

ADDRESS :FLAT 111, 44 GOLDSTONE CRECENT, BRIGHTON, BN1
Unfurnished

CONTRACT REF:

Prime Inventory Services Inventory Checkout Report



PRIME

INVENTORY SPECIALISTS

ACCURATE - FAST - RELIABLE

Checkout Date	06-02-2020
Property Inspector	Harry Jones
Property Manager	Ben White
Tenancy End Date	30-06-2020
Tenants present	No
Keys Returned as signed key receipt	Yes
Permits / Zappers	No
Alarm code changed	No
Electric	Reference :S10X24693 Location :Hallway cupboard
Electric	

Overall Impression:

The tenants have left the property in a reasonable condition, there are some cleaning and repair issues noted in this report.

The above property and its contents have been checked against the inventory taken at the start of the tenancy. This report shows the findings of the person who undertook the inventory check out.

* We will proceed as outlined in this report if no response is received within five days from the date of this report.

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Rooms/areas inspected

Entrance	<input checked="" type="checkbox"/>	Bedroom	<input checked="" type="checkbox"/>
Lounge	<input checked="" type="checkbox"/>	Kitchen	<input checked="" type="checkbox"/>
Bathroom	<input checked="" type="checkbox"/>		

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Kitchen Appliances

Boiler Oven Hob

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Checkout - Check List

Property secure/Doors and windows locked	No
All appliances switched off	No
In winter (November to March), Gas C.H. at minimal setting	No
System drain down recommended	No
Alarm activated	No
Pets	No
Evidence of unauthorised pets	No
De-infestation required	No

Caveat

This Check Out Report is prepared in accordance with the guidelines issued by the Association of Residential Letting Agents and provides a fair and accurate record of items that differ from the original Inventory prepared at the commencement of the Tenancy.

Where contents or equipment are included items recorded refer to their superficial condition, no guarantee of, or report on, the adequacy or safety of such contents or equipment is given, the record only states that such items existed at the property.

Unless otherwise specifically stated, neither contents nor equipment have been tested.

The Inventory Clerk who prepared the inventory is neither an expert in fabrics, woods, materials, antiques, etc. nor a qualified Surveyor. Whilst every reasonable effort has been made to provide a good and accurate description of each piece of furniture and equipment, the Inventory Clerk cannot be an expert in any field other than that of producing this report. This report is not a structural survey of the property.

The term silver, chrome, brass, gold, aluminium, copper, pine, oak etc relate to the description of the colour and appearance of the item and not to its composition.

Items previously left in lofts, cellars and locked sheds, garages and rooms, may not have be inventoried and are therefore the sole responsibility of the Landlord.

Items of low value (i.e. cracked crockery, old linen, pots of paint etc) may not be itemised individually as their value is not assessable. Heavy items of furniture such as beds, wardrobes, bed-settees, large mattresses, kitchen appliances and furniture etc will not be moved and no responsibility can be taken for areas or items that cannot be fully inspected.

Furniture & Furnishings (Fire) (Safety) Regulations 1988 - as amended 1994 - this Inventory may contain a reference to 'fire safety labels' this is a comment on a label that refers to fire safety and is attached to an item of furniture.

The Inventory Clerk will endeavour to take meter readings as appropriate provided the location of the meter is known and it is easily accessible.

PLEASE NOTE THAT THIS CHECK REPORT ASSUMES THAT UNLESS OTHERWISE STATED THAT THE PROPERTY AND CONTENTS THEREIN ARE IN GOOD CLEAN CONDITION. ALL ITEMS REQUIRING ATTENTION OF THE LANDLORD OR TENANT WILL BE LISTED.

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Entrance

Ref	Item description	Qty	Colour/Effect	Checkin Notes (2012-06-22)	Checkout Notes	Responsibility
	Doors					
1	Door - flush fitted		White	Some light scuff marks to bottom centre Reverse side Fingermarked around lock		
2	Frame		White	Old defects painted over, consistent with age of property.		
3	Lock - Yale		Brass effect	Tarnished & scratched		
4	Lock - Chubb		Brass effect	Tarnished & scratched		
	Ceiling					
5	Artex		White			
6	Coving		White	Some cobwebs to corners		
7	Lights - ceiling mounted pendant			With bulb (no shade)		
8	Smoke alarm		White	Not tested		
	Walls					
9	Painted over woodchip paper		White	Light horizontal scuff marks near to kitchen door		

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Entrance

Ref	Item description	Qty	Colour/Effect	Checkin Notes (2012-06-22)	Checkout Notes	Responsibility
	Walls					
10	Radiator with thermostatic valve controls		White	With grill top Small 2cm rusting spot to top left front surface		
11	Door bell		White	Fingermarked		
12	Switch single light		White			
13	Plug socket - single		White	All are white paint marked to edges.		
	Woodwork					
14	Skirting		White	Old defects under paint consistent with age of property. Dusty to skirting edge.		
	Flooring					
15	Carpet		Dark blue	Fully fitted unpatterned Poorly fitted at kitchen threshold and fraying to edge same area. Frayed section under radiator, coming away from skirting.		
	Other					
16	Photo			(See checkin photo 1 to 2)		

Bedroom

Ref	Item description	Qty	Colour/Effect	Checkin Notes (2012-06-22)	Checkout Notes	Responsibility
	Doors					
17	Door 4 panel		White	Dusty to panels		

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Bedroom

Ref	Item description	Qty	Colour/Effect	Checkin Notes (2012-06-22)	Checkout Notes	Responsibility
	Doors					
18	Frame		White	Two small chip marks at centre area to inside of frame		
19	Handles		Brass effect	Tarnished & worn		
	Ceiling					
20	Artex		White			
21	Coving		White	Cobwebs to corner left of window		
22	Lights - ceiling mounted pendant			With brown fabric cylindrical shade. Pendant flex and shade dusty		
	Walls					
23	Painted over woodchip paper		White		(See checkout photo 1)	
24	Radiator with thermostatic valve controls		White	With grill top Grill to top has rust spots to left hand side		
	Woodwork					
25	Skirting		White	Dusty to all top edges		
26	Window Sill		White	Some black mould type residue to both left & right corners of sill.		
	Flooring					
27	Carpet		Dark blue	Fitted unpatterned Section fraying at skirting under radiator. Small 1cm burn mark to right corner.	(See checkout photo 2)	
	Windows					

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Bedroom

Ref	Item description	Qty	Colour/Effect	Checkin Notes (2012-06-22)	Checkout Notes	Responsibility
	Windows					
28	Framed single glazed sash style		White	Paint peeling to glazed panel to bottom at sill level		
29	Twist catch to centre and thumb catch to bottom		Metal effect	Some black mould type residue to both left & right corners of sill.		
	Curtains/Blinds					
30	Curtain pole		Chrome effect	Wall mounted with two matching twisted finials.		
	Other					
31	Photo			(See checkin photo 3 to 4)		

Lounge

Ref	Item description	Qty	Colour/Effect	Checkin Notes (2012-06-22)	Checkout Notes	Responsibility
	Doors					
32	Door - flush fitted		White	Fingermarked around handle		
33	Frame		White			
34	Handles		Brass effect	Tarnished & scratched	(See checkout photo 3)	
	Ceiling					
35	Artex		White			
36	Coving		White			
37	Lights - ceiling mounted pendant			In chandelier style with five black arms each with black droplets and a candle bulb		
	Walls					

Lounge

Ref	Item description	Qty	Colour/Effect	Checkin Notes (2012-06-22)	Checkout Notes	Responsibility
	Walls					
38	Painted over woodchip		White and Black	Section black painted above picture rail Fingermarks to wall around light switch		
39	Radiator with thermostatic valve controls	2	White	With grill Left radiator has the left cap missing.		
40	Fireplace surround and mantel shelf		Grey mable	Small brown inset tiles with black metal fire basket All brown tiles are crazed. Some black coal-dust in bottom of basket. (See checkin photo 5)		
41	Switch single light		White	Fingermarked		
42	Plug socket - double	3	White			
43	Plug socket - single	2	White			
44	Socket - telephone		White			
45	Socket - TV		White			
46	Picture rail		White	High level		
	Woodwork					
47	Skirting		White	Dusty to edges		
	Flooring					
48	Carpet		Dark blue	Fully fitted unpatterned Approx 20cm circular stain near left window. Three 1cm burn marks in front of fireplace.		

Lounge

Ref	Item description	Qty	Colour/Effect	Checkin Notes (2012-06-22)	Checkout Notes	Responsibility
	Windows					
49	Framed single glazed sash style		White	Window 1		
50	Framed single glazed sash style		White	Window 2 Holes in bottom panel where thumb pull may have been affixed but is not present. Paint peeling to bottom edge of top panel, near catch.		
51	Centre twist catch and thumb to bottom		Metal effect	Window 1 Centre catch appears to have been completely painted over, unsure if functional.		
52	Centre twist catch		Metal effect	Window 2		
	Curtains/Blinds					
53	Curtains - unlined sill length		Black	Window 1		
54	Curtains - unlined sill length		Black	Window 2 Paint mark to right edge of black curtain.		
55	Nets - patterned		Black and White	Window 1 Sill length single panel Small 2cm tear to net panel in centre		
56	Nets - patterned		Black and White	Window 2 Sill length single panel		
	Other					
57	Photo			(See checkin photo 6 to 7)		
58	Length of aerial cable from hole in corner of room		Black			

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Kitchen

Ref	Item description	Qty	Colour/Effect	Checkin Notes (2012-06-22)	Checkout Notes	Responsibility
	Doors					
59	Door 4 panel		White	Dusty to panel edges. Fingermarked around handle area.		
60	Frame		White	Large hole to kitchen side of frame at handle area.		
61	Handles		Brass effect	Tarnished & scratched		
	Ceiling					
62	Painted		White			
63	Lights - ceiling mounted pendant	2		Each with flex & bulb & white paper globe shade Flex & shades dusty		
	Walls					
64	Painted over woodchip paper		White			
65	Tiled area		White	Above sink and left to & right of sink Approx 3cm crack to bottom right tile.	(See checkout photo 4)	
66	Radiator with thermostatic valve controls		White	With grill top Approx 12" black linear vertical scratch to from surface		
	Woodwork					
67	Skirting		White	Dusty to all edges		
68	Window Sill		White	Knot marks showing through paint		
	Flooring					

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Kitchen

Ref	Item description	Qty	Colour/Effect	Checkin Notes (2012-06-22)	Checkout Notes	Responsibility
	Flooring					
69	Vinyl		Light wood	Approx 5cm tear in appliance alcove		
	Windows					
70	Framed single glazed sash style		White	Paint peeling on both left & right sides of top frame		
71	Twist catch to centre and thumb pull at bottom		Metal	Paint peeling on both left & right sides of top frame		
	Curtains/Blinds					
72	Nets - sill length		White	Water marks along the bottom edge of net		
73	Wire		White			
	Kitchen appliances					
74	Freestanding Indesit electric oven		White	Oven below with two metal shelves and side opening door. Grill above with drop down door and one grill pan and handle. Five white control knob and three neon indicators.		
75	Hob - electric			Not tested	(See checkout photo 5)	
76	Indesit extractor			Above cooker Light and fan Not tested. Greasy to touch to underside.		
77	Fridge		White	Small under counter BEKO fridge with white plastic handle. Three plastic edged glass shelves. One full width clear plastic drawer to bottom. Two moulded storage shelves to door and one bottle shelf below.		

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Kitchen

Ref	Item description	Qty	Colour/Effect	Checkin Notes (2012-06-22)	Checkout Notes	Responsibility
	Kitchen Units					
78	Double wall unit with shelves	2	Black	With inset glazed panels with lead work, each door has a knob handle All cupboard doors have black paint run marks to reverse of doors.		
79	Double base unit with shelves		Black	All cupboard doors have black paint run marks to reverse of doors. All doors have numerous small chip marks to black paint, revealing light wood surface under.		
80	Single base unit with shelves		Black	All cupboard doors have black paint run marks to reverse of doors. All doors have numerous small chip marks to black paint, revealing light wood surface under.		
	Worktop					
81	Worktop		Light grey	Some light knife marks to surface to left of sink. Approx 5cm circular burn mark to right of hob.		
	Sink					
82	Sink - single bowl		Stainless steel	One strainer plug		
83	Taps - mixer		Chrome effect	Limescale		
	Other					
84	Photo			(See checkin photo 8 to 9)		

Bathroom

Ref	Item description	Qty	Colour/Effect	Checkin Notes (2012-06-22)	Checkout Notes	Responsibility
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Bathroom

Ref	Item description	Qty	Colour/Effect	Checkin Notes (2012-06-22)	Checkout Notes	Responsibility
	Doors					
85	Door - flush fitted		White			
86	Frame		White	Painted over indentations throughout		
87	Handles		Brass effect	Loose		
88	Throw bolt		Brass effect	Under handle Bolt is paint marked		
	Ceiling					
89	Painted		White		(See checkout photo 6)	
90	Batten light			With plastic base & base Base is white paint marked. Bulb not working		
91	Light pull			With plastic base, cord and small white plastic toggle Base is white paint marked. Cord is fingermarked.		
	Walls					
92	Painted with wooden panelling to bottom		White and Yellow	Part yellow painted plaster above panelling Six un- filled fitment holes to wall above radiator		
93	Radiator		White			
94	Towel rail		White and Chrome effect	Loose on the left fixing.		
95	Air vent		White plastic	Discoloured & dusty		
	Woodwork					

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Bathroom

Ref	Item description	Qty	Colour/Effect	Checkin Notes (2012-06-22)	Checkout Notes	Responsibility
	Woodwork					
96	Window Sill		White	Paint peeling on sill along whole length		
97	Painted		Wooden			
	Flooring					
98	Vinyl		Light wood			
	Windows					
99	Framed single obscure glazed sash style		White			
100	Centre twist catch		Metal			
	Curtains/Blinds					
101	Blind - venetian		Grey	With pull cords & adjuster rod.		
	Bathroom items					
102	WC low level cistern		White			
103	Pedestal basin		White	With two individual metal cross head taps, waste beaded chain & black rubber plug. Plug seen detached from chain.		
104	Bath		White	With individual metal cross head taps, waste beaded chain & black rubber plug. Section of white tiled surface at end of bath. Large piece missing from edge tile.		
105	Shower - screen		Glass	Water marked		

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Bathroom

Ref	Item description	Qty	Colour/Effect	Checkin Notes (2012-06-22)	Checkout Notes	Responsibility
	Bathroom items					
106	Shower			Over bath from taps with metal hose, metal & plastic shower head & single fixed wall bracket		
	Other					
107	Photo			(See checkin photo 10 to 12)		

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Ref	Room/Item	Description- Missing items	Condition at start	Issues reported	Action Code
8	Entrance/Ceiling/Fire and safety	Smoke alarm	Not tested	Needs to be replaced	TT
53	Lounge/Curtain type	Curtains - unlined sill length	Window 1		TT
58	Lounge/	Length of aerial cable from hole in corner of room			TT
72	Kitchen/Net type	Nets - sill length	Water marks along the bottom edge of net		TT

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Ref	Room/Item	Description- Cleaning items	Condition at start	Issues reported	Action Code
27	Bedroom/Type	Carpet	Fitted unpatterned Section fraying at skirting under radiator. Small 1cm burn mark to right corner.	Sticky marking on carpet	TT
75	Kitchen/Appliance type	Hob - electric	Not tested	Very unclean, baked on grease	TT

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Ref	Room/Item	Description- Repairs/Dilapidations	Condition at start	Issues reported	Action Code
23	Bedroom/Walls/Décor	Painted over woodchip paper		Damage caused by damp	LL
34	Lounge/Handle	Handles	Tarnished & scratched	Handle has been broken	TT
65	Kitchen/Walls/Décor	Tiled area	Above sink and left to & right of sink Approx 3cm crack to bottom right tile.	One cracked tile	TT
89	Bathroom/Ceiling/Déc ..	Painted		Severe water damage to right hand side of ceiling near window, looks as if it has been caused by flat above	LL

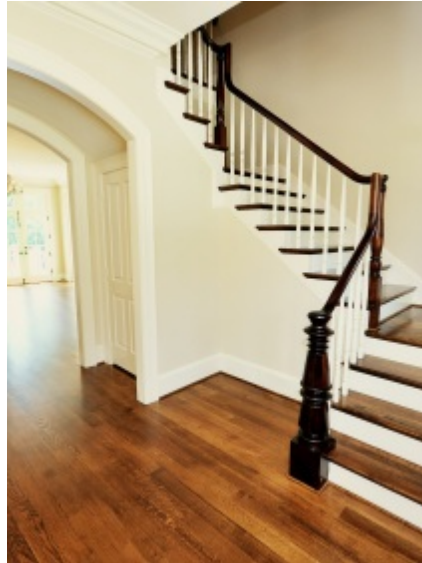
DEPOSIT ..
TOTAL DEDUCTIONS FROM CHECK ..
RENT ..
OUTSTANDING AGENCY ..
TOTAL DEPOSIT TO BE RELEASE ..

TBC

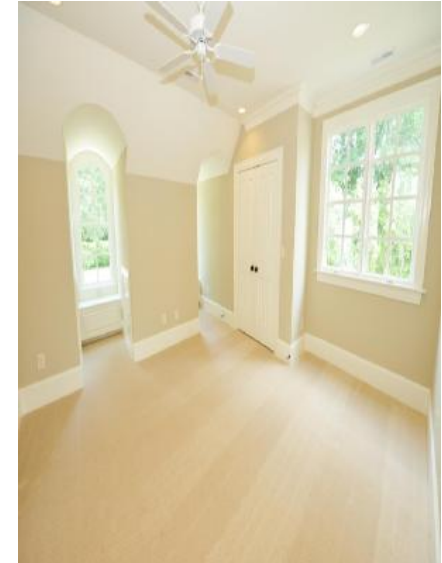
Checkin photographs



1. Entrance-Photo



2. Entrance-Photo



3. Bedroom-Photo



4. Bedroom-Photo



5. Lounge-Walls-Fireplace surround and mantel shelf



6. Lounge-Photo



7. Lounge-Photo



8. Kitchen-Photo



9. Kitchen-Photo



10. Bathroom-Photo



11. Bathroom-Photo



12. Bathroom-Photo

Checkout photographs



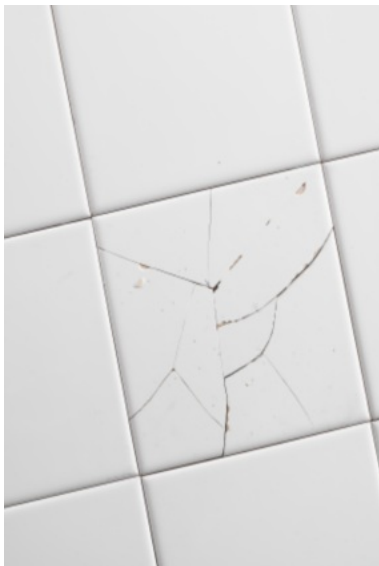
1. Bedroom-Walls-Painted over woodchip paper



2. Bedroom-Flooring-Carpet



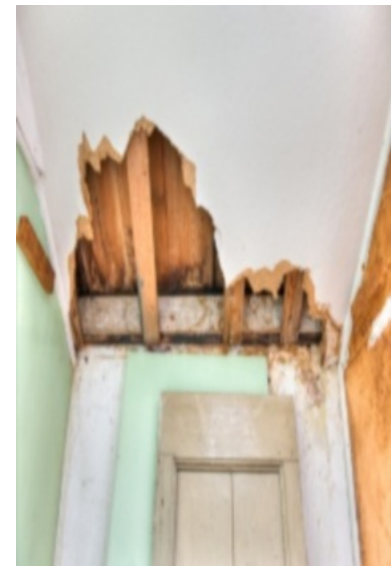
3. Lounge-Doors-Handles



4. Kitchen-Walls-Tiled area



5. Kitchen-Kitchen appliances-Hob - electric



6. Bathroom-Ceiling-Painted