

Check out report

Flat 8
6 Example Place
London WC1

A furnished 2 bedroom flat

Agent	The Landlord
Check in date	29 April 2021
Check out date	25 October 2021
Length of tenancy	6 months

Live Oak Inventories Limited

020 8870 9711

enquiries@liveoak.co.uk

www.liveoak.co.uk



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TENANCY DATES

Check in	Check out	Length of tenancy
29 April 2021	25 October 2021	6 months

GENERAL COMMENTS

Check in	Check out
None	None

SUMMARY OF CONDITION

Check in	Check out
Recent new build property	<p>The property and contents inevitably show additional wear deemed by the inventory clerk to be fair given condition at check in and length of tenancy. This fair wear and tear is not included in this report. Some additional more notable issues are present as detailed</p> <p>Short tenancy. Generally the property is in very similar condition to check in</p>

SUMMARY OF CLEANLINESS

	Check in	Check out
Overall cleanliness	Professionally cleaned	Dirty/untidy. Requires full professional end of tenancy cleaning Please note further condition issues may become apparent after cleaning
Odours	None	Greasy smell coming from oven
Lighting	Clean	Dusty
Walls	Clean	Soiling/soiled to splash back panels and wall tiles. Soiling to switches and sockets
Woodwork	Clean	Some soiling
Floors	Clean	Soiling, dust and debris throughout. Additional soil marks to carpets as noted
Curtains and blinds	Clean	Similar to check in
Windows	Cleaned within. Balcony doors and windows recently cleaned to exteriors	Not cleaned
Sofas, mattresses etc	Clean	Not cleaned. Pet hair and soiling to sofa as noted
Kitchen units	Clean	Soiling/soiled inside and out
Worktops	Clean	Soiling. Small discarded/rubbish items. Further soiling and scale around sink. Scaled to base of tap
Sink	Clean	Soiling/soiled and scaled
Appliances	Clean	Soiling/soiled
Bathroom fittings	Clean and free of scale	Soiling/soiled and scaled
Linens and towels	Mattress protector only. As new	Soiling/soiled

SUMMARY OF CLEANLINESS

	Check in	Check out
Outside space/garden	Clear and swept. Some soiling to balcony and contents	Light debris to floor. Balcony and contents not cleaned
Garage	Not applicable	As check in


PHOTOGRAPHS

Check	Check out
Photos were taken at the inspection. These can be viewed or downloaded here	Photos were taken at the inspection. These can be viewed or downloaded here




KEYS

Check in	Check out
Key card taken from and returned to reception desk	As check in
Name	
Signed	




UTILITY METERS

Meters	Check in	Check out
<p>Electric</p> <p>Location Riser cupboard on landing outside flat. Reading provided by maintenance team</p> <p>Meter no</p>	<p>Reading 0004215.6</p>	<p>Reading To be advised</p>
<p>Water</p> <p>Location Flat entrance hall cupboard</p> <p>Meter no Reading provided by maintenance team</p>	<p>Reading 000045,016</p>	<p>Reading 000088.410</p> 

SAFETY ALARMS

Room	Alarm type	Tested at check in?	Tested at check out?
Entrance hall	Smoke alarm 	No	No
Inner hall	Smoke alarm 	No	No
Bedroom 1	Smoke alarm 	No	No

SAFETY ALARMS

Room	Alarm type	Tested at check in?	Tested at check out?
Bedroom 2	Smoke alarm 	No	No
Reception room and kitchen	Smoke alarm 	No	No
Reception room and kitchen	Heat alarm 	No	No

Other comments at check in	Other comments at check out
Alarms not press tested on instruction of general manager	Alarms present as check in Alarms not tested as check in

GUIDANCE NOTES

The check out inspection is subject to the same processes and limitations as the check in

The purpose of the check out inspection and report is to detail relevant changes to the property and its contents that have occurred during the course of the tenancy. The following issues are specifically relevant

Maintenance issues: Issues relevant to the ongoing maintenance, marketing and letting of a property. These are the responsibility of the landlord

Excessive wear: Additional normal daily wear that has occurred during the course of the tenancy which is deemed excessive. The cost or contribution towards the making good of excessive wear is the liability of the tenant

Damage: Damage caused during the tenancy which is not normal wear. The cost or contribution towards the cost of repair is the liability of the tenant

Missing items: Items that have gone missing during the course of the tenancy. The cost or contribution towards the cost of replacement is the liability of the tenant

Cleaning issues: Cleaning issues that require addressing to bring the level of cleaning back to that seen at the start of the tenancy. The cost of this cleaning is the liability of the tenant

Original items in wrong locations: Items belonging to the property that have not been returned to their original locations as listed on the check in inventory. The cost of returning these items back to their original locations is the liability of the tenant

Additional items/furniture: Additional items/furniture left by the tenant at the end of the tenancy. The cost of removing these is the liability of the tenant

In the absence of any comments in the check out comments and additional items column, items on the check in inventory are deemed to be present and in the same condition as check in less any fair wear and tear

Definitions

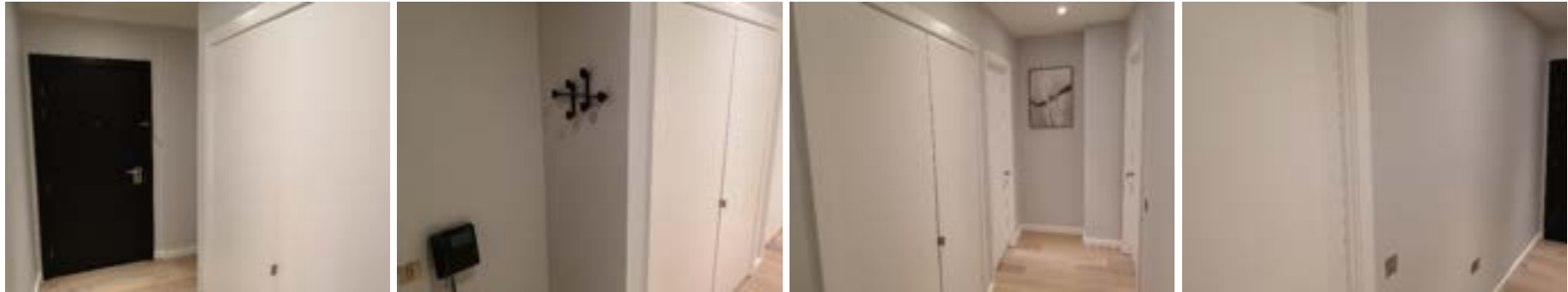
Wear: All properties and their contents will show additional wear at the end of a tenancy. The amount of acceptable wear is dependent on the condition of the property or an item at check in, the age and condition of that item and the length and nature of the tenancy

As a general rule additional fair wear and tear is **not** recorded on the check out report


Cleaning: Unless stated to the contrary in the tenancy agreement, the tenant's obligation is to return the property and its contents back to the same level of cleaning as noted at the start of the tenancy

ENTRANCE HALL



Check in photos



Entrance hall					
No	Item	Condition at check in	Check out comments and additional items		
1	Front door exterior. Black wood with metal fittings Black plastic/metal electronic card reader box Handle Lock Spy hole	Some light wear			
2	Front door interior. Black wood with metal fittings Spy hole and cover Security fitting receiver Black plastic electronic key box Handle/twist lock				

Entrance hall					
No	Item	Condition at check in	Check out comments and additional items		
3	Door frame. Black wood Numerals Door closure Security fitting	Exterior Light wear in line with lock Light wear to fittings Interior Inner surfaces very dusty Fittings dusty Chipping and rough finishes around receiver plate Light wear to right	Interior Section of rubber seal coming away to top to right 		
4	Ceiling. Painted white				
5	Spotlights. White finished	Working			
6	Walls. Painted grey				
7	Switches and sockets as fitted. Metal				
8	Skirting boards. Painted white				
9	Floor. Brown wood	Some wear Rub marks from entrance door Some additional wear on entering			

Entrance hall					
No	Contents	Condition at check in	Check out comments and additional items		
10	Telephone. Grandstream				
11	Coat pegs. Black metal	Very dusty			
12	Box. Cisco				
13	Cupboard. Painted white Metal handle	Couple of minor marks or chips to doors			
14	Interior	Some light wear Some additional wear and marks to dividing panel			
15	Contents				
16	Door magnets. 2				
17	Threshold				
18	Plant and boxes. Assorted	Light soiling and wear Related labels Piece of peeling tape to white metal cupboard			
19	Meter. Sharkey				
20	Cupboard	Light soiling around knobs Dusty within			
21	Meter. Water	No hinged cover			
22	Meter. Sontex	Peeling related label			
23	Fuse box. MK	Related labels			

Entrance hall					
No	Contents	Condition at check in	Check out comments and additional items		
24	Switches and sockets	Related labels			
25	Washer dryer. Siemens model IQ 500	Some light wear Related labels Piece of blue tape behind door	Soiling Loose items on top Items within  		
26			Additional items within cupboard: Mop Mop bucket Filler jug for steam iron		

Entrance hall					
No	Contents	Condition at check in	Check out comments and additional items		
27	Smoke alarm. Fitted white plastic				
28	Picture. Brown wood framed/plastic glazed. 2 arms/hands		Not seen. Corresponding screw remains to far wall		
29	Doorstop. Metal/rubber	Very dusty			

INNER HALL


Check in photos



Inner hall					
No	Item	Condition at check in	Check out comments and additional items		
30	Door. Painted white Metal handles				
31	Door frame. Painted white	Some minor wear	Exterior 2 large chips forming to left 		

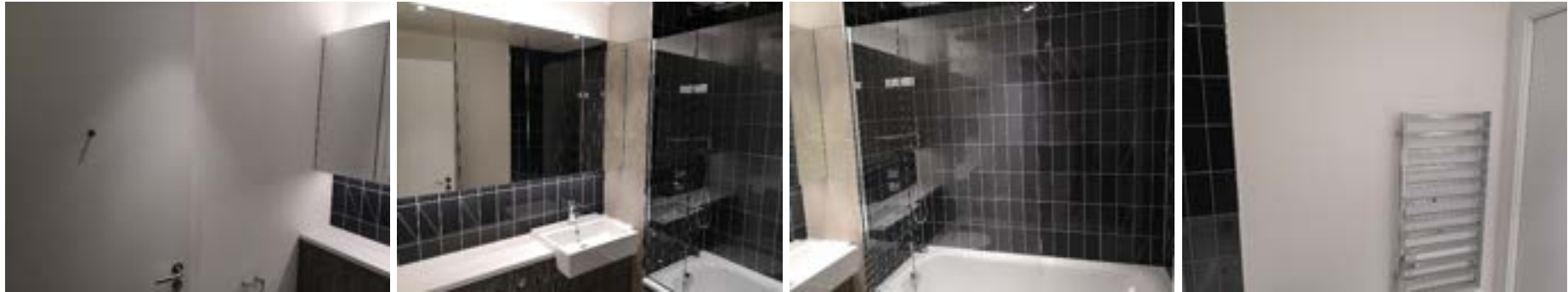
Inner hall					
No	Item	Condition at check in	Check out comments and additional items		
32	Ceiling as before				
33	Spotlights as before	Working			
34	Walls as before				
35	Switches and sockets as before				
36	Skirting boards as before	Minor wear			
37	Floor as before	Light wear			

Inner hall					
No	Contents	Condition at check in	Check out comments and additional items		
38	Doorstop as before				
39	Mirror. Round with brass frame	Frame tarnished and finger marked			
40	Smoke alarm as before				


Inner hall					
No	Contents	Condition at check in	Check out comments and additional items		
41			Office chair 		

BATHROOM

Check in photos







Bathroom					
No	Item	Condition at check in	Check out comments and additional items		
42	Door and handles as before Matching twist lock Matching robe hook	Couple of light marks to door Couple of over painted chips to top of leading edge			
43	Door frame as before	Light wear to plate Interior Chip to base to right			
44	Ceiling as before				
45	Spotlights. White finished	Working			
46	Concealed light over cabinets	Working			
47	Concealed light below cabinets	Working			



Bathroom					
No	Item	Condition at check in	Check out comments and additional items		
48	Walls. Painted white				
49	Wall tiles. Combination of grey and brown ceramic	Brown tiles slightly patchy at joins	<p>Example pictures</p> 		
50	Wiring plate. White plastic				
51	Skirting boards. Brown ceramic tiles	Over painted along top			
52	Floor. Brown ceramic tiles	Colour variation to grout			

Bathroom					
No	Contents	Condition at check in	Check out comments and additional items		
53	Threshold. Brown wood	Light wear			
54	WC roll holder. Metal				
55			WC brush and pot		
56	Cabinets. White laminate Mirrored doors				
57	Interiors				
58	Contents				
59	Shelves. 4				
60	Shaver socket				
61	Access panel				
62	Surface. Beige stone				
63	Cistern panels. Brown wood grain laminate Flush button	Light wear at joins Button slightly loose and pushed in			

Bathroom					
No	Contents	Condition at check in	Check out comments and additional items		
64	WC. White ceramic White plastic seat and lid				

Bathroom					
No	Contents	Condition at check in	Check out comments and additional items		
65	Basin. White ceramic Chrome fittings	Top section of plug missing			
66	Under basin cupboard. Brown wood grain laminate Spring door catches				

Bathroom					
No	Contents	Condition at check in	Check out comments and additional items		
67	Shower screen. Glass				
68	Shelf. Metal	Slightly patchy and marked Light residual scale			

Bathroom					
No	Contents	Condition at check in	Check out comments and additional items		
69	Shower fittings. Chrome				
70	Bath. White enamel Chrome fittings				

Bathroom					
No	Contents	Condition at check in	Check out comments and additional items		
71	Bath panel. Tiles matching walls	Tiles slightly patchy at joins			
72	Heated towel rail. Chrome				
73	Doorstop. Metal/rubber	Appears slightly pushed over			
74	Vent. White plastic				


BEDROOM 1



Check in photos



Bedroom 1					
No	Item	Condition at check in	Check out comments and additional items		
75	Door as before				
76	Door frame as before	Minor wear			
77	Ceiling as before		Notably dusty around vent		





Bedroom 1					
No	Item	Condition at check in	Check out comments and additional items		
78	Spotlights as before		1 not working		
79	Walls. Painted grey as before Brown wooden panelling to far wall	Couple of light scuffs and scratches below mirror	Notable scuff to recess to walls to far left corner 		
80	Switches and sockets as before				
81	Skirting boards as before				

Bedroom 1					
No	Item	Condition at check in	Check out comments and additional items		
82	Floor. Brown carpet	Very light wear Slightly rucking Furniture indents	Notable brown marks below dressing table section of wardrobe, drawer and dressing table unit  Some further small brown marks forward of foot end of bed 		

Bedroom 1					
No	Contents	Condition at check in	Check out comments and additional items		
83	Threshold. Brown wood				

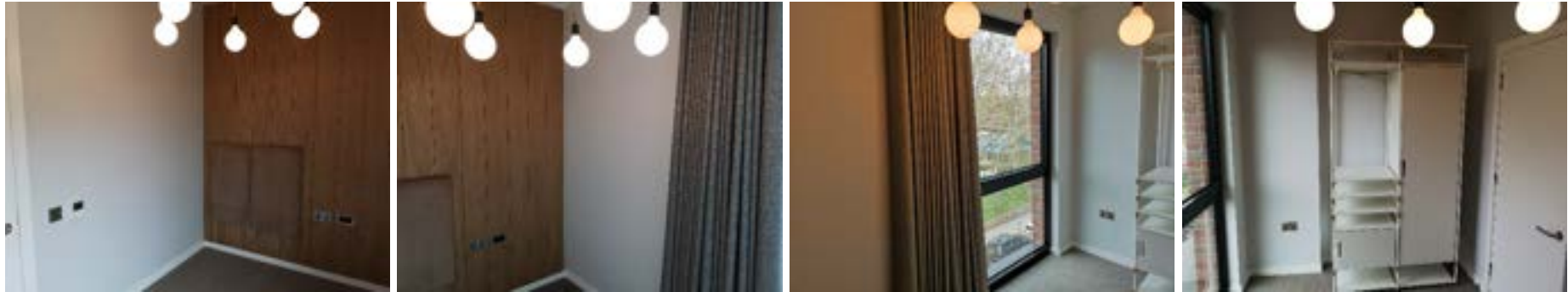
Bedroom 1					
No	Contents	Condition at check in	Check out comments and additional items		
84	Control panel. Siemens				
85	Wardrobe, drawer and dressing table unit Rail		Item of clothing to shelves		
86	Interior				
87	Contents				
88	Rail				
89	Arregui safe				
90	Chair. Brown fabric on black metal frame and legs				
91	Vent. White plastic	Slightly patchy and marked			
92	Bedside tables. 2 square grey marble	Minor wear Tops slightly dull and patchy			
93	Headboard. Brown fabric				
94	Bed base. Brown wood double				
95	Mattress. Double Hypnos				

Bedroom 1					
No	Contents	Condition at check in	Check out comments and additional items		
96	Mattress protector. Double white quilted				
97	Bench. Rectangular brown fabric				
98	Smoke alarm as before				
99	Curtain track. White plastic				
100	Curtain. Full length lined grey fabric		Hook off to left 		
101	Window. Very dark blue finished framed	Some light wear Some additional light wear and shallow dent to sill			


Bedroom 1					
No	Contents	Condition at check in	Check out comments and additional items		
102	Armchair. Brown fabric tub				
103	Mirror. Large round brass framed				
104	Doorstop as before				


BEDROOM 2

Check in photos



Bedroom 2					
No	Item	Condition at check in	Check out comments and additional items		
105	Door as before				
106	Door frame as before	Some very light wear			
107	Ceiling as before				
108	Light. Black metal/wire and brass 5 arm ceiling pendant White glass shades	Working			

Bedroom 2					
No	Item	Condition at check in	Check out comments and additional items		
109	Walls. Painted grey Wood panelling to left wall as before	Wood patchy below sockets 2 drill fitting holes to same Couple of small chips to angle left of window	Couple of comparatively more notable scuffs to far wall 		
110	Switches and sockets as before				
111	Skirting boards as before	Some light wear Scuffed along base of left hand wall on entering			

Bedroom 2					
No	Item	Condition at check in	Check out comments and additional items		
112	Carpet as before	Light wear Furniture indents	Couple of notable dark furniture indents 		

Bedroom 2					
No	Contents	Condition at check in	Check out comments and additional items		
113	Threshold as before				
114	Control panel as before				
115	Headboard matching previous				

Bedroom 2					
No	Contents	Condition at check in	Check out comments and additional items		
116	Vent as before				
117	Smoke alarm as before				
118	Curtain track as before				
119	Curtain as before				
120	Window matching previous	Some light wear			

Bedroom 2					
No	Contents	Condition at check in	Check out comments and additional items		
121	Shelf, cupboard and wardrobe unit matching previous 2 rails	Very light wear Doors rubbing	Dark rubbing/scuffs by and to 1 shelf Same shelf appears blown  Cupboard packaging box on top 		
122	Doorstop as before				



RECEPTION ROOM AND KITCHEN

Check in photos






Reception room and kitchen



No	Item	Condition at check in	Check out comments and additional items		
123	Door as before				
124	Door frame as before	Very light wear Exterior Couple of further chips to base to right			




Reception room and kitchen					
No	Item	Condition at check in	Check out comments and additional items		
125	Ceiling as before Matching access panel		Very dusty around 1 vent 		
126	Spotlights as before	Working			
127	Concealed lights over wall units	Working			
128	Under unit lights. LED	Working	Not working below left hand wall units		
129	Walls. Painted like grey as before Far wall painted dark grey	Couple of light scuffs and marks between balcony doors Notable rubbing to angle left of kitchen units Couple of light scuffs and marks to remainder	Some bin rub marks and soiling right of nearer balcony door 		
130	Splashback panels. Opaque glass				


Reception room and kitchen					
No	Item	Condition at check in	Check out comments and additional items		
131	Switches and sockets as before				
132	Skirting boards as before	<p>Couple of light marks</p> <p>Board to base of far wall paint marked from wall paint</p> <p>More notable gapping/cracking to corner left of kitchen units</p>			
133	Wood floor as before	<p>Some wear</p> <p>Scattered small brown marks ahead on entering</p> <p>Some additional light wear to area of dining table</p> <p>Couple of longer fine grey scratches to reception room area</p> <p>Several long dull scuffs extending out from rear right corner of sofa</p> <p>Couple of long scuffs to right on entering behind sofa</p> <p>Further wear to kitchen area</p> <p>General scattered darker patches, marks and spots to same</p> <p>Photographs on file</p>	<p>Small polythene shopping bag lying on floor containing clothing or pieces of fabric</p>		
134	Kitchen units. White laminate	<p>Panel over extractor sealed and does not open</p> <p>See contents of kitchen units for any further issues</p>			




Reception room and kitchen					
No	Item	Condition at check in	Check out comments and additional items		
135	Worktop. White Corian	<p>Light wear</p> <p>Slightly dull and patchy</p> <p>Additionally patchy to area of draining board and sink</p> <p>Some further wear to draining board</p>			


Reception room and kitchen					
No	Item	Condition at check in	Check out comments and additional items		
136	Sink. Metal Strainer plug Chrome tap	Wear Slight discolour to metal	 		


Reception room and kitchen					
No	Appliances	Condition at check in	Check out comments and additional items		
137	Washer dryer. Siemens model IQ 500	In entrance hall cupboard as detailed previously Noted here for reference only			
138	Extractor	Lights working			
139	Hob. Siemens	Minor wear			


Reception room and kitchen					
No	Appliances	Condition at check in	Check out comments and additional items		
140	Oven. Siemens 2 fitted racks Fitted roasting tin	Light wear Racks very tarnished Related label	  		

Reception room and kitchen					
No	Appliances	Condition at check in	Check out comments and additional items		
141	Microwave. Siemens	Related labels			
142	Dishwasher. Siemens 3 racks	Light wear Manufacturers labels	 		



Reception room and kitchen					
No	Appliances	Condition at check in	Check out comments and additional items		
					
143	Fridge freezer. Siemens 5 fridge shelves Salad box Light and cover 5 door racks 2 egg racks 2 freezer drawers 2 ice packs	Very light wear Related labels A couple of items in packaging boxes stored on top	 		


Reception room and kitchen					
No	Appliances	Condition at check in	Check out comments and additional items		
					

Reception room and kitchen					
No	Contents of kitchen units	Condition at check in	Check out comments and additional items		
144	Wall cupboards 1 – 4				
145	Shelves. 1 per cupboard				
146	Wall cupboard 5				
147	Empty				
148	Wall cupboard 6				
149	Shelf				


Reception room and kitchen					
No	Contents of kitchen units	Condition at check in	Check out comments and additional items		
150	Wall cupboard 7				
151	Shelves. 2				
152	Appliance and cooker switches				
153	Base cupboards 1 and 2		Door to cupboard 1 rubbing on underside/front of worktop		
154	Shelves. 1				
155	Under basin cupboard	Base patchy and marked			
156	Bin unit 3 bins		Not seen 		
157	Drawers				
158	Drawer divider/tray. Metal				

Reception room and kitchen					
No	Miscellaneous contents	Condition at check in	Check out comments and additional items		
159	Curtain tracks as before				
160	Curtains. Unlined matching those in bedrooms				
161	Balcony doors matching windows	Very light wear			
162	Plastic keyring. Orange 2 balcony door keys Window handle key				
163	Clock. Round brass				
164	Dining table. Round beige stone topped	Top slightly patchy, more in reflected light Couple of ring marks showing in reflected light			
165	Dining chairs. 4 tones of brown fabric and brown wood on black metal legs	Light wear Some faint soiling and marks to seats to 2			
166	Vent as before				
167	TV. Samsung				
168	Sideboard. Rectangular black wood grain/metal	Very light wear			
169	Tablet. Black plastic Matching cradle/stand				
170	Smoke alarm as before				
171	Pictures. 2 odd brown wood grain/plastic framed abstract pictures. Faces		Not seen. 2 corresponding screws remain to far right wall		

Reception room and kitchen					
No	Miscellaneous contents	Condition at check in	Check out comments and additional items		
172	Flip top bin. Tall half-moon shaped black and silver plastic flip top				
173	Control panel as before				
174	Fire blanket. Red plastic box				
175	Air-conditioning vent. White finished				
176	Sofa. Rectangular greeny brown fabric Base cushion 2 back cushions 2 arm cushions	Distinct patchy appearance to fabric, more to base cushions	Some pet hair and soiling Clawing type damage to fabric, more notable to front and rear corners 		

Reception room and kitchen					
No	Miscellaneous contents	Condition at check in	Check out comments and additional items		
			 <p>The 'Check out comments and additional items' column contains three vertically stacked photographs. Each photo shows a close-up of the corner of a grey, textured fabric sofa. The sofa is positioned on a light-colored wooden floor. The top photo shows the corner from a slightly elevated angle. The middle photo shows the corner from a side angle. The bottom photo shows the corner from a lower angle, with a portion of a patterned rug visible at the bottom right.</p>		

Reception room and kitchen					
No	Miscellaneous contents	Condition at check in	Check out comments and additional items		
177	Bolster cushions. 2 round gold and black patterned				
178	Rug. Large rectangular beige canvas edging	Light wear			
179	Chair. Square brown wood/brown leather	Very light wear			
180	Side table. Round black stone topped	Light wear Top patchy Couple of patchy marks and ring marks			
181	Coffee table. Brown stone topped	Light wear Top patchy Extensive dull patchy stains and ring marks to top showing in reflected light			
182	Remote control. Samsung				
183	Vent as before				
184	Heat alarm. Fitted white plastic				
185	Doorstop as before				

Reception room and kitchen					
No	Miscellaneous contents	Condition at check in	Check out comments and additional items		
186			Dustpan and brush 		

BALCONY

Check in photos



Balcony					
No	Item	Condition at check in	Check out comments and additional items		
187	Reverse of doors				
188	Ceiling panels. Beige finished				
189	Building walls. Brick Very dark blue metal panels				
190	Floor. Brown wood Metal drain covers	Wood patchy and weathered Extensive water staining Some additional light staining in places throughout			
191	Doorstops as before				
192	Safety panels. Glass/metal				
193	Wall light. Metal	Working			

Balcony					
No	Item	Condition at check in	Check out comments and additional items		
194	Table. Round black metal				
195	Chairs. Set of 4 black metal wire				

DECLARATION

Subject to any marginal comments above, I/we acknowledge that this inventory is a fair and accurate description of the property, its contents and their condition

Landlord's signature

Print name

Date

Tenant's signature

Print name

Date

Please note that if no objections and or amendments are received within 7 days of receipt of this report, the contents will be considered accepted by the relevant parties