

## Check-Out Report & Schedule of Condition

Apartment 2,  
'The Villas',  
Tamblin Road,  
Cheltenham,  
Gloucestershire,  
GL5 - 2BP.

**Report Date: 11<sup>th</sup> January 2017**

**Our Reference: PREM 489/18**

**On Behalf of: Premium Lettings**

This report should be read in conjunction with the Inventory compiled by  
DMR Inventory Services on 11.1.16

For ease of reference, all changes considered to be 'Fair Wear & Tear' (FW & T) in the Inventory Report -  
- have not been shown in this report, but *are* detailed in the said report.

**Tenant Present at Check-Out:**

Yes

### Utilities

**Gas** = 2489.0

**Electric** = 17590

**Water** = 1430.00

### Record of Keys

2 x Security Rimlock  
1 x Blipper Fob = Secure Parking Gate  
1 x Rimlock = Pedestrian Exit Gate

**Reference:** Apartment 2, 'The Villas', Tamblin Road, Cheltenham, Gloucestershire, GL5-2BP.

- Areas/Items affected by Fair Wear & Tear (FW&T) are as noted in the *original* Inventory-Schedule report, Check-Out comments
- The property was found in a poorly cleaned condition. No receipt for Carpet cleaning was seen at the Check-Out procedure.
- All Smoke Alarms and Carbon Monoxide Alarms have been checked for power. All were 'beeping' when tested.
- 9 x Supportive photograph's are attached to the main Check-Out report.

Item No.	Item Description	Damages/Comments
9	Lounge Area, Pendant Light	Bulb not working
10	Lounge Area, 2 x Wall Lights	1 x Bulb not working
40	Kitchen, Sink	+ Light deposits to drainer area <b>(1 x Photo refers)</b>
44	Kitchen, Gas Hob	+ Burnt-on-Grease deposits to Trivets & Burner Plate surrounds <b>(1 x Photo refers)</b>
45	Kitchen, Fan Oven	+ Burnt-on-Grease deposits to base and Sides <b>(1 x Photo refers)</b>
51	Kitchen, Refrigerator	+ Light crumb deposits to base and to Bottle Racks <b>(1 x Photo refers)</b>
52	Kitchen, Freezer	+ Crumb deposits to Storage Drawers;+ Not de-frosted <b>(1 x Photo refers)</b>
107	Bathroom, Mirrored Splashback Panel	+ Heavily smeary <b>(1 x Photo refers)</b>
114	Bathroom, Splashback Tiles to Bath area	+ Soap deposit marked; + Heavily smeary to faces <b>(1 x Photo refers)</b>
152	Ex. Bedroom 1, En-Suite – Large Round Door Stop	Not now seen (Tenant advises 'Been packed = To return to Landlord')
153	Bedroom 1, En-Suite – Mirrored Door Wall Cabinet	+ Heavily smeary to faces
154	Bedroom 1, En-Suite – Shower Cubicle	Door & Fixed Panel: Heavily water marked and smeary
165	Bedroom 2, Window Frames and Inside Window Panes	Frames: Heavily dusty; Light condensate/mould marked; Inside Panes: Heavily smeary <b>(2 x Photo's refer)</b>

**Previous Tenant's Forwarding Address:**

36 Acacia Avenue, Churchdown, Nr. Gloucester, Gloucestershire, GL51-4PQ.