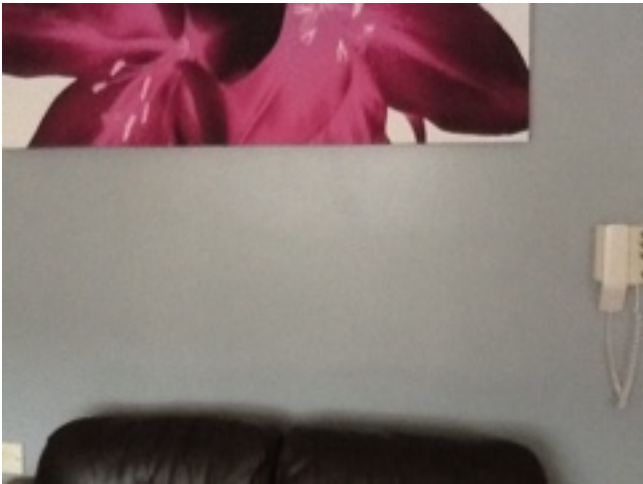
	Element	Element Description	Observations (Check-Out)
5.3.1	Laminate	Light Wood Effect	



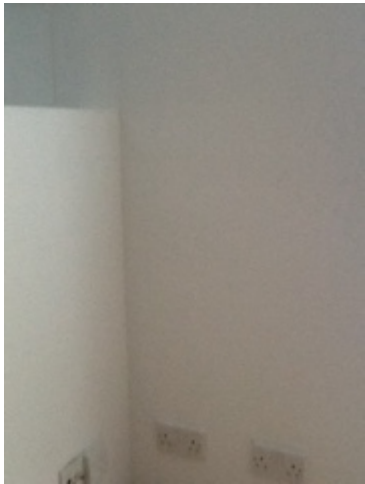
5.3 Floor

5.4 Wall	
White	Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present

	Element	Element Description	Observations (Check-Out)
5.4.1	Wall	Plaster, Painted	



5.4 Wall



5.4 Wall

5.5 Window	
White	Good - minor cosmetic damage; functionality not impaired

	Element	Element Description	Observations (Check-Out)
5.5.1	UPVC Window(s)	Double Glazed - Fully, White	

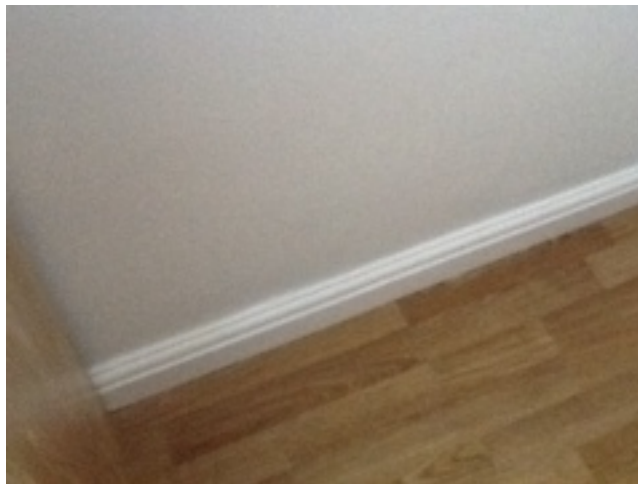


5.5 Window

5.6 Woodwork

White	Good - minor cosmetic damage; functionality not impaired
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	Element	Element Description	Observations (Check-Out)
5.6.1	Skirting	Chamfered Edge, Wood Painted White	



5.6 Woodwork

5.7 Sofa

Brown	Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present
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	Element	Element Description	Observations (Check-Out)
5.7.1	2 Seater	2 x , Leather Effect, With Wooden Feet	Cat scratches on arm of sofa against grey wall . Seats are slightly worn of colour on both.



5.7 Sofa



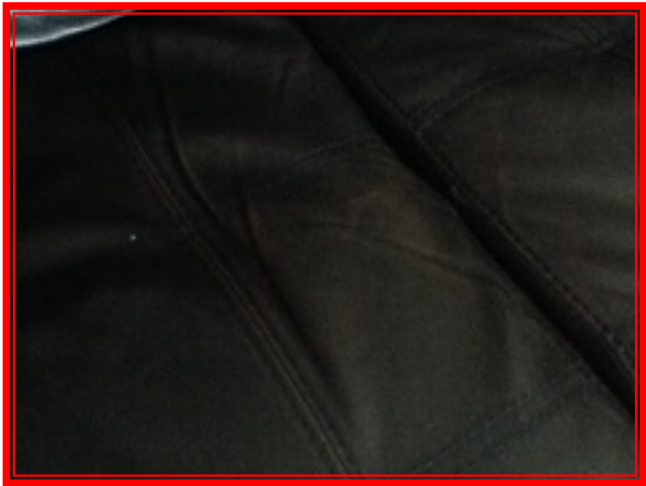
5.7 Sofa



5.7.1 Cat scratches on arm of sofa against grey wall .



5.7.1 Seats are slightly worn of colour on both.



5.7.1 Seats are slightly worn of colour on both.

5.8 Unit			
Wood effect		Good - minor cosmetic damage; functionality not impaired	
	Element	Element Description	Observations (Check-Out)
5.8.1	Unit	Tv	



5.8 Unit

5.9 Unit			
Wood effect		Good - minor cosmetic damage; functionality not impaired	
	Element	Element Description	Observations (Check-Out)
5.9.1	Unit	Wood Effect	



5.9 Unit

5.10 Unit	
Wood effect	Good - minor cosmetic damage; functionality not impaired



5.10 Unit

5.11 Table

Wood effect	Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present
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	Element	Element Description	Observations (Check-Out)
5.11.1	Side	Square	



5.11 Table

5.12 Blinds

Cream	Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present
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	Element	Element Description	Observations (Check-Out)
5.12.1	Rollers	On Plastic Track(s), With Pull Cords, With Toggles, With Weights	



5.12 Blinds

5.13 Picture

White	Poor Overall - showing wear and tear, many abrasions; marks, tears, chips present
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	Element	Element Description	Observations (Check-Out)
5.13.1	Modern Style	1 x , Canvas	

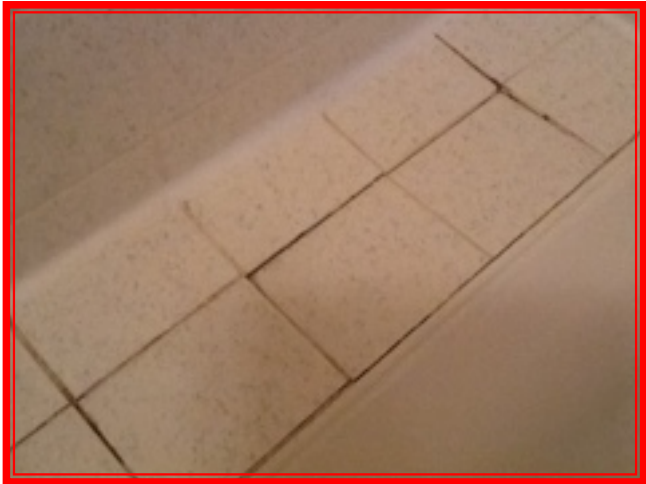


5.13 Picture

OBSERVATIONS SUMMARY (Check-Out)

1.4.1 BATHROOM/ WALL/ WALL Hole behind door from handle

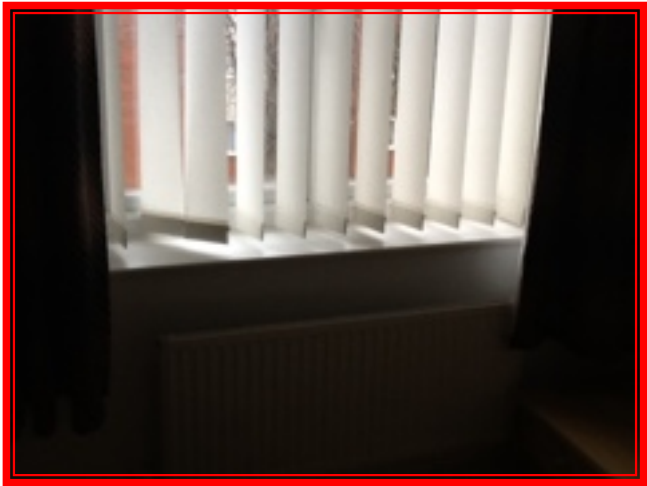
Loose tiles at the bottom of the bath .



2.4.1 BEDROOM/ WALL/ WALL Damage to facing wall next to wardrobe.



2.10.1 BEDROOM/ BLINDS/ VERTICAL No toggles.



3.4.1 BEDROOM 2/ WALL/ WALL 9 hooks in wall to right and old curtain pole holes.



3.9.1 BEDROOM 2/ BLINDS/ VERTICAL Damage to toggles .



4.3.1 KITCHEN/ WALL/ WALL Letters come off wall leaving a mark and dirty marks next to freezer door.



4.7.1 KITCHEN/ OVEN/ OVEN Needs a clean .



4.9.1 KITCHEN/ FRIDGE FREEZER/ FRIDGE FREEZER Crack in top freezer drawer.



4.15.1 KITCHEN/ EXTRACTOR FAN/ EXTRACTOR FAN Needs a clean .



5.7.1 LOUNGE/ SOFA/ 2 SEATER Cat scratches on arm of sofa against grey wall .



5.7.1 LOUNGE/ SOFA/ 2 SEATER Seats are slightly worn of colour on both.



Declarations

Tenant Declaration

Whilst every care has been taken to ensure the accuracy of this report, the Landlord and the Tenant(s) are reminded that it is their responsibility to check the accuracy of its contents.

I/ we acknowledge receipt of this report and will advise any proposed amendments in accordance with the instructions highlighted in the "About The Report" section.

Lead Tenant Name:

Lead Tenant Email:

Lead Tenant Signature:

Assessor Declarations

I confirm that this report reflects my assessment of the property.

Assessor Name:	Laura Kidd
Assessor Email:	laura@goldingestates.co.uk
Assessor Signature:	

Ll Kidd