

GREEN KITE

THE PROFESSIONAL INVENTORY COMPANY

CHECK OUT REPORT

1 Barwell House,
Menotti Street ,
E2 6HZ

19/12/2016



Open 7 days a week, 364 days a year



Over 40,000 inspections completed in London



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5% of our profits go to support of
Centrepoint - the UK's leading charity
for homeless young people



FLYING HIGH ABOVE THE REST



CHECK OUT REPORT

Address 1 Barwell House,
Menotti Street
E2 6HZ

Date 19/12/2016
at 2:15 pm

Agent



We're London's leading professional inventory company for agents and their landlords, flying high above the rest with over 10,000 detailed inventories performed each year.

Green Kite inventories are carried out by our team of experienced and friendly clerks. They're highly trained to not only follow industry guidelines, but to also go one step further through photo based reporting, quality control proof reading, and speedy returns to clients .

TABLE OF CONTENTS - CHECK OUT REPORT

General Summary of Condition	5
Cleaning Summary	6
Utilities	7
Keys	9
Entrance and Hallway	10
Bathroom	13
Bedroom	16
Reception	19
Kitchen	22
Kitchen Appliances	25



GENERAL SUMMARY OF CONDITION

	Check-out
Decorative order	Light mould stains to ceiling in bathroom
Walls	As per check-in, wall uneven to right-hand side in entrance
Floors	As per check-in
Contents	As per check-in
Appliances	All tested for power, heavy cracks seen to 2 x drawers to freezer, heavy drip marks to oven glass door
Lights	1 x bulb missing, 1 x not working in kitchen

CLEANING SUMMARY

	Check-out
Carpets & Flooring	Clean
Windows	Glazing clean where accessible
Bathroom	Light water marks to shower screen
Kitchen & Appliances	Clean
General cleanliness	Professional clean with omissions


UTILITIES

Utility	Location	Serial number	Check-out Reading
Gas	Kitchen under sink	0649824S	 7221
Electricity	Entrance and Hallway	Z06SP22111	 28190

SUPPORTING DOCUMENTS

This report has been carried out referring to a copy of the Inventory and Check-In Report carried out by Green Kite Property Services dated 3 January 2014. The CHECK OUT REPORT serves to highlight any differences from this report and as such, any items not mentioned retain the same condition as at Inventory.

KEYS

Keys - Check-out	Description	Action	Photo
2 x sets	Each consisting of: 1 x chrome Yale for communal door 1 x chrome Yale for black metal gate 1 x chrome Yale for front door 1 x Chubb for front door	1 x set seen inside property 1 x set collected Foxtons Shoreditch All sets returned to agent	

FORWARDING ADDRESS

Tenant not present

ENTRANCE AND HALLWAY



View One



View Two

ENTRANCE AND HALLWAY

		Check out
1	Door and frame	As per check in
2	Door fixtures	As per check in Beige dotted curtain detached - seen on top of radiator
3	Ceiling	As per check in

ENTRANCE AND HALLWAY

		Check out
4	Lights	As per check in working
5	Walls	As per check in Wall is uneven to right-hand side 1 x 1cm chip Heavily discoloured Light paint bubbling surrounding radiator 1cm chip left of radiator low level
6	Switches & sockets	As per check in
7	Woodwork	As per check in
8	Floor	As per check in
9	Heating	As per check in
10	Built-in storage	As per check in
11	Contents	As per check in

ENTRANCE AND HALLWAY

		Check out
		White metal ironing board with blue floral cover not seen
12	Cleanliness	Professional clean

BATHROOM



View One



View Two



Mould spot stains to ceiling



Water marks to shower screen

BATHROOM

		Check out
13	Door and frame	As per check in
14	Door fixtures	As per check in
15	Ceiling	As per check in Light scattered mould spot stains

BATHROOM

		Check out
		Heavier forward of washbasin and to edges forward of entry
16	Lights	As per check in working
17	Walls	As per check in
18	Switches & sockets	As per check in
19	Floor	As per check in
20	Heating	As per check in
21	Windows & frames	As per check in clean
22	Curtains & blinds	As per check in
23	Shower & Screen	As per check in Light water marks to shower screen

BATHROOM

		Check out
24	Toilet	As per check in
25	Washbasin	As per check in
26	Built-in storage	As per check in Light silvering to edges Light rust to light fitting surrounding medicine cabinet
27	Contents	As per check in
28	Cleanliness	Professional clean with omissions

BEDROOM



View One



View Two



Tear to edge of bed base

BEDROOM

		Check out
29	Door and frame	As per check in
30	Door fixtures	As per check in
31	Ceiling	As per check in

BEDROOM

		Check out
32	Lights	As per check in working
33	Walls	As per check in
34	Switches & sockets	As per check in
35	Woodwork	As per check in
36	Floor	As per check in
37	Heating	As per check in
38	Windows & frames	As per check in Minor paint chipping to windowsill Light stains to left and right of window Glazing clean
39	Curtains & blinds	As per check in Minor tears to net curtains

BEDROOM

		Check out
40	Built-in storage	As per check in
41	Contents	As per check in Bed base: 3cm tear to edge White mattress not seen White metal ironing board now seen
42	Cleanliness	Professional clean

RECEPTION



View One



View Two



Keys

RECEPTION

		Check out
43	Door and frame	As per check in
44	Door fixtures	As per check in
45	Ceiling	As per check in

RECEPTION

		Check out
46	Lights	As per check in working
47	Walls	As per check in
48	Switches & sockets	As per check in
49	Woodwork	As per check in
50	Floor	As per check in
51	Heating	As per check in
52	Windows & frames	As per check in Clean
53	Curtains & blinds	As per check in Light fraying to edges of net curtain Minor stains
54	Contents	As per check in

RECEPTION

		Check out
		<p>Cupboard doors: Unable to fully inspect due to contents in the way</p> <p>Grey fabric cushions not seen</p>
55	Additional contents	<p>Green two-seater sofa</p> <p>1 x chrome Chubb key and 1 x smaller key: Use unknown</p>
56	Cleanliness	Professional clean

KITCHEN



View One



View Two



Skirting board missing

KITCHEN

		Check out
57	Door and frame	As per check in
58	Door fixtures	As per check in
59	Ceiling	As per check in

KITCHEN

		Check out
60	Lights	As per check in 1 x bulb missing 1 x light not working
61	Walls	As per check in
62	Switches & sockets	As per check in
63	Woodwork	As per check in Skirting board missing left-hand side of entry
64	Floor	As per check in
65	Heating	As per check in
66	Windows & frames	As per check in Clean where accessible
67	Curtains & blinds	As per check in A few blinds bent to edges

KITCHEN

		Check out
68	Wall units	As per check in
69	Base units	As per check in
70	Drawer units	As per check in
71	Work surfaces	As per check in
72	Sink & taps	As per check in
73	Contents	As per check in Only 3 x wine glasses now seen
74	Additional contents	2 x bulbs still in packaging
75	Cleanliness	Professional clean

KITCHEN APPLIANCES



Soap Tray



Washing machine



Dishwasher



Fridge



Freezer



Hob



Oven



Extractor

KITCHEN APPLIANCES



Microwave



Boiler

KITCHEN APPLIANCES

	Appliance	Check out
76	Washing machine	As per check in Tested for power
77	Dishwasher	As per check in Tested for power

KITCHEN APPLIANCES

	Appliance	Check out
78	Fridge	As per check in Tested for power Light scuffs to front door mid level
79	Freezer	As per check in Tested for power 2 x large cracks to 2 x drawers
80	Hob	As per check in Tested for power
81	Oven	As per check in Tested for power Heavy drip marks in between glass panel
82	Extractor	As per check in Extractor not working
83	Microwave	As per check in Tested for power
84	Boiler	As per check in Tested for power

TERMS AND CONDITIONS

1. GREEN KITE PROPERTY SERVICES (GKPS) covers the property only to the extent that the condition of the premises only extends to the parts of the premises that are readily accessible. All other parts of the premises i.e. attics, garages, lofts and communal areas that are not relevant to the inventory, are specifically excluded.
2. This document is considered to be an accurate assessment of the contents and condition of the property. You have 14 days from the date of this report to notify us in writing of any amendments you wish to make. These should be sent to info@green-kite.co.uk. If no amendments are received within this time you are deemed to have agreed with the contents of this report. Amendments will only be made to the report with all parties' agreement. It is the responsibility of the Landlord and Tenant to agree to amendments prior to sending any request to GKPS.
3. Unless the Inventory is carried out in daylight hours, the exterior and belongings will not have been inspected.
4. If a garden needs inspecting GKPS will endeavour to mention plants and shrubs however GKPS considers plants to be perishable.
5. Lighting, electrical appliances, machinery and other similar items will be tested where practical, and in any event for power supply only. Burglar alarms and panic alarms are not tested.
6. Carpets, rugs and other floor coverings have been inspected to the extent that they are sufficiently clean so that stains and markings, including burns and other damage can be readily identified.
7. Unless otherwise stated in writing, items in boxes, plastic sacks and other containers are assumed to be awaiting removal and are specifically excluded from the inventory.
8. All items are described only so that they can be identified. Sizes of objects are given only as approximate and are purely an aid for identification.
9. It should be noted that the compiler of this report is not an expert in fabrics, woods, materials, antiques, etc and not a qualified surveyor. This inventory should not in any way be used as a report for valuation purposes for the premises and its contents or as a structural survey report.
10. Every effort has been made to carefully check the property and its contents, however, GKPS representative cannot move extremely heavy Contents, nor can we undertake to attempt entry to inaccessible places. Our clerks will not report on areas such as overcrowded drawers & cupboards.
11. The GKPS representative is not aware of recently bought items. New is only stated if the item is still within packaging. This inventory has been compiled on the basis that, unless otherwise stated, an item is free from visible soiling, defects or damage.
12. Newspapers, magazines, perishables, houseplants are not included unless specifically requested. Books, compact discs, DVDs, videotapes and other similar items will not be listed individually but will be stated as 'collections'.
13. Properties containing large amounts of assorted crockery, cutlery, glasses etc will not have items listed individually but will be listed as "assorted items".
14. The person preparing the Inventory is not an expert in The Fire and Safety Regulations in relation to soft furnishings. It assumes that all furnishings & fabrics have been checked by the landlord and/or managing agent to ensure they comply with the relevant regulations at date of compilation.
15. Any Inventories compiled with the tenants in situ may contain inaccuracies for which we cannot be held responsible.
16. Smoke alarms will be listed on the inventory but will only be tested for sound in accordance with the legislation of October 2015 and only where practically possible to do so. Liability for ensuring the property complies with the legislation remains with the Landlord.
17. Meter readings can only be taken if meters are accessible and clearly marked. Otherwise the reading must be taken by the relevant boards.
18. It is essential that all items are returned to respective rooms as listed on the original Inventory before the Check Out is due to be carried out. Where items have not been returned to their original position and are not easily seen they may be noted as "Not Seen" on the Check Out and their replacement may be charged for.
19. All personal items should be removed prior to the Check Out and the tenant should be ready to vacate the property at the end of the Check Out returning all sets of keys.
20. Unless otherwise stated, the report was carried out at the date and time stated on the front cover and all photos were taken during the inspection.
21. Blinds in the premises are visually checked. We are unable to verify that the blinds comply with child safety requirements of BS EN 13120:2009 + A1:2014 placed on the manufacturer, supplier and professional installation of internal window blinds.