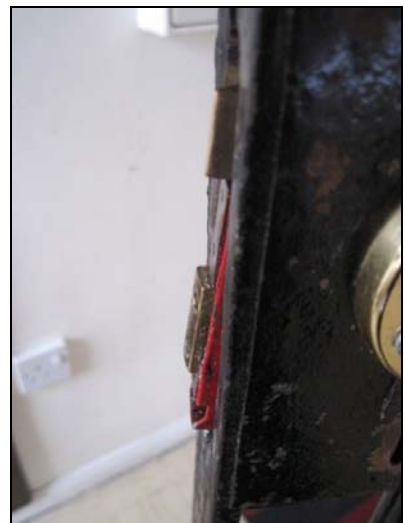


CHECK OUT REPORT SCHEDULE OF CONDITION

<u>PROPERTY</u>	84 EDEMSTON CLOSE, E9 5TL
<u>DATE</u>	1 DECEMBER 2009
<u>REFERENCE</u>	84.edmeston.checkout.011209.jd
<u>TYPE</u>	1 BED FLAT
<u>LETTING AGENT</u>	HOMEFINDERS

FRONT DOOR & ENTRANCE HALL

- Ceiling - good order
- Walls - good order
- Woodwork - good order
- Flooring - dirty, needs vacuuming
- Door - door in good order
but security gate damaged – hanging loose from
mounts, doesn't close shut properly, lock
damaged/loose



PROPERTY

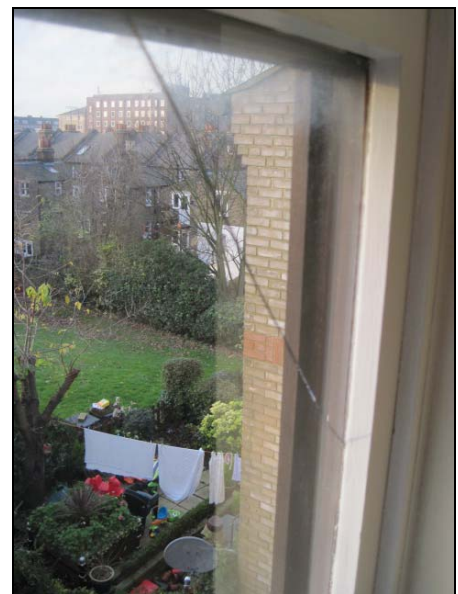
89 EDMESTON CLOSE, E9 5TL

DATE

27 NOVEMBER 2009

LOUNGE

- Ceiling - good order
- Walls - good order
- Woodwork - good order
- Flooring - dirty, needs vacuuming
- Door - good order
- Window - 1 cracked pane
- Other - light fitting hanging from ceiling with exposed wires – need attention



KITCHEN

- Ceiling - good order
- Walls - good order
- Woodwork - good order
- Flooring - good order, generally marked with use, light sweep required
- Door - good order

PROPERTY

89 EDMESTON CLOSE, E9 5TL

DATE

27 NOVEMBER 2009

- Window - 1 cracked 1 pane
- Appliances - all in good order but oven slightly dirty with food crumbs
- Units/Work tops - all in fair order but slightly dirty with food crumbs
- Other - 1 power socket loose from fitting to wall



PROPERTY

89 EDMESTON CLOSE, E9 5TL

DATE

27 NOVEMBER 2009



BATHROOM

- Ceiling - good order
- Walls - good order
- Woodwork - good order
- Flooring - good order
- Door - good order
- WC - good order but bowl heavily lime scaled
- Bath/shower - good order
- Sink - good order

BEDROOM

- Ceiling - good order
- Walls - good order
- Woodwork - good order
- Flooring - dirty, needs vacuuming
- Door - good order

PROPERTY

89 EDMESTON CLOSE, E9 5TL

DATE

27 NOVEMBER 2009

Window - good order

**SUMMARY**

The property is in generally showing signs of wear and tear throughout.

It is slightly dirty in some areas and requires a further light professional clean throughout.

2 window panes are cracked.

1 power socket is loose.

1 light fitting is loose.

The security gate at the entrance is pulled away from the wall and the lock appears damaged.

DILAPIDATIONS AND DAMAGES

Replace 2 cracked window panes - £150.00

Fix power socket, and loose light fitting - £60.00

Fix front security gate - £80.00

End of tenancy clean - £55.00

TOTAL = £345.00

KEYS

1 Yale key for block entry door

1 Yale key for flat door

(Chubb lock on flat door appears deactivated and no key supplied)

PROPERTY	89 EDMESTON CLOSE, E9 5TL
DATE	27 NOVEMBER 2009

METER READINGS

ELECTRIC meter no 805813498 reading 0.48p credit



GAS meter no L9827539923M reading 03045.065

