

Check-Out Report

Property Address : Flat 3, Tordoffs Buildings
84, Sunbridge Road
Bradford
West Yorkshire
BD1 2AQ

Instructed By : ARIM Ltd
33 Park Place
Leeds
LS1 2RY

Prepared By : Evolve Partnership
Graeme Bolland

Date Prepared : March 14, 2011
Reference : 1073

FRONT PROPERTY PICTURE



PROPERTY OVERVIEW

Property Occupied	No
Property Furnished	UnFurnished
Type of Property	Apartment

General Notes:

KEYS

Yale	Mortice	Security	Remote	Access Code
3	0	0	0	1066 enter

SERVICES

Meters	Location	Reading	Serial Number	Supplier
Electricity		1	CV04K02177	
Gas		3	Meter Not Accessible N/A	
Water		2	Meter Not Accessible N/A	

DISCLAIMER

Working order and condition:

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 at the property as at the date of the inventory and a superficial condition of the same. No items are tested and no comment is made.

Where an inventory is compiled at an old property, it is understood that the condition of the fabric and contents are normally age worn and age marked unless otherwise noted.

Structural/ Fixtures & Fittings:

This inventory is not a structural/building survey and does not comment on the fabric of the building. Fixtures and fittings are listed and described; they are not tested and no comment is made as to the working condition.

Description:

Where the words 'silver', 'chrome', 'oak', 'pine', etc. are used, it is understood that this is a description of the colour and type of the item and not the actual fabric, unless documentary evidence is available. The description of the listed items is for identification purposes only. New items will only be described as such when they are in a new building, still in their wrappings, or with a receipt. Reference to wall numbers, i.e. wall #1, will always be the wall that the door or entrance way is situated in and then round in a clockwise motion from there.

Maintenance:

Any maintenance problems found either at the commencement of the tenancy or during the term of the same should be reported promptly and directly to the agent/owner, not the inventory clerk.

Furnishings:

Where the inventory states 'FFR seen', this is taken that labels are present on items of furniture that indicates these items comply with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 - as amended 1993. It is however not the responsibility of the inventory clerk to state that these items do comply with these regulations.

Fire safety equipment:

If smoke detectors/carbon monoxide monitors, are present and replacement batteries are needed between maintenance visits or periodic tenancy checks, it is the tenant's responsibility to replace and frequently check the working order of the same. Any faults should be reported immediately to the agent/owner.

General:

This inventory has been prepared on the accepted principle that all items are free from any obvious soiling, fault or damage except where stated.

Loft & cellars:

Lofts and cellars are not covered on this inventory unless they are converted and safely accessible. Contents will therefore not be noted or checked at commencement or check-out.

Locked rooms:

Belongings left by the owner in a locked room or outbuildings will not be inventoried and are the sole responsibility of the landlord.

Windows & doors:

All latches and fittings will be checked but windows are not opened to test if they are operational. Doors are checked where keys are provided.

Heavy items:

Heavy items of furniture such as kitchen appliances, wardrobes and beds, will not be moved and the inventory clerk will not be responsible for the condition of any flooring underneath, or areas surrounding such items, that cannot be seen.

Ownership:

This inventory remains the property of the instructing party and shall not be used or copied without their written permission.

Cleaning

If the property was professionally cleaned for the tenancy it is strongly advised that professional cleaners are used to carry out an end of tenancy clean. It is expected that the property and its contents will be in a similar condition of cleanliness as noted in the original inventory. If the standard of cleaning is not satisfactory, most managing agents or Landlords will employ a contract cleaner - the cost of which will be deducted from the tenant's deposit. Where professional cleaners are used, receipts should be retained and produced if required.

All cleaning must be thorough and the property left tidy at the end of the tenancy. The main areas for concern are set out below:

Carpets should be professionally cleaned before the end of a tenancy in accordance with the inventory or tenancy agreement and vinyl/tiled flooring should be left clean and free from cracks or tears.

Curtains should be professionally cleaned before the end of a tenancy in accordance with the inventory or tenancy agreement.

The décor throughout the property should be in the same state and condition as at the start of the tenancy as detailed within the original inventory. Charges may be incurred if picture hooks, nails, screws or screw holes etc have been added and not removed and the area made good. Charges may also be incurred where excessive wear is noted. Remove finger prints and excessive marks from the decor. Whilst reasonable wear and tear is expected, your fingerprints to walls and doors is quite clearly a cleaning issue.

Refrigerators/Freezers should be defrosted and left switched off and open to avoid smelling.

Ovens, Hobs, Extractor Hoods, and Microwaves should be cleaned of burnt on deposits and grease and doors/seals cleaned.

Tumbles Dryers, Washing Machines and Dishwashers should have filters emptied, soap drawers cleaned of deposits and doors/seals cleaned.

Mould & Mildew - there are two types of mould and mildew that can develop during a tenancy: (1) Low level damp penetration to outer walls normally creeping up the walls from the bottom. In most cases this indicates a maintenance issue for the landlord and (2) High level mould normally seen on ceilings, silicone sealant around bath fittings and window frames. This is almost certainly caused by a combination of high humidity and lack of ventilation. In either case, the problem should be kept under control or even eradicated by using a good quality proprietary treatment readily available from retailers. In our experience, the most effective brand is Hagesan Mould Spray.

Gardens where applicable should be left in a neat and tidy order, the lawns having been cut, borders and planters weeded, hedges trimmed and pathways/patios weeded and swept.

Allowances are made for fair wear and tear but it should be noted that areas that are not clean will not be considered as fair wear and tear.

DECLARATION

This is to certify that I, the undersigned have carefully checked the foregoing report and consider this to be a fair and correct inventory & schedule of condition of the contents therein at: Flat 3, Tordoffs Buildings 84, Sunbridge Road, Bradford, West Yorkshire, BD1 2AQ

Tenant	Ms Teresa Maria Nunes Ribeiro
Inventory Assessor	Evolve Partnership
Date	March 14, 2011

Tenant Signature

Inventory Assessor Signature

Tenant Forwarding Address

Address

Town

County

Postal Code

Condition Summary

The following remarks are an indication of the overall level of cleanliness/ condition attributed to the property by the inventory assessor.

Items	Condition
Overall Cleaning standard	Good overall
Decor Condition	Good overall
Carpets	Normal domestic use
Flooring (Hard)	Cleaning required
Windows	Prof. clean required
Curtains/blinds	Light clean required
Mattresses	n/a
Kitchen, appliances & fittings	Good overall
Bathroom & bathroom fittings	Good overall
Upholstery	n/a
Front Garden	n/a
Rear Garden	n/a

LOUNGE

DOORS

Ref	Item	Description	Checkin Cond.	CheckOut Update	Responsibility
1	Door	Refer to Original Report	Refer to Original Report	No Change	

WINDOWS

Ref	Item	Description	Checkin Cond.	CheckOut Update	Responsibility
2	Blinds	Refer to Original Report	Refer to Original Report	No Change	

CEILING

Ref	Item	Description	Checkin Cond.	CheckOut Update	Responsibility
3	Ceiling	Refer to Original Report	Refer to Original Report	No Change	
4	Smoke/ CO detector	Refer to Original Report	Refer to Original Report	No Change	

WALLS

Ref	Item	Description	Checkin Cond.	CheckOut Update	Responsibility
5	Wall	Refer to Original Report	Refer to Original Report	Changed - Water damage observed	Landlord
6	Skirting board	Refer to Original Report	Refer to Original Report	No Change	

FLOORING

Ref	Item	Description	Checkin Cond.	CheckOut Update	Responsibility
7	Carpet	Refer to Original Report	Refer to Original Report	No Change	

LIGHTING

Ref	Item	Description	Checkin Cond.	CheckOut Update	Responsibility
8	Ceiling Lighting	Refer to Original Report	Refer to Original Report	No Change	

HEATING

Ref	Item	Description	Checkin Cond.	CheckOut Update	Responsibility
9	Heater	Refer to Original Report	Refer to Original Report	No Change	

SOCKETS

Ref	Item	Description	Checkin Cond.	CheckOut Update	Responsibility
10	Electric Socket	Refer to Original Report	Refer to Original Report	No Change	

11	Telephone Point	Refer to Original Report	Refer to Original Report	No Change	
12	Satellite and / or TV socket	Refer to Original Report	Refer to Original Report	No Change	

PHOTO OVERVIEW

Ref	Item	Description	Checkin Cond.	CheckOut Update	Responsibility
13	Photo 1	Refer to Original Report	Refer to Original Report		



Lounge-Photo 1



Lounge-Wall



Lounge-Photo 1

KITCHEN

DOORS

Ref	Item	Description	Checkin Cond.	CheckOut Update	Responsibility
14	Door	Refer to Original Report	Refer to Original Report	No Change	

CEILING

Ref	Item	Description	Checkin Cond.	CheckOut Update	Responsibility
15	Ceiling	Refer to Original Report	Refer to Original Report	No Change	
16	Smoke/ CO detector	Refer to Original Report	Refer to Original Report	No Change	

WALLS

Ref	Item	Description	Checkin Cond.	CheckOut Update	Responsibility
17	Wall	Refer to Original Report	Refer to Original Report	No Change	
18	Skirting board	Refer to Original Report	Refer to Original Report	No Change	
19	Wall (tiled)	Refer to Original Report	Refer to Original Report	No Change	

FLOORING

Ref	Item	Description	Checkin Cond.	CheckOut Update	Responsibility
20	Laminate	Refer to Original Report	Refer to Original Report	No Change	

LIGHTING

Ref	Item	Description	Checkin Cond.	CheckOut Update	Responsibility
21	Ceiling Lighting	Refer to Original Report	Refer to Original Report	No Change	

KITCHEN FURNITURE

Ref	Item	Description	Checkin Cond.	CheckOut Update	Responsibility
22	Fitted Kitchen Units	Refer to Original Report	Refer to Original Report	No Change	
23	Worktops	Refer to Original Report	Refer to Original Report	No Change	
24	Sink	Refer to Original Report	Refer to Original Report	No Change	

APPLIANCES

Ref	Item	Description	Checkin Cond.	CheckOut Update	Responsibility
25	Oven	Refer to Original Report	Refer to Original Report	No Change	
26	Hob	Refer to Original Report	Refer to Original Report	No Change	
27	Washer Dryer	Refer to Original Report	Refer to Original Report	No Change	
28	Refrigerator Freezer	Refer to Original Report	Refer to Original Report	No Change	

PHOTO OVERVIEW

Ref	Item	Description	Checkin Cond.	CheckOut Update	Responsibility
29	Photo 1	Refer to Original Report	Refer to Original Report		



Kitchen-Oven



Kitchen-Photo 1



Kitchen-Hob



Kitchen-Washer Dryer



Kitchen-Sink

BATHROOM

DOORS

Ref	Item	Description	Checkin Cond.	CheckOut Update	Responsibility
30	Door	Refer to Original Report	Refer to Original Report	No Change	

WALLS

Ref	Item	Description	Checkin Cond.	CheckOut Update	Responsibility
31	Wall (tiled)	Refer to Original Report	Refer to Original Report	No Change	

LIGHTING

Ref	Item	Description	Checkin Cond.	CheckOut Update	Responsibility
32	Ceiling Lighting	Refer to Original Report	Refer to Original Report	No Change	

HEATING

Ref	Item	Description	Checkin Cond.	CheckOut Update	Responsibility
33	Heater	Refer to Original Report	Refer to Original Report	No Change	

SOCKETS

Ref	Item	Description	Checkin Cond.	CheckOut Update	Responsibility
34	Shaver Socket	Refer to Original Report	Refer to Original Report	No Change	

BATHROOM FURNITURE

Ref	Item	Description	Checkin Cond.	CheckOut Update	Responsibility
35	Basin	Refer to Original Report	Refer to Original Report	No Change	
36	WC	Refer to Original Report	Refer to Original Report	No Change	

FURNISHING

Ref	Item	Description	Checkin Cond.	CheckOut Update	Responsibility
37	Mirror	Refer to Original Report	Refer to Original Report	No Change	

PHOTO OVERVIEW

Ref	Item	Description	Checkin Cond.	CheckOut Update	Responsibility
38	Photo 1	Refer to Original Report	Refer to Original Report		



Bathroom-Photo 1

Additional Information