



Address and Date

Address:

60 Jackson Avenue , Nantwich , Cheshire , CW5

Date of Inspection:

30/07/2016

Table of Contents

Inspection Information	1
Meters	1
Spaces	2
Smoke Alarms	2
Property Exterior	2
Entrance Hallway	3
Lounge	4
Kitchen	5
Bedroom	7
Bathroom	8
Photo Index	10
Declaration	23

INSPECTION INFORMATION

Agent:	Temples (Nantwich)
Property Type:	1 Bedroom – Apartment
Prepared & Inspected By:	IPS (NJ)
Inspection Type:	Check Out Inspection Report
Weather Conditions:	Sunshine & Clouds
Tenant Details:	As Previous
Tenancy Start Date:	As Previous
Landlord:	As Previous

METERS

Electric



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Serial #:	L309L522523
Reading One:	06588
Reading Two:	07205 (Check out)
Last Checked:	30 July, 2016
Supplier:	Unknown
Location:	Communal meter cupboard

Gas



0.0 °, 0.0 °

Serial #:	2008:837657
Reading One:	03526.803
Reading Two:	03773.455 m3 (check out)
Last Checked:	30 July, 2016
Supplier:	Unknown
Location:	Exterior – front left

Water

Serial #: –
Reading One: –
Last Checked: 30 July, 2016
Supplier: Unknown
Location: Unknown
Note: As previous – not located

SPACES

Smoke Alarms

Notes:

Location: Living room ceiling

Correctly Fitted: Yes

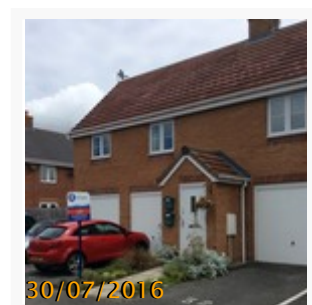
Replacement required: N/A

Battery/Power Tested: Yes

Replacement battery required: N/A

Exp. Date: 12/2019

Property Exterior

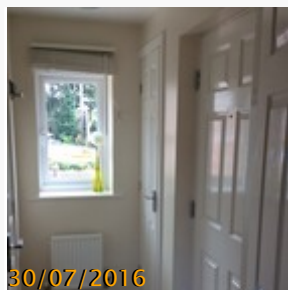


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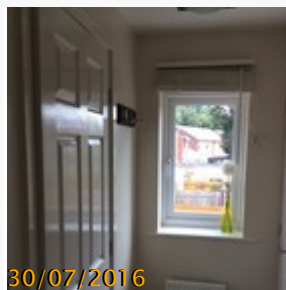
Notes:

A one bedroom first floor furnished apartment.

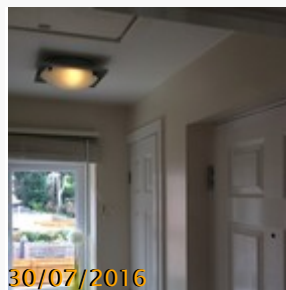
Entrance Hallway



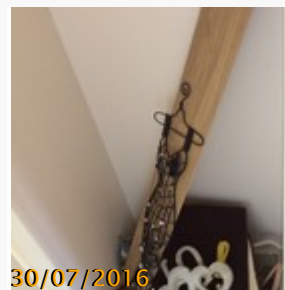
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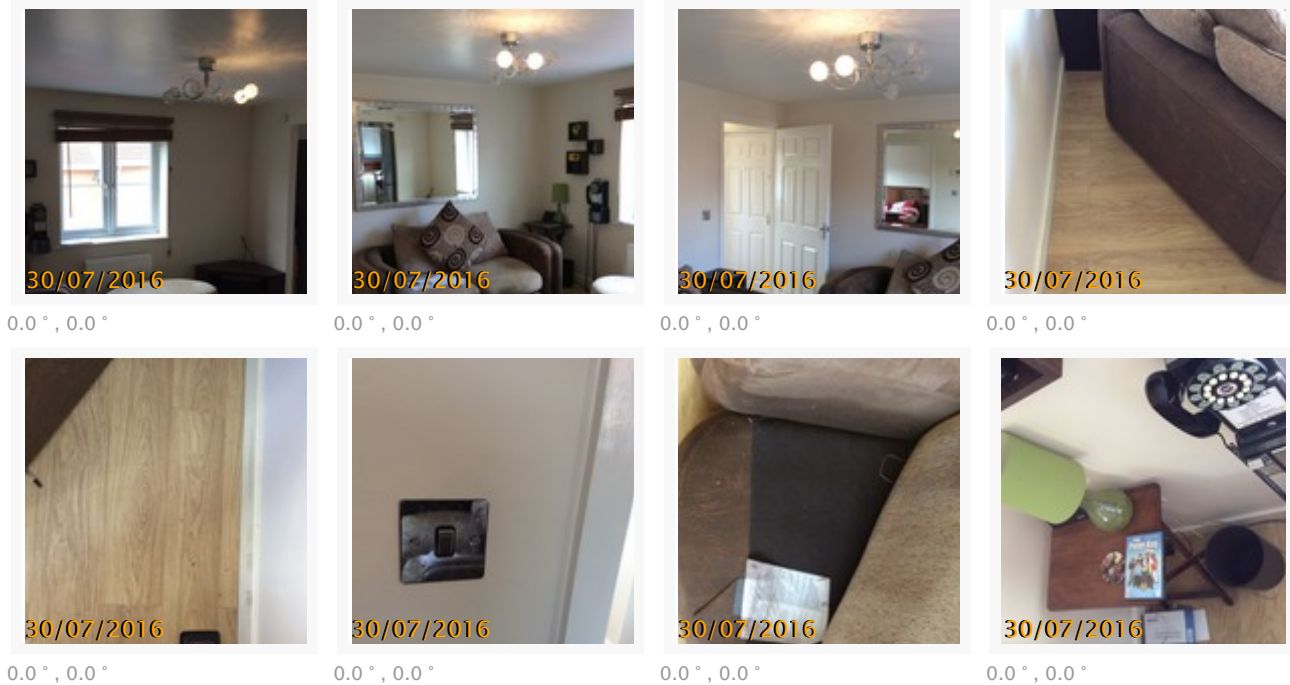
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Notes:

Light cleaning issue are present.

Doors	Glossed White	Good		Flagged
Cleaning/wiping required (T). Dust is visible to surfaces.				
Windows	UPVC	Good		
As previously noted.				
Ceiling	Painted & Plastered White	Good		
As previously noted.				
Flooring	Laminate	Good		
As previously noted.				
Walls & Decor	Painted & Plastered Magnolia. White Woodwork	Good		Flagged
Light wiping of painted contact surfaces is recommended (L).				
Fixtures & Fittings	Sockets, Switches & Heating	Good		Flagged
Surface wiping/cleaning required (T).				
Lighting	Flush Fitting	Good		
As previously noted.				
Furnishings	Items:	Good		Flagged
Some furnishings present in the cupboard.				
Storage Cupboard	Storage	Good		Flagged
Cupboard contains items which need relocating to original positions (T).				

Lounge





Notes:

Cleaning and maintenance issues are present.

Doors	Painted White	Good	🚩	Flagged
Dust is visible to flat surfaces. (T)				
Windows	UPVC	Good	🚩	Flagged
Cleaning required (T). Smearing present. Dust is visible to surfaces.				
Ceiling	Plastered & Painted White	Good		
As previously noted.				
Flooring	Laminate	Good	🚩	Flagged
Vacuuming and cleaning required (T). Particularly underneath and around furniture.				
Walls & Decor	Plastered & Painted Magnolia. White Woodwork	Good	🚩	Flagged
Dust is visible to skirting board surfaces behind furnishing items in particular. Cleaning is required (T).				
Fixtures & Fittings	Sockets, Switches & Heating	Good	🚩	Flagged
Surface wiping/cleaning is required (T).				

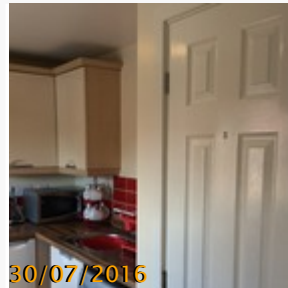
Lounge (continued)

Lighting	Multi Arm Fitting	Good		Flagged
Three replacement small halogen light bulbs are required (T).				
Furnishings	Items:	Good		Flagged
Furnishing items need dusting/wiping (T).				
One DVD found.				
Sofa vacuuming required.				
Furniture items located within the hallway cupboard need relocating to the original position.				

Kitchen



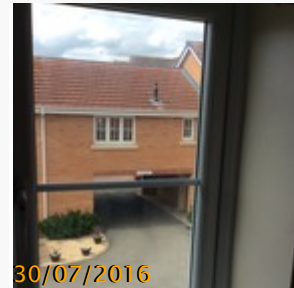
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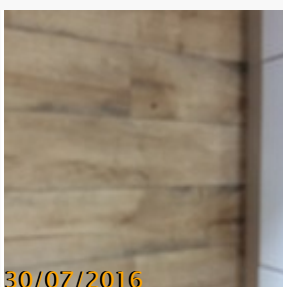
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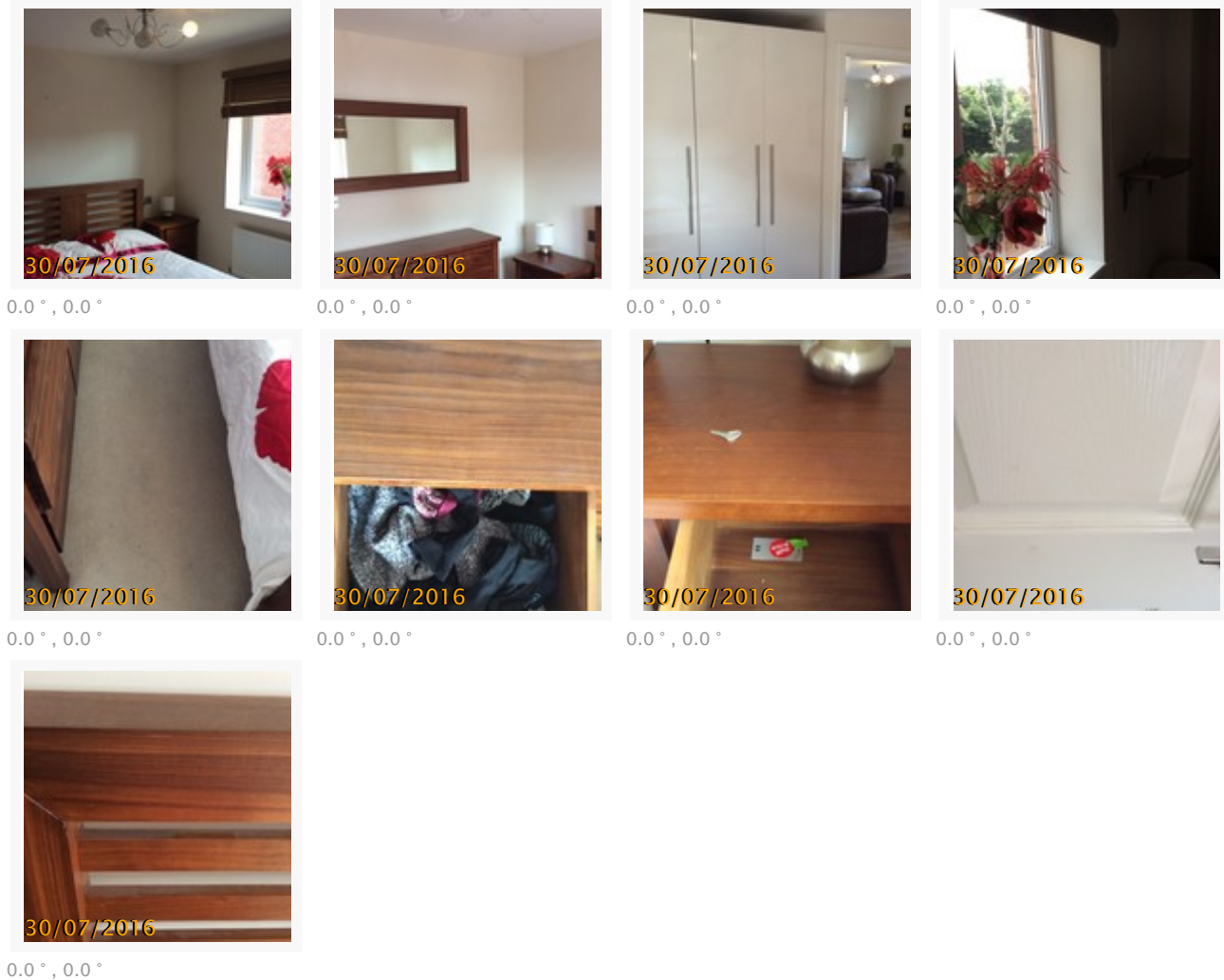
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Notes:

Light cleaning issues are present.

Windows	UPVC	Good		Flagged
Window cleaning is required (T) Smudging/white smearing is visible.				
Ceiling	Plastered & Painted White	Good		
As previously noted.				
Flooring	Laminate	Good		Flagged
Floor cleaning is required (T). Dusty and sticky.				
Walls & Decor	Plastered & Painted Magnolia. White Woodwork	Good		Flagged
Dust is visible to flat surfaces. Dusting/wiping required (T) Wiping of painted contact surfaces is recommended (L).				
Fixtures & Fittings	Sockets, Switches & Heating	Good		Flagged
Surface wiping is required (T).				
Fixtures & Fittings	Fitted Kitchen Units	Good		Flagged
Cupboard door and drawer front wiping is required. The cupboard and drawer interiors do need cleaning, particularly cutlery drawer. (T).				
Lighting	Flush Fitting	Good		
As previously noted.				
Appliances	Appliances	Good		Flagged
Cleaning is required (T). Oven, particularly glass and exterior surfaces Washing machine detergent drawer and door surfaces Fridge cleaning (around handle areas)				
Furnishings	Items	Good		Flagged
Kitchen items could do with a thorough clean and general tidy after recent tenancies (L). Some items could do with replacing/updating.				
Storage Cupboard	Storage	Good		
As previously noted.				

Bedroom



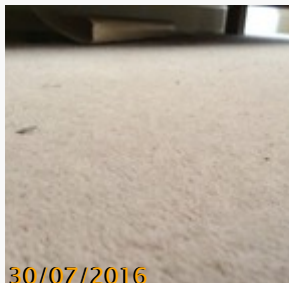
Notes:

Light maintenance and cleaning issues are present.

Doors	Painted White	Good		Flagged
Dust is visible to surfaces (T).				
Windows	UPVC	Good		Flagged
The blind cord is very tangled (L).				
Ceiling	Plastered & Painted White	Good		
As previously noted.				
Flooring	Fitted Carpet	Good		Flagged
Carpet vacuuming is required (T)				
The carpet needs vacuuming under and around all finishing items, very dusty with miscellaneous items present.				

Bedroom (continued)

Flooring (continued)



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Walls & Decor

Plastered & Painted
Magnolia. White Woodwork

Good



Flagged

Dust is visible to flat surfaces, particularly behind furnishings. (T).

Fixtures & Fittings

Sockets, Switches & Heating

Good



Flagged

Surface wiping/cleaning is required (T).

Lighting

Multi Arm Fitting

Good



Flagged

Four replacement halogen lightbulbs are required (T).

Furnishings

Items:

Good



Flagged

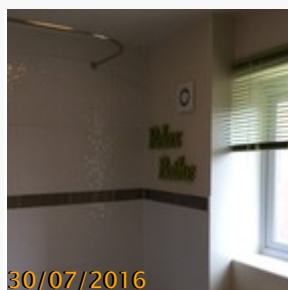
Personal belongings (socks) remain in the middle drawer of the sideboard unit.

The bedding does need laundering properly (ironing).

The wardrobe interior, bedside table drawer interiors and sideboard drawer interiors do need cleaning and dusting (T).

General dusting and wiping of all furniture items is required.

Bathroom



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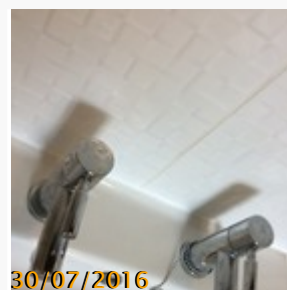
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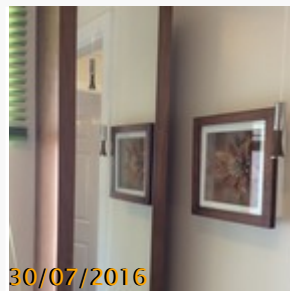


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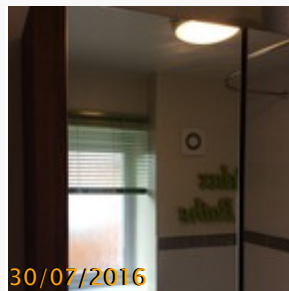
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Notes:

Light cleaning issues are present.

Doors	Painted White	Good		Flagged
Dust is visible to surfaces (T).				
The left hand side double hook needs securing properly (L)				
Windows	UPVC	Good		Flagged
Dust is visible to surfaces (T).				
Ceiling	Plastered Painted White	Good		
As previously noted.				
Flooring	Vinyl Flooring	Good		Flagged
Vacuuming of the bathroom rug and flooring is required (T)				
Walls & Decor	Plastered & Painted Magnolia. White Woodwork	Good		
Dust is visible to some surfaces.				
Dusting required (T).				
Fixtures & Fittings	Sockets, Switches & Heating	Good		
As previously noted.				
Fixtures & Fittings	Bathroom Suite	Good		Flagged
Light cleaning is required, to taps and around plugs et cetera (chrome fittings) (T).				

Bathroom (continued)


Lighting	Flush Fitting	Good	
As previously noted.			
Misc.	Items	Good	 Flagged
Surface wiping and dusting of the bathroom items is required(T).			

PHOTO INDEX

Keys, Meters, and Certificates



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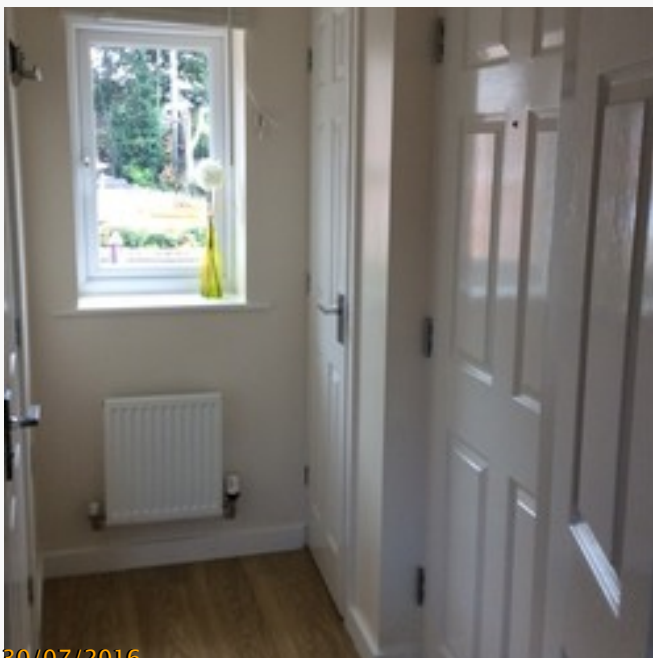
Property Exterior



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Entrance Hallway



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Entrance Hallway (continued)



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Lounge



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Lounge (continued)



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Lounge (continued)



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Kitchen



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Kitchen (continued)



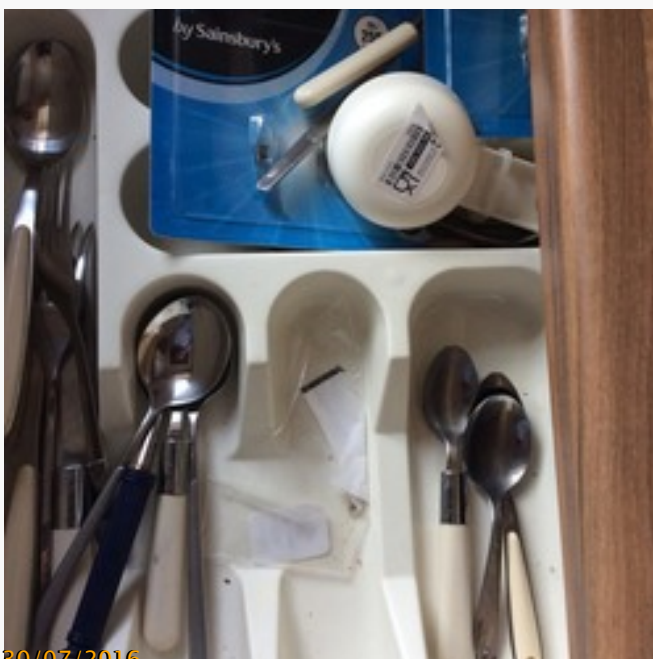
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Kitchen (continued)



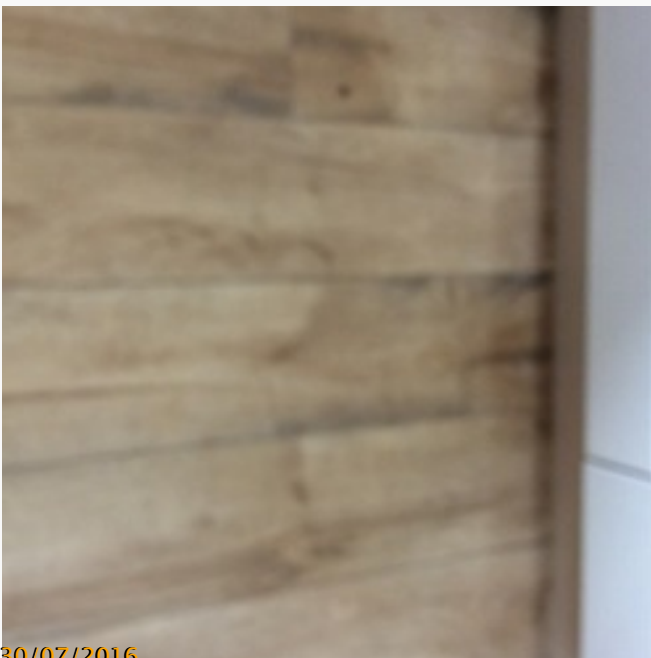
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Bedroom



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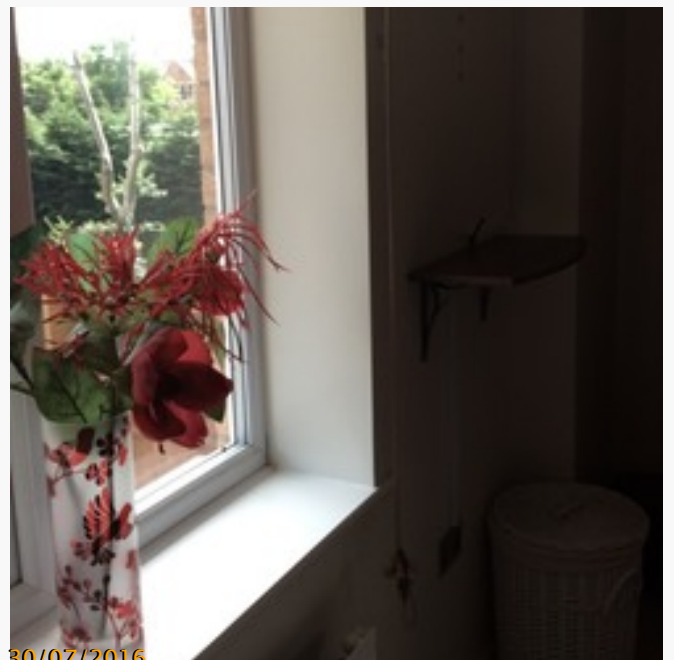
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Bedroom (continued)



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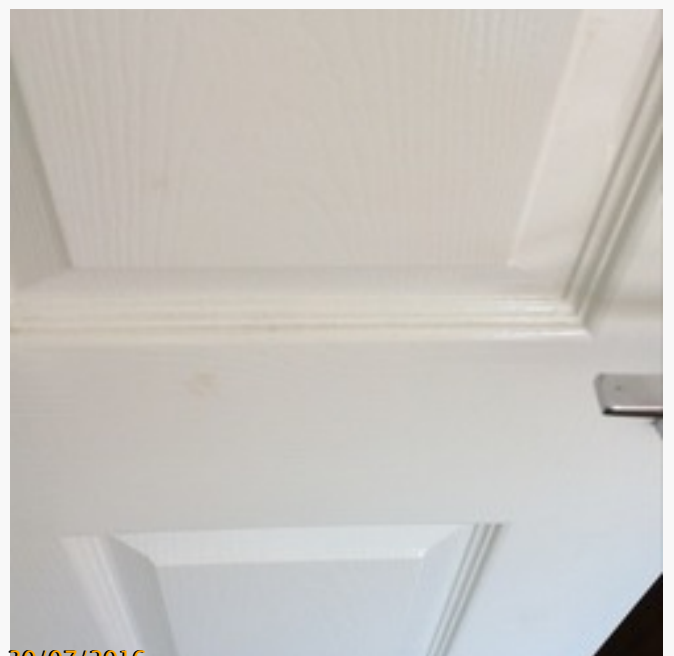
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Bedroom (continued)



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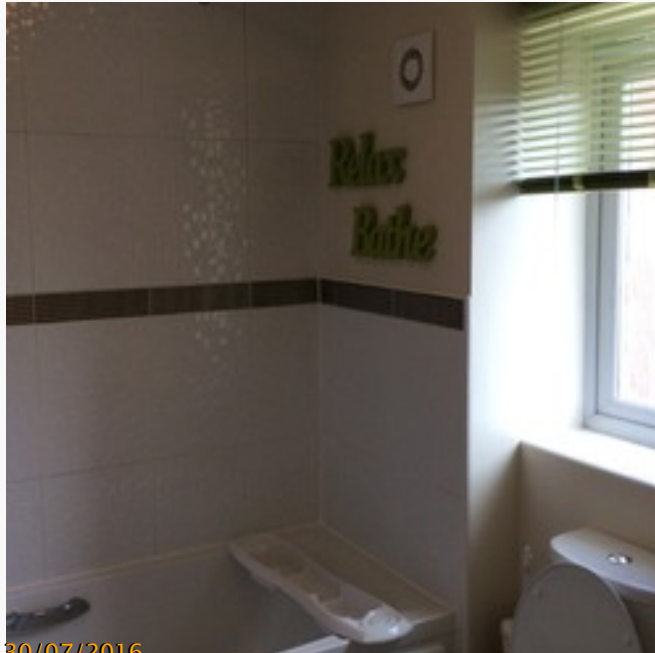


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Bathroom



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Bathroom (continued)



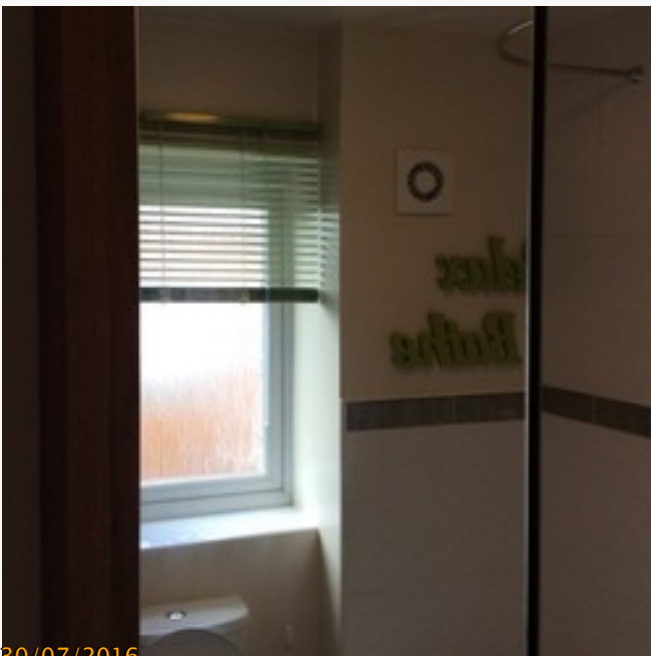
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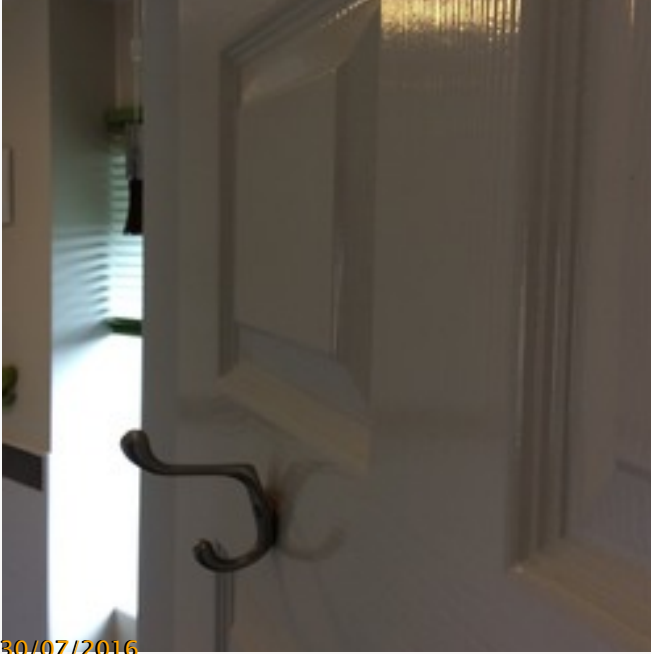
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Bathroom (continued)



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DECLARATION

This report has been compiled independently of the Landlord and Estate Agent. It is to be read in conjunction with the full professional inventory at all times.

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

The Landlord/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 report 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 of condition and that such items exist in the property at the date of the inventory and the superficial content of same.

- Furniture & Furnishings (Fire) (Safety) Regulations 1988 – (1993)

The fire and safety regulation regarding furniture, gas, electrical and similar services are ultimately the responsibility of the instructing principal. Where the inventory notes "Fire Regulation Label Attached", this should not be interpreted to mean the item complies with the "Furniture and Furnishings (fire) (safety) (amendments) 1993". It is a record that the item had a label as described or similar to that detailed in the "guide" published by the Department of Trade and Industry January 1997 (or subsequent date) It is not a statement that the item can be considered compliant with the Regulations.

- Using the inventory

The report will be recorded in accordance with the fair wear & tear guide and the description detailed below :

New – possibly still in packaging or wrapper, or with new tags and/or labels attached.

Good – in used condition, signs of slight wear, generally lightly worn rather than marked and scuffed.

Fair – signs of age, small light stains, marks and discolouration and/or residue.

Poor – extensive signs of wear and tear including marks, stains, and tears. Damaged not functional unless stated otherwise.