
Bennetts Services

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CHECK-OUT REPORT

PROPERTY	Flat xx, xx Lane, Hounslow, Middlesex, TW4
TYPE	2 Bedroom Apartment
DATE	1st April 2004
ON BEHALF OF	Client

TERMS AND CONDITIONS

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

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SCHEDULE OF CONDITION

GENERAL CONDITION	Cleaned to domestic standard.
CARPETS/FLOORS	Carpets appear worn. Marks as noted. Professional cleaning needed.
SKIRTING/WOODWORK	Scuffs and marks as noted.
WALLS	Scuffs and marks as noted. Bedroom 2: poor condition.
LIGHTING	Tested for power only.
WINDOWS	Clean to interiors.
CURTAINS/BLINDS	Working order.
UPHOLSTERY	In need of cleaning.
KITCHEN APPLIANCES	Further cleaning required.
KITCHEN UNITS/WORKTOPS	Cleaned to domestic standard.
BATHROOM	Flooded. Unable to examine fully.
ELECTRICITY	Located in cupboard to rear of building. Access from parking area. Reading: 15874
GAS	Located next to front door at entrance of building. Reading: 05884509
KEYS	1 set returned to agent – Client.

DILAPIDATIONS REPORT

The following are the dilapidations that have occurred at the above property during the tenancy of **XXXX** from **XX/11/99** until **X/3/04**

If the tenant can state where items not seen may be found, no charge will be made in respect of those items unless they are damaged.

This report is prepared without prejudice to the accuracy of the inventory at said date.

Items listed represent depreciations, or charges which in our opinion are the liability of the Tenant. Costs are for guidance only, and are subject to Contractors' estimates and retail price lists. It is acknowledged that the terms of the Tenancy Agreement may overrule recommendations made.

**N.C. - No charge. C.C. - Cleaning charges. L.L. - Landlord responsibility. N.V. - No value.
? - Confirmation required. F.W.&T. – Fair wear and tear.**

ENTRANCE HALL

ITEM	PAGE	DESCRIPTION	RECOMMENDATION
WALLS	5	Odd scuffs.	Fair wear and tear

BATHROOM

FLOORING	5	Flooded. Water damaged.	See notes
WOODWORK	5	Heavily water stained around toilet and edge of bath. Skirting water stained around toilet and basin; generally marked and chipped.	See notes
BATH	5	Bath panel in very poor condition.	See notes
W/C	5	Seat broken, cracked and marked.	Replacement cost
MISCELLANEOUS	5	Pink PVC shower curtain. Water marked.	No value

RECEPTION

WALLS	6	Walls patchy. Heavy scuffs and marks. Heating marks. Plaster peeling above window.	Fair wear and tear Maintenance (L.L.)
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FLOORING	6	Beige fitted carpet.	Cleaning Charge
FURNITURE	6	2 x Parker Knoll beige armchairs with padded arm rests. Stain to seat. Spotting.	Fair wear and tear
KITCHEN			
WALLS	7	Scuffs and chips above & to rhs of radiator.	Fair wear and tear
UNITS	7	In use to interiors. Unit coming away from wall in sink area. Hinge broken to rhs cupboard. Uneven join to architrave.	Fair wear and tear Maintenance (L.L.)
SINK	7	Not freshly cleaned.	Cleaning Charge
APPLIANCES	7	Oven. Front ill-fitting. Old burned on grease to interior.	No charge Cleaning charge
APPLIANCES	8	Washing machine now sited in patio outside. Well in use. Tenant advises washing machine did not work and replaced with own machine – now removed.	Charge for re-siting washing machine. Maintenance (L.L.)
APPLIANCES	8	LEC refrigerator. Not freshly cleaned.	Cleaning charge
FURNITURE	8	Pine table. Pitted. Generally marked: small white round marks.	Sanding and re- varnishing costs
BEDROOM 1			
WALLS	8	Walls generally scuffed.	Fair wear and tear
WOODWORK	8	General scuffs. Two rub marks. Scuffs to architrave.	Fair wear and tear
BEDROOM 2			
WALLS	8	Walls generally scuffed: marks and rub marks. Water marks below window. Sticker mark (?) to rhs of window; prominent marks to both sides of window.	Although walls should be re-painted every 4 years, the marks are <u>not</u> consistent with general wear and tear – tenant to



Bathroom – water damage to bath panel and floor

Bathroom – water damage around bath and toilet

