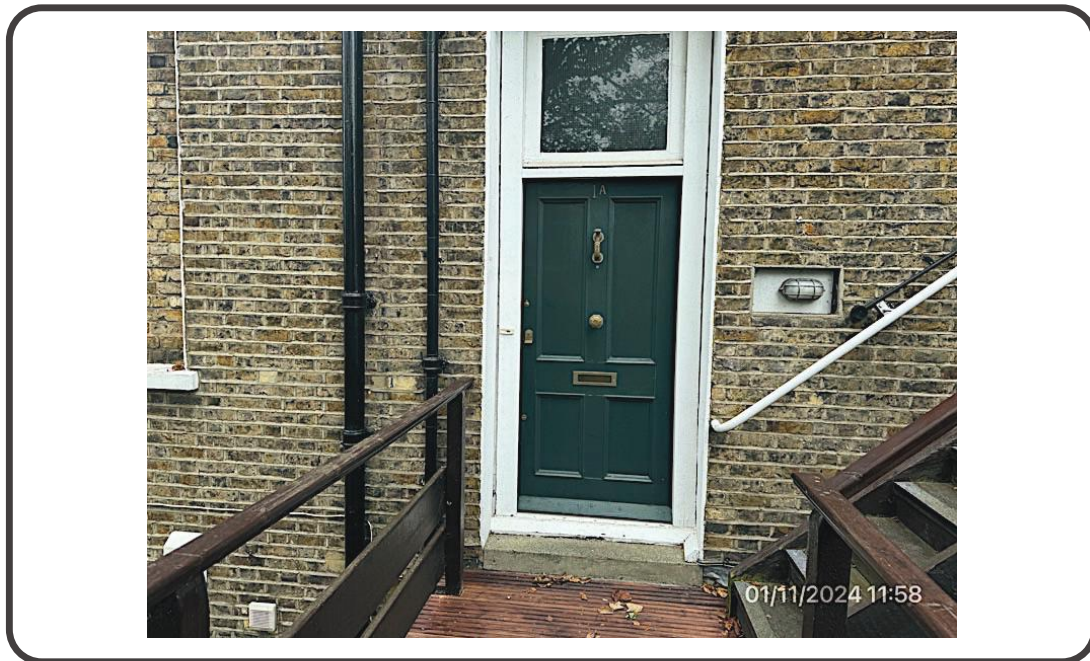


Check Out Report & Schedule of Condition



Address	123 Fake Street London SW1 1AA
Property Type	Three Bedroom Furnished Flat
Date	1 st January 2025

This report has been carried out referring to a copy of the INVENTORY MAKE AND CHECK-IN carried out by Smart Inventory Service dated 30th October 2021. The CHECK OUT REPORT serves to highlight any differences from this report and as such, any items not mentioned retain the same condition as at Inventory.

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Check Out Form

Booking Reference Number	11111111
Photographic Evidence	Click the link provided on the email to download
Clerk	Bobby Bob
Agent	
Tenant Name & email	Not present
Phone Number	
Gas Meter Reading & Location	1111 – Bathroom cupboard behind bath right side
Electric Meter Reading & Location	1111 – Hall cupboard
Water Meter Reading & Location	N\A
Smoke Detectors	Present
Legionella Flush Undertaken	N\A
Property Professionally Cleaned	Does not appear to have been professionally cleaned (The property was professionally cleaned at check in)
Carpets Professionally Cleaned	As above
Keys	With landlord



Gas Meter



Electricity Meter

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GARDEN



View 1



View 2



View 3



View 4

	DESCRIPTION	CONDITION	ACTION
1		Rubbish left behind	Remove and charge to tenant

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ENTRANCE\HALLWAY



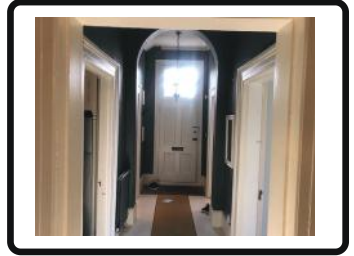
View 1



View 2



View 3



View 4

	DESCRIPTION	CONDITION	ACTION
1	DOOR	No issues	
2	CEILING	No issues	
3	FIXED LIGHTING	No issues	
4	WALLS	Hue white plastic bracket and remote on meter cupboard door	Remove repair charge to tenant
5	HEATING	No issues	
6	WOODWORK	Cable clipped in several places	As check in
7	FLOOR	Light nicks and chips Wooden floorboards – not fully inspected due to carpet runner	
8	CUPBOARD OFF	Meter cupboard – no issues Cupboard two – tenants property left behind White wood chest of drawers from bedroom	Remove and charge to tenant Reinstate charge to tenant
9	SOCKETS & SWITCHES	Sockets taped over right of kitchen	Remove and charge to tenant

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SMART INVENTORY SERVICE

KITCHEN



View 1



View 2



View 3



Sink

	DESCRIPTION	CONDITION	ACTION
2	DOOR	Tenants items to reverse door	Remove and charge to tenant
3	CEILING	No issues	
4	FIXED LIGHTING	Four bulbs not working	Replace and charge to tenant
5	WALLS	Chipped and marks around window plaster lifting and loose high level right side	Establish cause\reason
6	WINDOWS, CURTAINS & BLINDS	No issues	
7	WOODWORK	No issues	
8	FLOOR	No issues	
9	KITCHEN CUPBOARDS	Single cupboard door left of extractor is stiff Two cups and glass left behind	Landlord information only Remove and charge to tenant
10	BOILER CUPBOARD	Door stiff to open	Landlord information only
11	CUPBOARD OFF	Cupboard under sink – cleaning products left behind Four drawer unit – cutlery left behind	Remove and charge to tenant
12	SOCKETS & SWITCHES	No issues	
13	WORKTOP	Wooden worktop – surface scratches, indentations Granite worktop – no issues	Wear and tear

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14	SINK	One and half bowl sink – no issues	
15	MISC	Plastic step stool left behind Appliance manuals not seen	Remove and charge to tenant Charge to tenant

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APPLIANCES



Extractor



Hob



Oven



Fridge



Freezer



Washing Machine



Grill



Dishwasher

	DESCRIPTION	CONDITION	ACTION
1	EXTRACTOR	Filter greasy Both bulbs not working	Clean, replace and charge to tenant
2	HOB	Carbon deposits to burners and pan stands	Clean and charge to tenant
3	GRILL	Greasy marks to base and walls	Clean and charge to tenant
4	OVEN	Greasy within	Clean and charge to tenant
5	FRIDGE	Siemens fridge freezer Freezer section to top – no issues Fridge – indentation to front door Inside unpleasant order – requires further cleaning	Charge to tenant
6	DISHWASHER	Siemens dishwasher – no issues	

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FAMILY BATHROOM



View 1



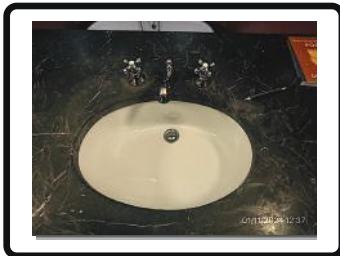
View 2



View 3



Toilet



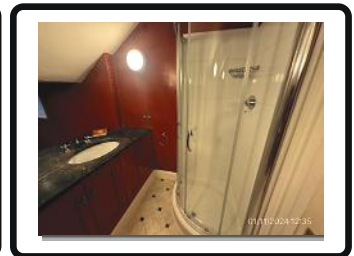
Hand Basin



Bath



Tray



Screen

	DESCRIPTION	CONDITION	ACTION
1	DOOR	No issues	
2	CEILING	No issues	
3	FIXED LIGHTING	Two bulbs not working	Replace and charge to tenant
4	WALLS	No issues	
5	WINDOWS, CURTAINS & BLINDS	No issues	
6	HEATING	No issues	
7	WOODWORK	No issues	
8	FLOOR	Toys behind bath	Remove and charge to tenant
9	PICTURES & MIRRORS	Black framed mirror chipped at edges Large framed mirror – surface scratches	As check in
10	BUILT-IN CUPBOARD	Couple of books left behind	Remove and charge to tenant

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11	SOCKETS & SWITCHES	No issues	
12	WASHING MACHINE	No issues	
13	TOILET	Pads missing under seat	Replace and charge to tenant
14	HAND BASIN	No issues Marble surround – white shaded marks	As check in
15	BATH	No issues Showerhead – no issues Shower tray – several chips Shower door – panel no issues Showerhead – no issues	Repair and charge to tenant

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BEDROOM ONE LEFT OF ENTRANCE



View 1



View 2



View 3



View 4

	DESCRIPTION	CONDITION	ACTION
1	DOOR	No issues	
2	CEILING	No issues	
3	FIXED LIGHTING	Cobwebs to chandelier	Clean and charge to tenant
4	WALLS	Eight fixture holes Brass picture hooks One screw above White plastic Hue bracket and remote control	Fill, re-paint and charge to tenant For mirror Remove repair and charge to tenant
5	DOOR AND SECURITY GRILLS TO TERRACE	Key to shutters missing	Charge to tenant
6	TERRACE BEYOND	No issues Curtains – pair of blue curtains left behind Bag of curtain rings on side	Remove and charge to tenant Reinstate to pole and charge to tenant
7	HEATING	Radiator behind white wood panel	
8	WOODWORK	Few chips to skirting	
9	FLOOR	White wood floorboards – marks consistent with age and use	
10	MIRROR	Seen in bedroom three	Reinstate and charge to tenant

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11	BUILT-IN CUPBOARD	No issues	
12	SOCKETS & SWITCHES	No issues	

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SMART INVENTORY SERVICE

BEDROOM TWO (CENTRE)



View 1



View 2



View 3



View 4

	DESCRIPTION	CONDITION	ACTION
1	DOOR	Few chips to edges One to front and reverse	Fair wear and tear
2	CEILING	No issues	
3	FIXED LIGHTING	No issues	
4	WALLS	Heavy unpainted repairs to left wall rub and scuff marks Minor indentations and above radiator and right wall White plastic Philips bracket by dual switch	Repair repaint charge to tenant Remove repair charge to tenant
5	WINDOWS, CURTAINS & BLINDS	No issues Shutter paint flaking Key to shutters missing	Landlord advisory Replace charge to tenant
6	HEATING	Several marks to front of radiator	Charge to tenant
7	WOODWORK	Numerous cable clips to left side	Remove, repair, repaint charge to tenant
8	FLOOR	Light wear and furniture indentations to the carpet Does not appear to be professionally cleaned	Fair wear and tear
9	FREESTANDING FURNITURE	White wood wardrobe – no issues	
10	SOCKETS & SWITCHES	No issues	

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BEDROOM THREE



View 1



View 2



View 3



View 4

	DESCRIPTION	CONDITION	ACTION
1	DOOR	Scattered chips to edge of door	Wear and tear
2	CEILING	No issues	
3	FIXED LIGHTING	No issues	
4	WALLS	Heavy chips above light switch Cable clipped around small wardrobe Few rub and scuff marks One hook	Repair repaint charge to tenant
5	WINDOWS, CURTAINS & BLINDS	Windows – no issues Blinds – circular pane and marks consistent with age Key missing Small Juliet balcony – heavy rust to all railings	Replace charge to tenant
6	HEATING	No issues	
7	WOODWORK	Cable clipped White linear marks left of entrance	As check in Repaint and charge to tenant
8	FLOOR	Carpet worn to main traffic areas with furniture indentations Not professionally cleaned	Wear and tear Charge to tenant

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9	BUILT-IN WARDROBE	Numerous hangers left behind	Remove and charge to tenant
10	SOCKETS & SWITCHES	No issues	
11	MISC.	Large white framed mirror on top of small wardrobe from bedroom one	Reinstate charge to tenant

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SMART INVENTORY SERVICE

RECEPTION



View 1



View 2



View 3



View 4

	DESCRIPTION	CONDITION	ACTION
1	DOOR	Some panels clipped To reverse white plastic and chrome stick on hook – heavy indentation adjacent left side	Remove repair repaint charge to tenant
2	CEILING	No issues	
3	FIXED LIGHTING	Chandelier light – no issues	
4	WALLS	White plastic Philips bracket left behind Two white plastic picture hooks	Remove repair repaint charge to tenant
5	WINDOWS, CURTAINS & BLINDS	Windows – no issues key to the shutters and window locks is missing	Charge to tenant
6	HEATING	Radiators behind white wood panels Several cable clipped on top of panel right of entrance	Remove repair repaint charge to tenant
7	WOODWORK	Cable clipped to skirting right side	Remove repair repaint charge to tenant
8	FLOOR	Carpet worn to main traffic areas Furniture indentations Scattered spot marks, not professionally cleaned	Charge to tenant
9	FIREPLACE	No issues	
10	PICTURES & MIRRORS	Large dark gilt framed mirror on top of fireplace – spot marks to front	As check in
11	FREESTANDING FURNITURE	White three seater sofa – spot marked	Clean and charge to tenant
12	SOCKETS & SWITCHES	No issues	

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GENERAL COMMENTS

All appliances have been tested for power

Sanitary ware is in working order

The property has been returned in fair order but with issues as noted within this report

DISCLAIMER

Whilst all care and diligence has been taken to provide a fair and accurate report of the condition of the property and its contents at check out, Smart Inventory Service Ltd will not be held responsible for any items missed, damaged or not seen after 7 days of the date of this report

Where a charge is recommended in respect of depreciation, please use the following formula for calculating the allowance

Cost ÷ by life expectancy x remaining life = value

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