







Check-out Document

Address	2 St Marks Avenue Harrogate HG2 8AE	House Type	House
		Detachment	End Terrace
Front Elevation		Side Elevation	Rear Elevation
			

08/03/2017



Check-out

Check-out Details	
Property	2 St Marks Avenue Harrogate HG2 8AE
Property Manager	Myrings
Landlord Name	Christine Troy
Prepared by (Name of Clerk)	Kate Hewson
Date Vacated	08/03/2017
Date Inspected	08/03/2017
Inspected By	Inventories of Distinction
Photo	

Inspector Comments	
Inspector Comments	
Present during check out: Tenant, landlady and tradesmen x 3. The property requires further cleaning to bathrooms, kitchen and most flooring. Tenant advised that the carpets had been professionally cleaned but no evidence of this. Carpets require professionally cleaning if pets have been kept at the property. Overall the property has been left in a good condition.	



Tenants	
Name	Joan Maclean-Buckley
Mobile	
Other Phone	
Email	
Forwarding Address Line 1	61 Wetherby Road
Forwarding Address Line 2	Harrogate
Forwarding Address Postcode	HG2 7SG

Key Details	
Key Description (all keys)	Tenant and landlady exchanged and discussed keys.
Notes	
Are All Fobs Working?	N/A
Keys Photo	

Cleaning	
Is Cleaning Needed?	Yes

Carpets Need Cleaning?	Yes
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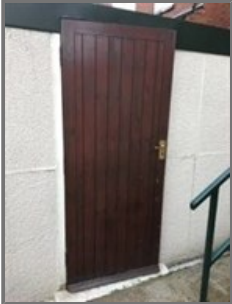
Windows Need Cleaning?	No
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Bulbs						
Bulbs Out	2					
Location	Living room	Bulb Type	X1	Photo		
Location	Kitchen	Bulb Type	Halogen x 1	Photo		

Garage



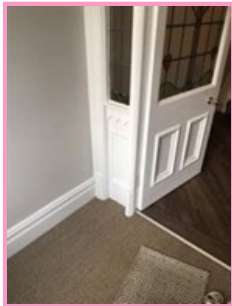
Maintenance Issues

Issue	Photos		
Accounted for: Sink unit Fuse switch Fridge Recycling caddy			
Side door not closing			

Porch

Overview Comments

Mostly clean.



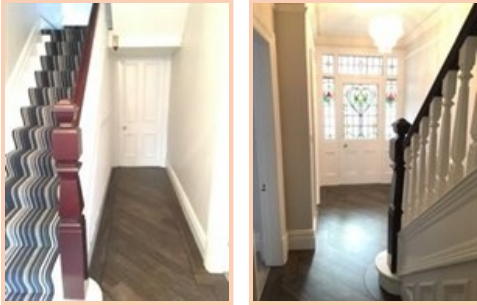
Cleaning Issues

Issue	Photos	
Door mats dusty		


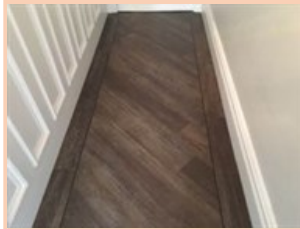
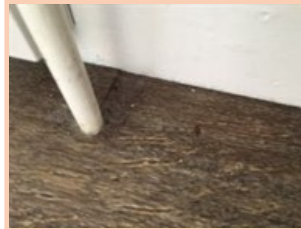


Hallway

Overview Comments


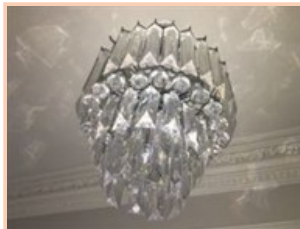

Mostly clean.



Cleaning Issues

Issue	Photos
Small amount of debris to edges	    

Maintenance Issues

Issue	Photos
Accounted for: Light pendant with glass shade Alarm sensor Phone socket	 
Smoke detector	

Living Room

Overview Comments

Mostly clean.

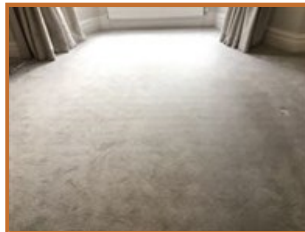


Cleaning Issues

Issue

Small amount of dust to flooring.

Photos

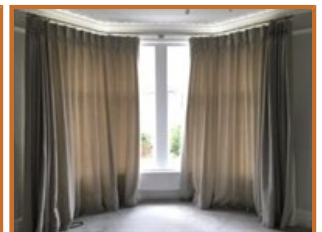
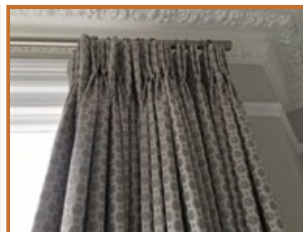


Maintenance Issues

Issue

Accounted for: Lined curtains Curtain pole
Window keys x 3 Ceiling rose Chandelier

Photos



Accounted for: Alarm sensor Fire place and surround TV socket Phone socket Dimmer switch



Small faint stains in front of window



Dining Room

Overview Comments

Mostly clean.

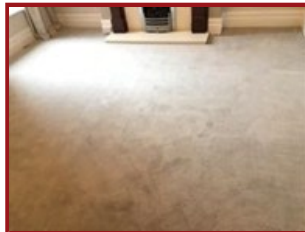
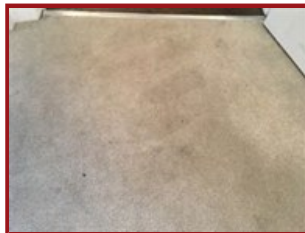


Cleaning Issues

Issue

Small amount of dust to flooring.

Photos

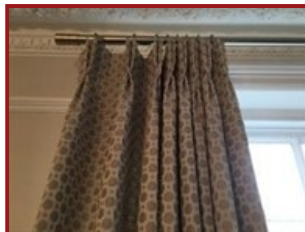
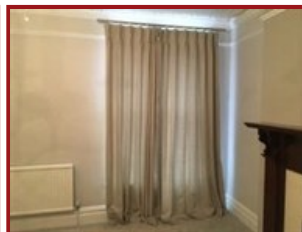
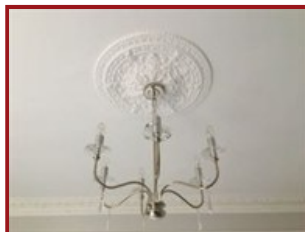


Maintenance Issues

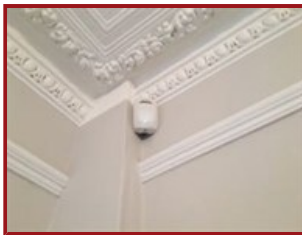
Issue

Accounted for: Lined curtains Curtain pole
Window keys Chandelier Ceiling rose

Photos



Accounted for: Alarm sensor Fire place and surround Dimmer switch










Kitchen

Overview Comments

Further cleaning recommended.



Cleaning Issues

Issue	Photos
Tumble dryer, Beko - clean	 
Washing machine, Indesit, now Beko - clean	  
Electric hob, Siemens - clean	
Cooker hood, Siemens - clean	

Oven, Siemens - food debris in corners of door frame. Tray stained.



Oven, Siemens - small amount of food debris in corners of door frame



Fridge freezer, Siemens - small amount of food debris



Integral dishwasher, Siemens - mostly clean, inside door lightly stained.



Cupboards - small amount of dust and light staining in areas



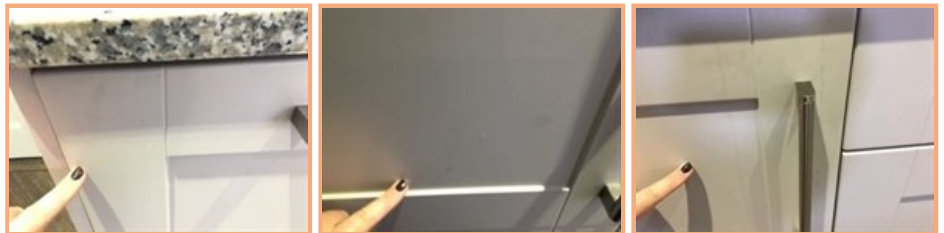
Floor dusty under fridge freezer



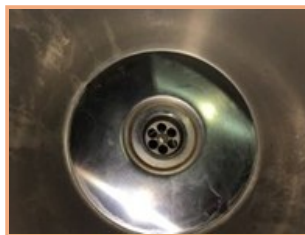
Cupboard floor dusty



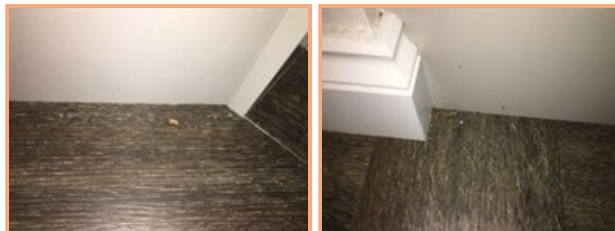
Cupboard fronts lightly stained



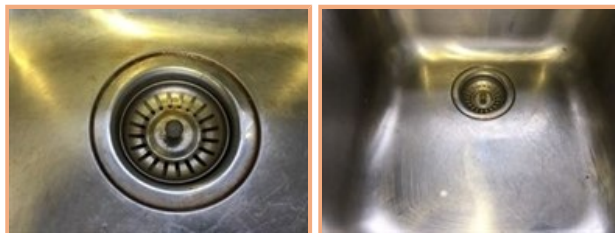
Small sink stained



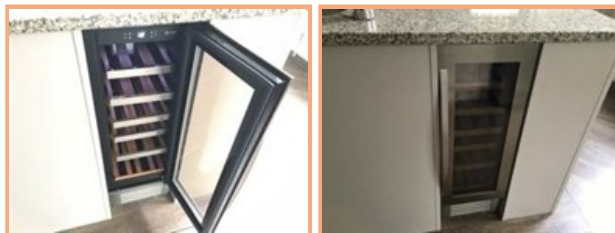
Floor dusty at edges




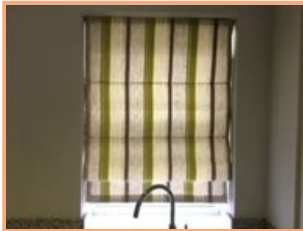










Main sink stained and small amount of food debris



Wine fridge - clean



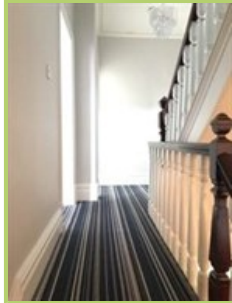
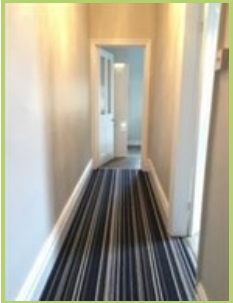
Maintenance Issues

Issue	Photos
<p>Accounted for: Roman blinds x2 Window keys Light pendant with glass shade Heating controls</p>	    
<p>Smoke detector</p>	
<p>Accounted for: Alarm panel Alarm sensor Granite worktop</p>	    
<p>Cupboard accounted for: Gas Meter Electric Meter Fuse box Indesit washing machine - changed to Beko Beko tumble dryer</p>	

Stairs/ Landing 1st floor

Overview Comments

Mostly clean.

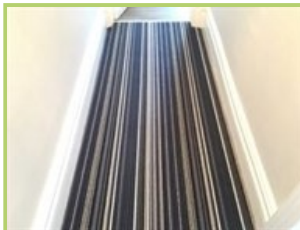
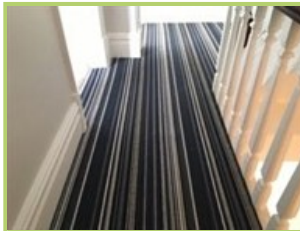
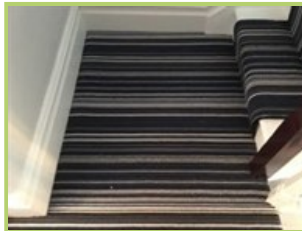


Cleaning Issues

Issue

Light amount of dust to carpets

Photos

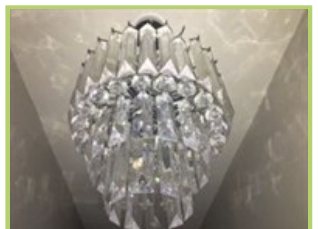


Maintenance Issues

Issue

Accounted for: Loft hatch Light pendant with glass shade x3

Photos



Smoke detector



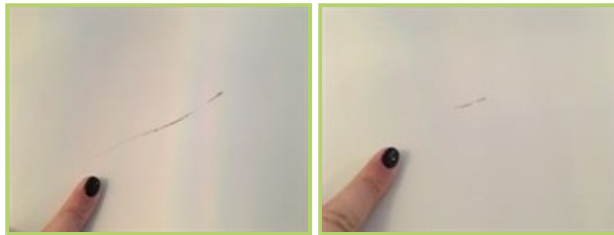
Accounted for: Balustrade



Water mark to coving near Smoke detector



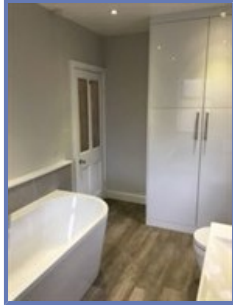
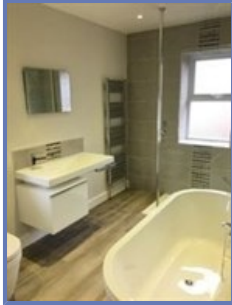
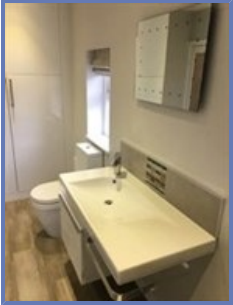
Wall marked




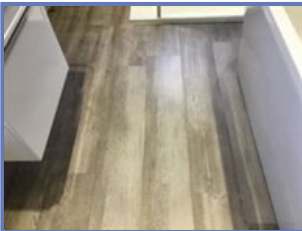
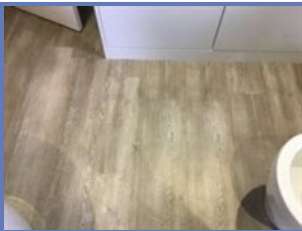
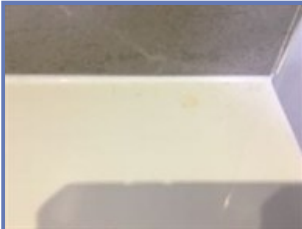





Bathroom/Toilet

Overview Comments

Further cleaning recommended.



Cleaning Issues

Issue	Photos		
Small amount of dust to flooring			
Light amount of dust to sink			
Shower tray dusty			
Light amount of dust to bath			

Maintenance Issues

Issue	Photos
Accounted for: Roman blinds Window key Bath with shower Light cord Mirror	   
Accounted for: Shower Thermostat Toilet roll holder Heated towel rail	   
Accounted for: Shower screen Toilet Basin	  
Cupboard accounted for: Boiler Heating control unit Immersion tank	 

Bedroom 1

Overview Comments





Clean.



Cleaning Issues

Issue	Photos
Floor clean	

Maintenance Issues

Issue	Photos
Accounted for: Lined curtains Curtain pole Window key Light pendant with glass shade	   

Bedroom 2

Overview Comments

Mostly clean.



Cleaning Issues

Issue	Photos		
Small amount of debris to carpet			

Maintenance Issues

Issue	Photos		
Accounted for: Lined curtains Curtain pole Window key Light pendant with glass shade Fire place no fire			
			

Bedroom 3

Overview Comments

Clean.



Cleaning Issues

Issue

Photos

Carpet clean (furniture dents)



Maintenance Issues

Issue

Photos

Accounted for: Lined curtains Curtain pole
Window keys Chandelier Fire place and
surround



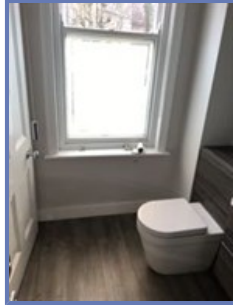
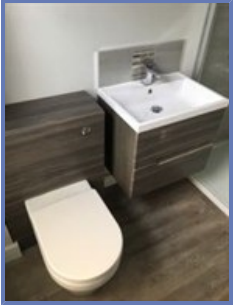
Light stain to carpet



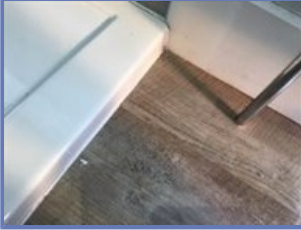






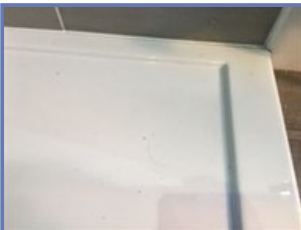


En-suite

Overview Comments

Further cleaning recommended.







Cleaning Issues

Issue	Photos		
Light amount of debris to floor			
Skirting dusty			
Basin lightly stained and hairs present			
Light amount of dust to shower tray			

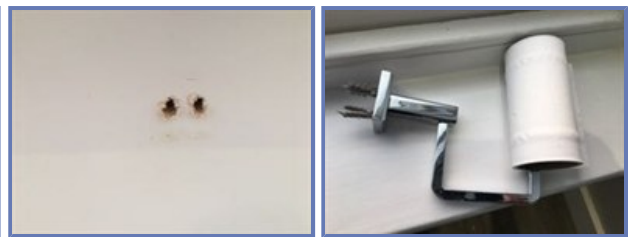
Sink unit dusty/hairs present



Maintenance Issues

Issue	Photos		
Accounted for: Roman blinds Window key			
Accounted for: Light cord Shower Toilet roll holder Toilet			
			
Accounted for: Heated towel rail Shower screen Basin Mirror			
			

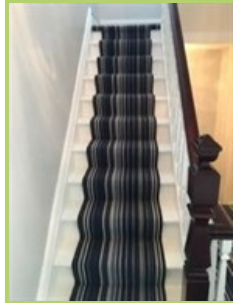
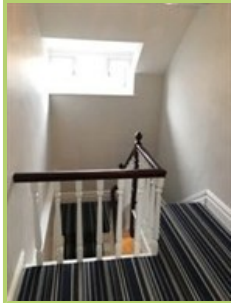
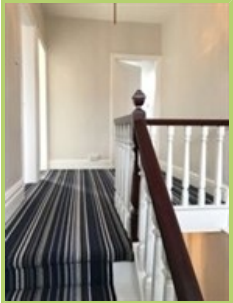
Toilet roll holder loose





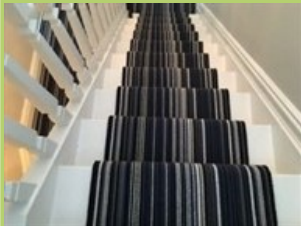



Stairs/ Landing 2nd floor

Overview Comments


Mostly clean.



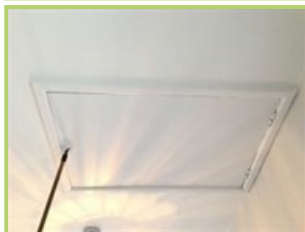
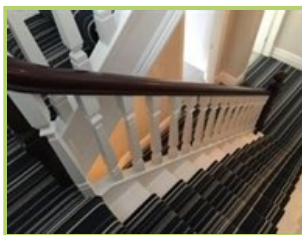
Cleaning Issues

Issue	Photos
Light amount of dust to stairs	 
Carpet clean	   

Maintenance Issues

Issue	Photos
Smoke detector	

Accounted for: Loft hatch Light pendant with glass shade Balustrade



Bedroom 4

Overview Comments







Clean.



Cleaning Issues

Issue	Photos
Carpet clean	 

Maintenance Issues

Issue	Photos
Accounted for: Roman blinds Light pendant with shade Window key	  
Several small circular marks to carpet centrally	  

Bedroom 5

Overview Comments





Mostly clean.



Cleaning Issues

Issue	Photos
Light amount of debris to carpet	   

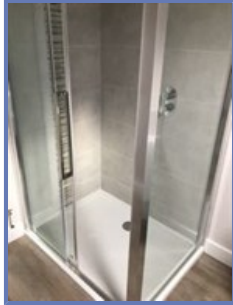
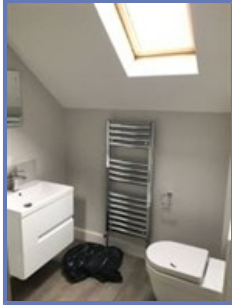
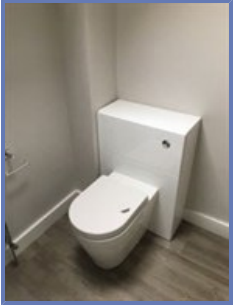
Maintenance Issues

Issue	Photos
Accounted for: Lined curtains Curtain pole Light pendant with shade Window key	   

Bathroom/Toilet 2nd floor

Overview Comments

Work being carried out at time of check out - new sealant being put around the shower tray.

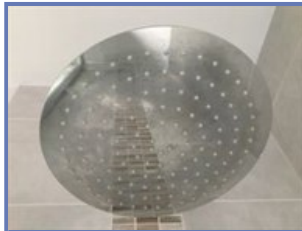


Maintenance Issues

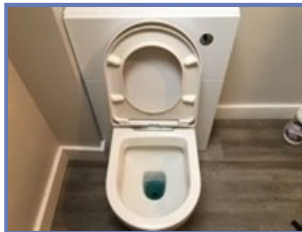
Issue

Photos

Accounted for: Spotlight track Light cord
Mirror Shower Toilet roll holder Basin



Accounted for: Heated towel rail Toilet
Roller blind





Front garden

Overview Comments

Seasonal condition. Build up of leaves throughout.



Maintenance Issues

Issue	Photos
Accounted for: Light Alarm box	 

Side garden

Overview Comments

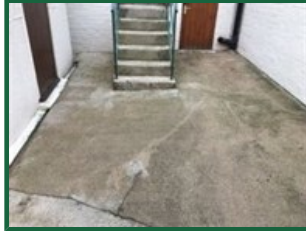
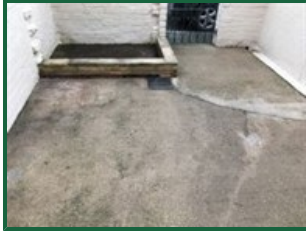
Clean.



Back garden

Overview Comments

Clean.



Maintenance Issues

Issue	Photos
Accounted for: Alarm box Light Wheelie bin (to be emptied)	  
Accounted for: Outbuilding	



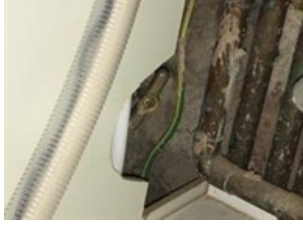

Smoke / CO Detector Compliance Checks

Is there a smoke detector on all floors?	Is there a CO detector everywhere there is a solid fuel device?
Yes	N/A

Alarms

Ref	Is Working?	Location	Comments
S	Unable to verify		

Utilities

Item	Details	Photo
Gas Meter	Reading: 4502 Serial Number: 0664425S	
Electric Meter	Reading: 07809 Serial Number: I13L12053	
Stopcock Location	Under kitchen sink	
Fusebox Location	Kitchen cupboard	
Comments	Gas Meter: Kitchen cupboard. Electric Meter: Kitchen cupboard. Water Meter: Unable to locate. Fuse box: Kitchen cupboard. Stopcock: Under kitchen sink.	

Utility Suppliers

Type of Supplier	Name of Supplier
Electricity	EDF Energy
Gas	EDF Energy

This check-out report is based on the ingoing inventory (if) provided by the agent or the landlord. It only notes items identified as being in a different condition to that recorded in the inventory. This report is advisory only and is based on the information available to the clerk. It must not be treated as a final statement of tenant responsibility. It remains the responsibility of the agent/landlord and tenant to fully agree all issues and deductions from the deposit.