

## CHECK OUT REPORT

### INSPECTION DETAILS

Property Address:

- SAMPLE PROPERTY -

Date of Inspection:

- - / - - / - -

by

My Fair Landlord  
7 Cavendish Crescent  
Bath BA1 2UG  
email: [info@myfairlandlord.com](mailto:info@myfairlandlord.com)

- SAMPLE -

*(N.B. this report has been truncated to facilitate swifter download)*

myfairlandlord   
METER READINGS

UTILITIES		
	READING	LOCATION
Electricity	Rate 1: 15252 Rate 2: 18355	Front External
Gas	N/A	N/A
Water	N/A	N/A

- SAMPLE -  
KEYS

KEYS SUPPLIED		
	QUANTITY	NUMBER OF SETS
Mortise	- 2 front door - 1 rear door	2
Cylinder	- 2 front door - 2 garage	2
Other	N/A	

DECORATIVE CONDITION, FIXTURES, FITTINGS & CONTENTS

AREA/ ROOM	OBSERVATIONS	LIABILITY	NOTES
Entrance Hall	<ul style="list-style-type: none"> <li>- Incorrect colour touch ups to walls</li> <li>- Wall chipped (deep 5" chip) to protruding edge near kitchen</li> <li>- Ring marking to windowsill</li> <li>- General dust present to paintwork/fittings</li> <li>- Window/frames dirty</li> <li>- Blind cord tangled around blind</li> <li>- Carpet does not appear to have been cleaned</li> </ul>	<ul style="list-style-type: none"> <li>T</li> <li>T</li> <li>T</li> <li>T</li> <li>T</li> <li>N/A</li> <li>T</li> </ul>	- Chipped wall edge requires replastering
Reception	<ul style="list-style-type: none"> <li>- Numerous incorrect touch ups to walls</li> <li>- 1 nail &amp; 1 hook to walls</li> <li>- Chipping to edges</li> <li>- Marking to wall LHS bathroom</li> <li>- Scratching/ring marking to sill</li> <li>- Ceiling marked to sloped area</li> <li>- Carpet heavily stained</li> <li>- Windows dirty/mould to frame</li> <li>- General dust present</li> <li>- Blind dusty</li> </ul>	<ul style="list-style-type: none"> <li>T</li> <li>T</li> <li>T</li> <li>T</li> <li>T</li> <li>T</li> <li>T</li> <li>T</li> <li>T</li> <li>T</li> </ul>	- Holes to wall after hook & nail removal require repair
Kitchen	<ul style="list-style-type: none"> <li>- Numerous incorrect touch ups to walls</li> <li>- 1 hook to RHS wall</li> <li>- Paintwork dirty/dusty</li> <li>- Floor dirty</li> <li>- All appliances dirty (inc. very severe residual grease to extractor underside)</li> <li>- Switches/sockets dirty</li> <li>- Units dirty</li> <li>- Worktop Dirty</li> <li>- Sink dirty</li> </ul>	<ul style="list-style-type: none"> <li>T</li> <li>T</li> <li>T</li> <li>T</li> <li>T</li> <li>T</li> <li>T</li> <li>T</li> <li>T</li> </ul>	- Hole to wall after hook removal requires repair
Bedroom 1	<ul style="list-style-type: none"> <li>- General scuffing to walls mid/low level</li> <li>- General dust present</li> <li>- Burn mark to top of radiator</li> <li>- Carpet does not appear to have been cleaned</li> <li>- Rear door dusty</li> </ul>	<ul style="list-style-type: none"> <li>T</li> <li>T</li> <li>T</li> <li>T</li> <li>T</li> </ul>	

Bathroom	<ul style="list-style-type: none"> <li>- Dirty marks to interior of door</li> <li>- Dirty marks to walls</li> <li>- Severe marking to wall behind radiator</li> <li>- Drip marking to LHS sink</li> <li>- All sanitary ware dirty; limescale present to fittings/tiling</li> <li>- Chip to base of bath</li> <li>- Shower curtain not present</li> <li>- Windows dirty/mould to seal</li> <li>- Floor dusty</li> </ul>	<p>T T T T T T T T T</p>	
			T = 'Tenant' / L = 'Landlord'

- SAMPLE -

CLEANING REQUIREMENTS

AREA/ ROOM	CLEANING REQUIRED
Entrance Hall	<ul style="list-style-type: none"> <li>- General dust throughout</li> <li>- Glazing to be cleaned; frames to be wiped</li> <li>- Carpet to be cleaned throughout</li> </ul>
Reception	<ul style="list-style-type: none"> <li>- General dust throughout</li> <li>- Glazing to be cleaned; frames to be wiped</li> <li>- Carpet (if staining can be removed)</li> </ul>
Kitchen	Cleaning required throughout to include all appliances/ fittings/ units/ floor / glazing & frames/ switches & sockets
Bedroom 1	<ul style="list-style-type: none"> <li>- General dust throughout</li> <li>- Rear door to be wiped</li> <li>- Carpet (general)</li> </ul>
Bathroom	<ul style="list-style-type: none"> <li>- All sanitary ware</li> <li>- Flooring</li> <li>- Glazing to be cleaned</li> <li>- Dirty marks to wall to be removed</li> </ul>

## REPAIRS & DAMAGE

AREA/ ROOM	AREAS OF DAMAGE/ REPAIRS TO BE UNDERTAKEN
Entrance Hall	<ul style="list-style-type: none"> <li>- Touch ups/ chipping to walls</li> <li>- Ring marking to windowsill</li> <li>- Chip to wall to be repaired (with additional painting if necessary)</li> <li>- Blind cord requires untangling</li> </ul>
Reception	<ul style="list-style-type: none"> <li>- Touch ups/ chipping/ marking to walls</li> <li>- Ring marking/scratching to sill</li> <li>- Marking to ceiling</li> <li>- Hook/nail to wall</li> </ul>
Kitchen	<ul style="list-style-type: none"> <li>- Touch ups/hook to walls</li> </ul>
Bedroom 1	<ul style="list-style-type: none"> <li>- Scuffing to walls</li> <li>- Burn to radiator</li> </ul>
Bathroom	<ul style="list-style-type: none"> <li>- Marking to walls</li> <li>- Chip to bath</li> <li>- Shower curtain to be replaced</li> </ul>

## NOTES

- Property in poor decorative condition
- Numerous dilapidations not present at time of Check-In visible (all Tenant liability)
- Numerous areas of additional wear & tear evident, including decorative features & fittings (all Tenant liability)
- Property not cleaned to standard commensurate with Check-In:
  - poor standard of cleanliness throughout (entirety of cleaning Tenant liability)

*Time/ Date-stamped 18 megapixel Photographic Catalogue compiled 09/09/2015  
(supplied digitally with report)*

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