

## Check Out Report 2016

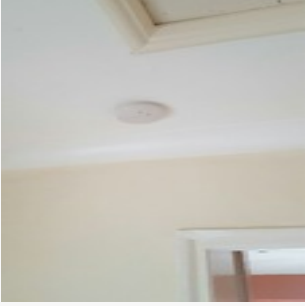

18a Alibon Road  
Dagenham  
RM9 5QU

Inspected by: [jade@ramseymoore.co.uk](mailto:jade@ramseymoore.co.uk)  
Date of Inspection: 28/07/2016

## Table of Contents

Schedule of Condition .....	1
Meters .....	1
Spaces .....	2
Storage Cupboard .....	2
Stairwell to 1st Floor .....	2
First Floor Landing .....	3
Living Room .....	3
Kitchen .....	4
Bedroom .....	6
Main Bath/Shower Room .....	6
Back Garden .....	7
Photo Index .....	7
Declaration .....	17

## SCHEDULE OF CONDITION

	Condition	Note
 <p>28/07/2016 15:09 (UTC) at 51.5480053 ° , 0.1472597 °</p>	Smoke Alarms	Smoke alarm: on 1st floor landing.
 <p>28/07/2016 15:09 (UTC) at 51.547989 ° , 0.1472589 °</p>	Carbon Monoxide Detector/ Alarm	Carbon monoxide detector: located in the kitchen. [Blank] [Blank]

## METERS

### Gas



Reading One: Card

28/07/2016 15:08 (UTC) at 51.5478894 ° , 0.1469649 °

## Electric



Reading One: Key

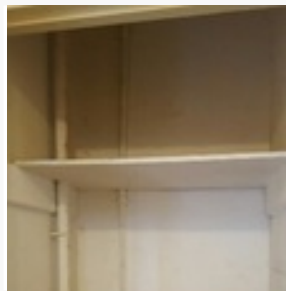
28/07/2016 15:08 (UTC) at  
51.54799 °, 0.1473021 °

## SPACES

### Storage Cupboard



28/07/2016 15:17 (UTC) at  
51.5478314 °, 0.1469521 °



28/07/2016 15:17 (UTC) at  
51.5478314 °, 0.1469521 °

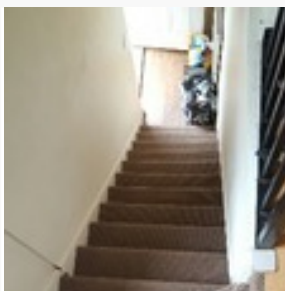


28/07/2016 15:17 (UTC) at  
51.5478314 °, 0.1469521 °

#### Notes:

Cupboard left empty no major defects seen, missing door handle but I am sure the landlord is aware about this as there is a latch attached to the door; no issues to note to the area.

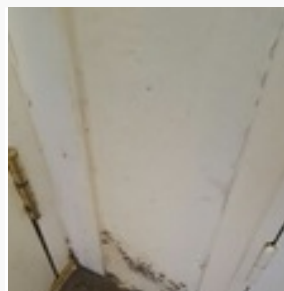
### Stairwell to 1st Floor



28/07/2016 15:15 (UTC) at  
51.5480423 °, 0.1472716 °



28/07/2016 15:15 (UTC) at  
51.5480423 °, 0.1472716 °

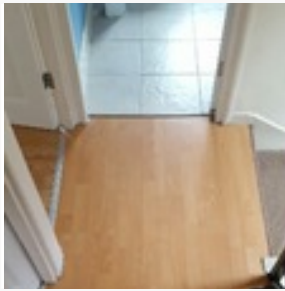


28/07/2016 15:18 (UTC) at  
51.547958 °, 0.1472474 °

#### Notes:

Carpet to stairs, showing general signs of wear in places; a few lived-in markings to the walls, general wear and tear to area, overall fair condition, no major defects noted, all seems fair; a few condensation marks to walls, tenant has attempted to wipe-down.

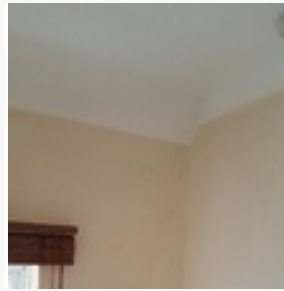
## First Floor Landing



28/07/2016 15:14 (UTC) at 51.5479982 °, 0.1472775 °



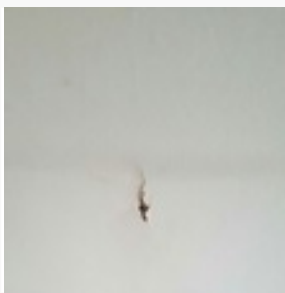
28/07/2016 15:14 (UTC) at 51.5480506 °, 0.1472484 °



28/07/2016 15:15 (UTC) at 51.5480506 °, 0.1472484 °



28/07/2016 15:15 (UTC) at 51.5480506 °, 0.1472484 °



28/07/2016 15:21 (UTC) at 51.5479863 °, 0.1473135 °

### Notes:

Landing: in good condition, no defects noted to the floor; a few condensation marks to the walls, landlord is aware of; wooden blind to the windows tenant has put in; smoke detector located; a few general wear and tear markings to the walls, but overall good condition.

Red curtains to windows, showing signs of wear in places; area suffering really bad with condensation to walls and ceiling; flooring in good overall condition; walls have a few lived in markings to them but no major defects; a few nails noticed to walls and slight crack to 1 of the walls in area; windows all in good condition, slight mould located around the frame, no cracks noticed.

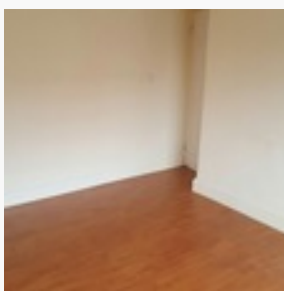
## Living Room



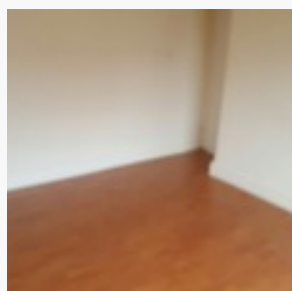
28/07/2016 15:19 (UTC) at 51.5480049 °, 0.1472547 °



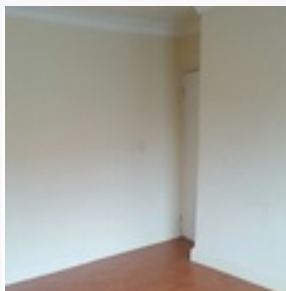
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28/07/2016 15:19 (UTC) at 51.5480049 °, 0.1472547 °



28/07/2016 15:19 (UTC) at 51.5480049 °, 0.1472547 °

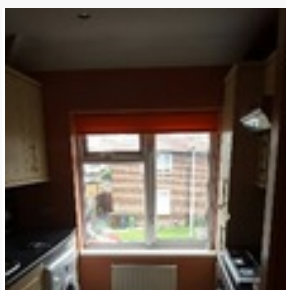


28/07/2016 15:20 (UTC) at 51.5480049 °, 0.1472547 °

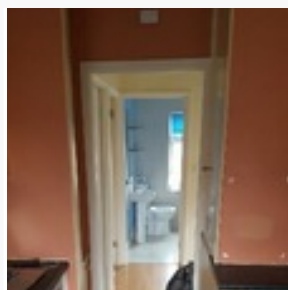


28/07/2016 15:20 (UTC) at 51.5480049 °, 0.1472547 °

## Kitchen



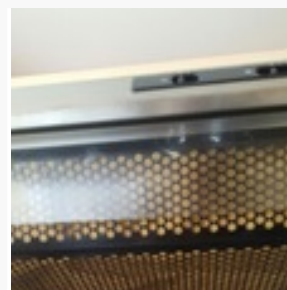
28/07/2016 15:22 (UTC) at 51.5479863 °, 0.1473135 °



28/07/2016 15:22 (UTC) at 51.5480324 °, 0.1472577 °



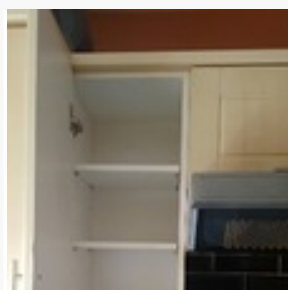
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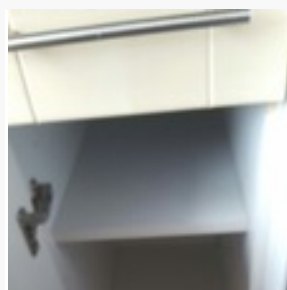
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28/07/2016 15:22 (UTC) at 51.5480324 °, 0.1472577 °



28/07/2016 15:22 (UTC) at 51.5480324 °, 0.1472577 °



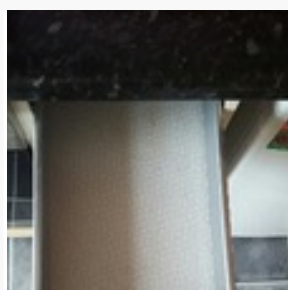
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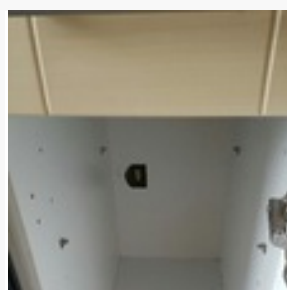
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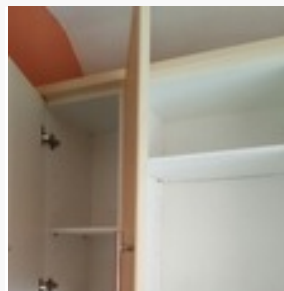
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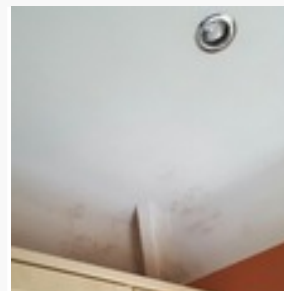
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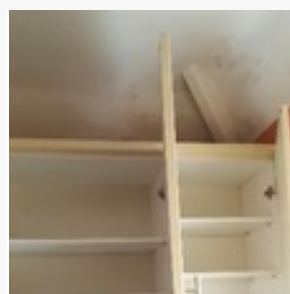
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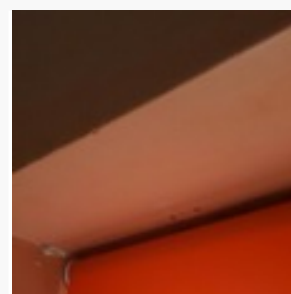
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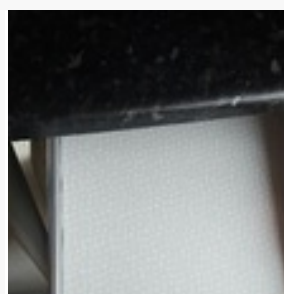
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28/07/2016 15:24 (UTC) at 51.5480324 ° , 0.1472577 °



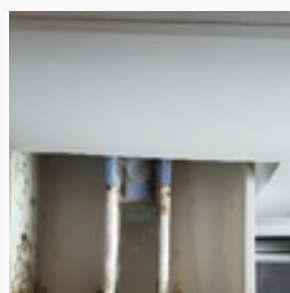
28/07/2016 15:25 (UTC) at 51.5480324 ° , 0.1472577 °



28/07/2016 15:25 (UTC) at 51.5480324 ° , 0.1472577 °



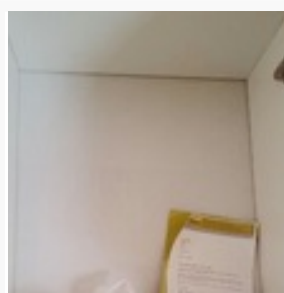
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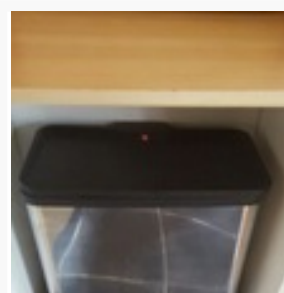
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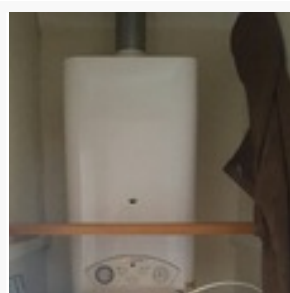
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28/07/2016 15:25 (UTC) at 51.5480324 ° , 0.1472577 °



28/07/2016 15:26 (UTC) at 51.5480324 ° , 0.1472577 °



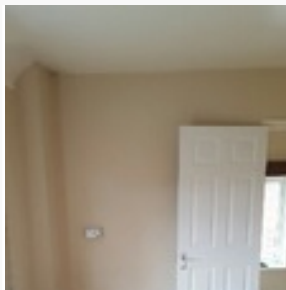
28/07/2016 15:26 (UTC) at 51.5480324 ° , 0.1472577 °

## Notes:

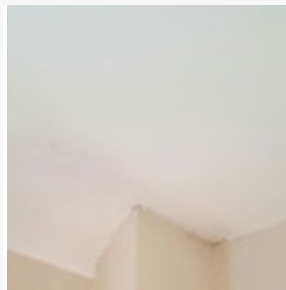
Red blind noted to the window, slight mould to window area, tenant has attempted to clean away mould to the ceiling. All cupboards clean and empty, all appliances have been cleaned apart from the washing machine, no major defects to be seen to area. Flooring in good condition, no defects noted. All appears to be in good condition.



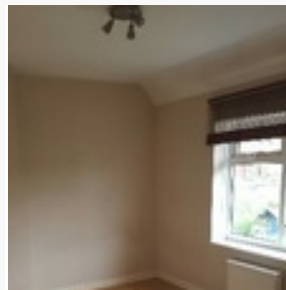
## Bedroom



28/07/2016 15:11 (UTC) at  
51.548028 ° , 0.1473154 °



28/07/2016 15:11 (UTC) at  
51.548028 ° , 0.1473154 °

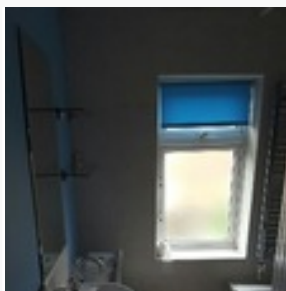


28/07/2016 15:10 (UTC) at  
51.5480484 ° , 0.147272 °

### Notes:

1st bedroom has slight mould to the ceiling, tenant has attempted to wipe; brown wood-effect blind, appears to be in good condition; mirror left to the wall; a few screws to the wall as well and holes, tenant expects this was there before they moved in; flooring in good condition, no defects noted; walls have a few lived-in markings to them, general wear and tear; overall area in a fair condition.

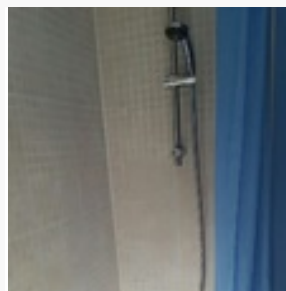
## Main Bath/Shower Room



28/07/2016 15:27 (UTC) at  
51.5479863 ° , 0.1472842 °



28/07/2016 15:27 (UTC) at  
51.5479863 ° , 0.1472842 °



28/07/2016 15:28 (UTC) at  
51.5479863 ° , 0.1472842 °

### Notes:

Blue blind to window, in good order; blue shower curtains to bath; grouting to bath, very discoloured in places; sealant and bath have been cleaned; flooring is in good condition, no cracks or defects noted; shower and mirror all seem and appear to be in good condition; no defects to the door; mould evident to the ceiling, tenant has attempted to wipe, could use a repaint; overall area left as tidy and clean as could be.



## Back Garden



28/07/2016 15:31 (UTC) at  
51.547583 ° , 0.1469005 °



28/07/2016 15:32 (UTC) at  
51.547583 ° , 0.1469005 °

### Notes:

Weeds noticed to patio. The tenant has put up a second washing line.

## PHOTO INDEX

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## Smoke Alarms



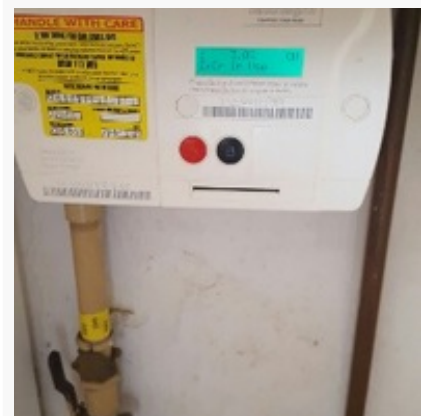
28/07/2016 15:09 (UTC) at 51.5480053 ° ,  
0.1472597 °

## Carbon Monoxide Detector/Alarm



28/07/2016 15:09 (UTC) at 51.547989 ° ,  
0.1472589 °

## Keys, Meters, and Certificates



28/07/2016 15:08 (UTC) at 51.5478894 ° ,  
0.1469649 °



28/07/2016 15:08 (UTC) at 51.54799 ° ,  
0.1473021 °

## Storage Cupboard



28/07/2016 15:17 (UTC) at 51.5478314 ° ,  
0.1469521 °

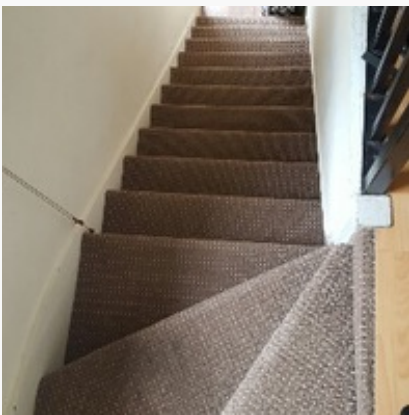


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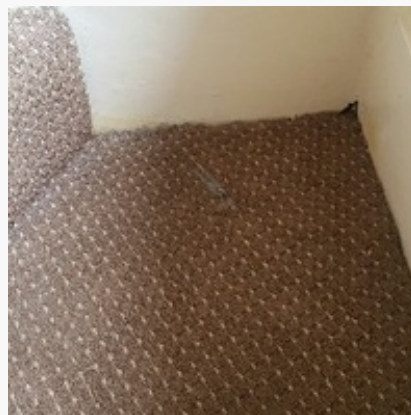


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0.1469521 °

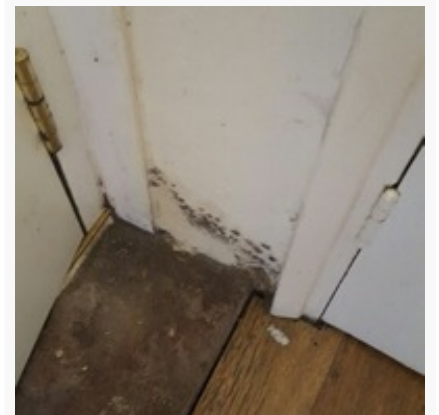
## Stairwell to 1st Floor



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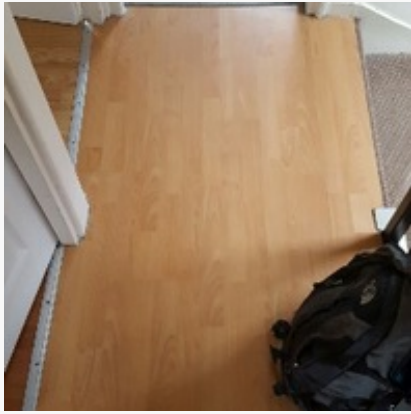


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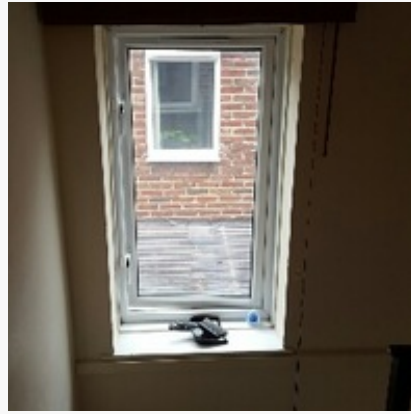


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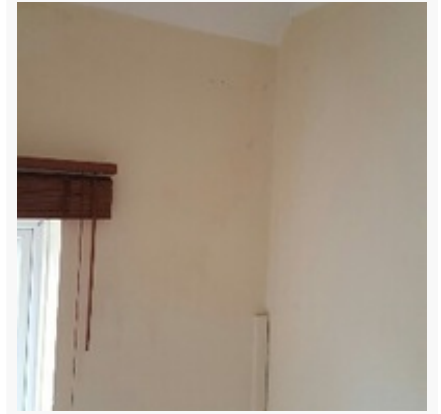
## First Floor Landing



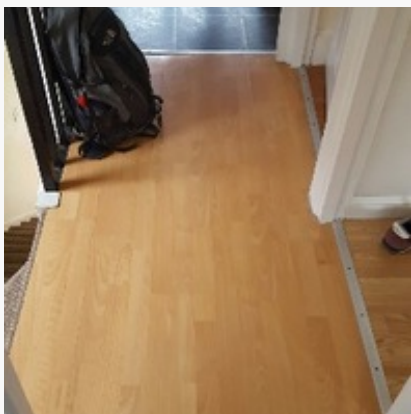
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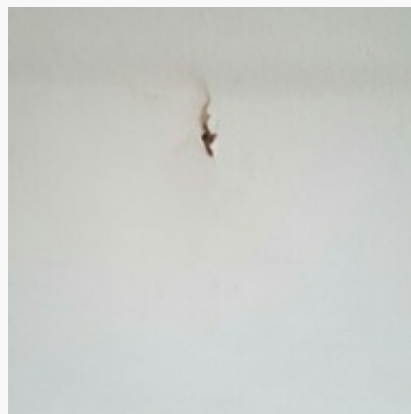
28/07/2016 15:14 (UTC) at 51.5480506 ° ,  
0.1472484 °



28/07/2016 15:15 (UTC) at 51.5480506 ° ,  
0.1472484 °



28/07/2016 15:15 (UTC) at 51.5480506 ° ,  
0.1472484 °



28/07/2016 15:21 (UTC) at 51.5479863 ° ,  
0.1473135 °

## Living Room



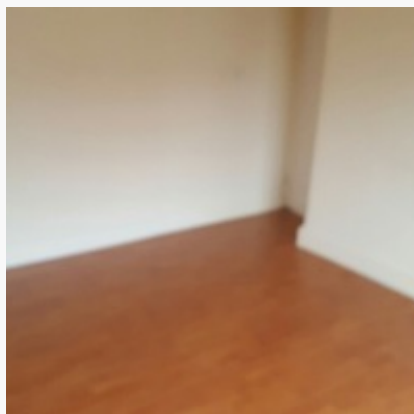
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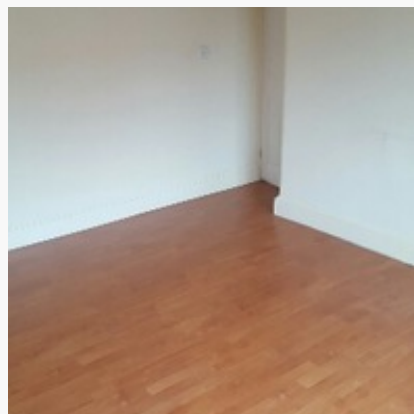
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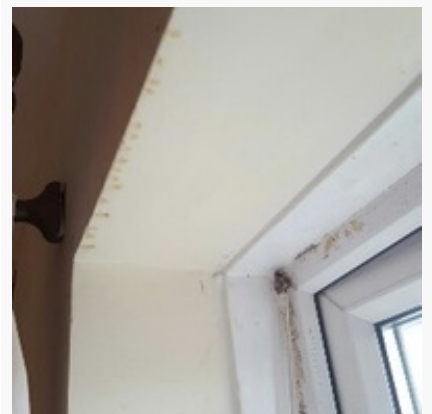
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0.1472547 °



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0.1472547 °



28/07/2016 15:20 (UTC) at 51.5480049 ° ,  
0.1472547 °



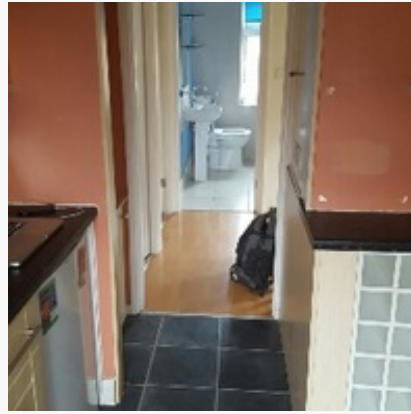
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0.1472547 °



## Kitchen



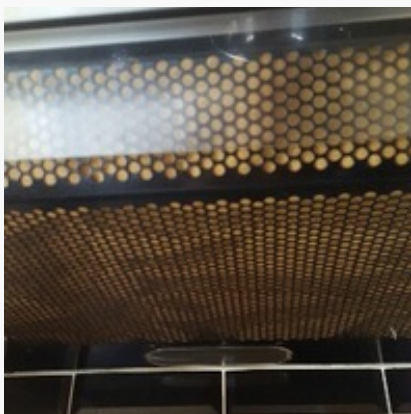
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28/07/2016 15:22 (UTC) at 51.5480324 ° , 0.1472577 °



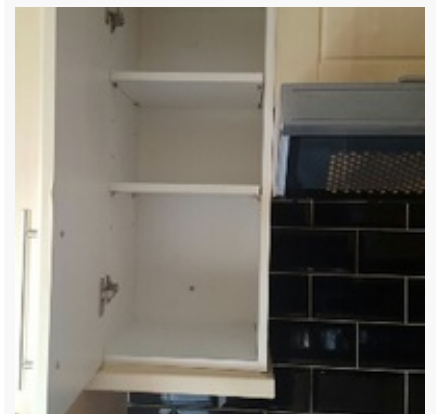
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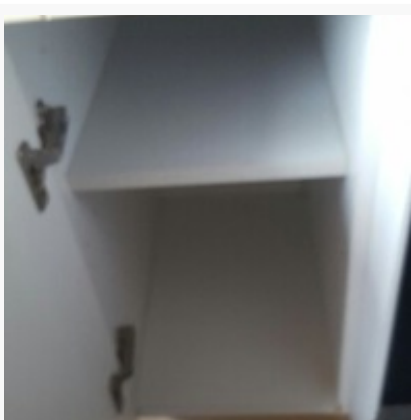
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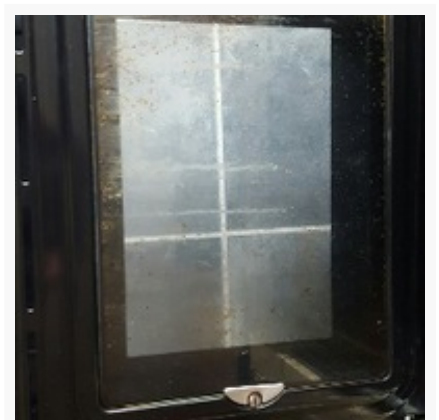
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28/07/2016 15:23 (UTC) at 51.5480324 ° , 0.1472577 °



28/07/2016 15:23 (UTC) at 51.5480324 ° , 0.1472577 °



28/07/2016 15:23 (UTC) at 51.5480324 ° , 0.1472577 °

## Kitchen (continued)



28/07/2016 15:23 (UTC) at 51.5480324 ° , 0.1472577 °



28/07/2016 15:23 (UTC) at 51.5480324 ° , 0.1472577 °



28/07/2016 15:24 (UTC) at 51.5480324 ° , 0.1472577 °



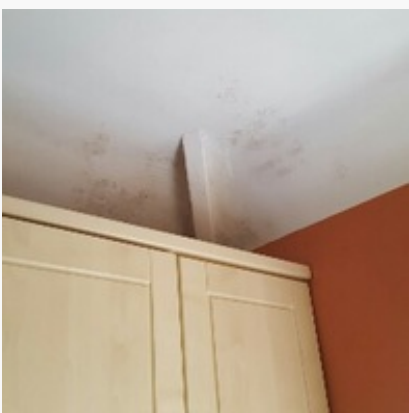
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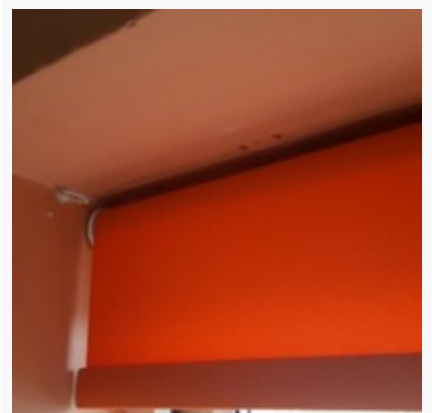
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28/07/2016 15:26 (UTC) at 51.5480324 ° , 0.1472577 °



28/07/2016 15:24 (UTC) at 51.5480324 ° , 0.1472577 °



28/07/2016 15:25 (UTC) at 51.5480324 ° , 0.1472577 °



## Kitchen (continued)

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28/07/2016 15:25 (UTC) at 51.5480324 ° ,  
0.1472577 °



28/07/2016 15:25 (UTC) at 51.5480324 ° ,  
0.1472577 °



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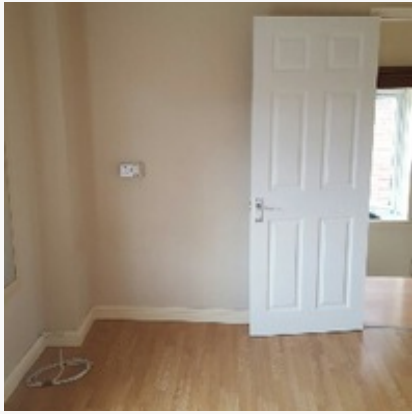


28/07/2016 15:26 (UTC) at 51.5480324 ° ,  
0.1472577 °



28/07/2016 15:26 (UTC) at 51.5480324 ° ,  
0.1472577 °

## Bedroom



28/07/2016 15:11 (UTC) at 51.548028 ° ,  
0.1473154 °

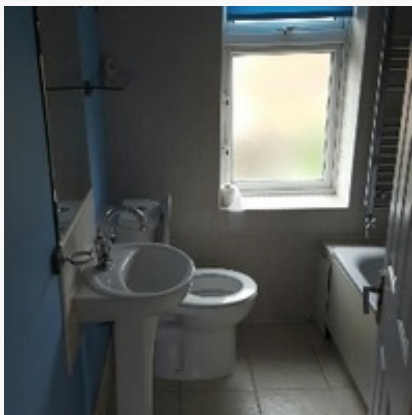


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0.1473154 °

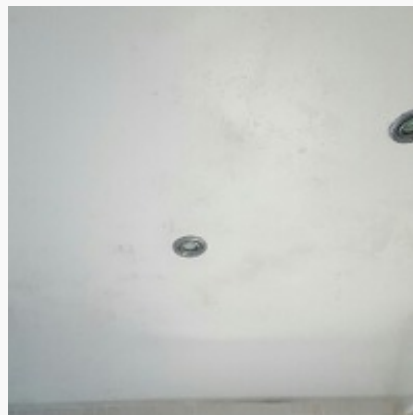


28/07/2016 15:10 (UTC) at 51.5480484 ° ,  
0.147272 °

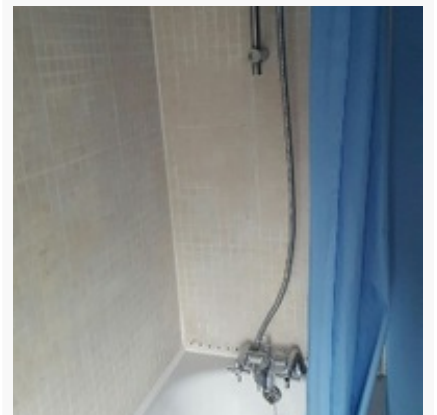
## Main Bath/Shower Room



28/07/2016 15:27 (UTC) at 51.5479863 ° ,  
0.1472842 °



28/07/2016 15:27 (UTC) at 51.5479863 ° ,  
0.1472842 °



28/07/2016 15:28 (UTC) at 51.5479863 ° ,  
0.1472842 °

## Back Garden



28/07/2016 15:31 (UTC) at 51.547583 ° ,  
0.1469005 °



28/07/2016 15:32 (UTC) at 51.547583 ° ,  
0.1469005 °

## DECLARATION

Whilst every care has been taken to ensure the accuracy of this schedule, accuracy cannot be guaranteed by the preparer.

The Landlord and the Tenant(s) are reminded that it is their responsibility to check the accuracy of this schedule and are advised to sign it in confirmation.

This inventory relates only to the furniture, furnishings and all Landlord's equipment and contents in the property. It is no guarantee of, or report on, the adequacy of, or safety of any such equipment or contents, merely a record that such items exist in the property at the date of the inventory and the superficial content of same.

This is to certify that we the undersigned have carefully checked the foregoing inventory and subject to the marginal notes, consider this to be a fair and correct schedule of condition of the contents therein.

The tenant/landlord has 7 days from receipt of this inventory to notify the agent/landlord/inventory company of any discrepancies.

**Signature:**

Title \_\_\_\_\_

Signature \_\_\_\_\_

Print Name \_\_\_\_\_

Date \_\_\_\_\_

**Signature:**

Title \_\_\_\_\_

Signature \_\_\_\_\_

Print Name \_\_\_\_\_

Date \_\_\_\_\_

**Signature:**

Title \_\_\_\_\_

Signature \_\_\_\_\_

Print Name \_\_\_\_\_

Date \_\_\_\_\_