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Check-Out Report

Property Address: Example

Property Type: Furnished Two Bedroom Flat

Agent: Example

Inspected by Example

Start of Tenancy: 01/04/2018

Inspection Date: 01/04/2019

Reference: Example



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Inventory and Schedule of Condition Notes

This report provides an impartial, fair and accurate inventory and schedule of conditions of the property on a room by room basis. Detailing the property's contents, conditions and cleanliness as observed at the time of the inspection.

Please note that this report has been produced by a professional Inventory Clerk who is not an expert on furnishings, decoration, wools, fabrics, antiques, buildings etc, nor a qualified surveyor or valuer. Where the words 'chrome', 'silver', 'oak', 'walnut' etc are used it is understood that this is solely a description of the item and not the materials used. The report does not necessarily note structural defects and does not advise on repair works.

The report relates only to furniture, furnishing, equipment and contents of the property. It is not a guarantee or report on the safety of, or adequacy of any such equipment or contents. Merely a visual record of items and the superficial conditions of items existing in the property at the time of the inspection.

Smoke and carbon monoxide alarms will be audible beep tested only, when accessible. However, no comment is made as to the alarm being in proper working order, or that the property complies with the Smoke and Carbon Monoxide Alarm (England) Regulations 2015. Fire and safety regulations regarding furnishings, gas and electrical items are the responsibility of the Landlord. Where the report notes that a Fire Resistant Label has been seen it is not to be interpreted to mean that the item complies with relevant safety regulations. It is merely a record that the item had a label as described.

Meter readings will only be taken when readily accessible.

Windows will not be tested for operation or function, unless individually mentioned. Comments are based solely on the superficial appearance of the windows, frames, fittings and sill.

Electrical/Gas devices including appliances, lighting, sockets, boilers, radiators etc may be tested for power only. This is not an indicator that such items are functioning correctly or comply with the relevant safety regulations.

The inspection only extends to areas of the property that are readily accessible. Areas such as lofts and cellars, whether locked or not, as well as inside locked rooms, garages and sheds will not be noted on the report and remain the responsibility of the Landlord. Inaccessible areas such as overcrowded drawers/cupboards and boxes will not be fully inspected, nor will heavy furniture or items be moved. Multiple items of little monetary value will be listed generically.

This report and comments within remain the property of Scribe Property Services and cannot be used or duplicated without their written permission.

It is the responsibility of the landlord and the tenant, or the managing agent to agree between themselves the accuracy of this report.

This report must be reviewed within 7 days from receipt of this report. Any future discrepancies or requested amendments will not be admissible after this time period, and the report will be deemed as accepted in full by both the landlord/managing agent and tenant.

Tenants can request any amendments/comments or raise any queries within 7 days of receipt of the report at contact@scribeproperty.com

Glossary of Terms

- New: unused or still in packaging
- As new: showing no signs of use and free from any defects
- Good condition: Used, may show light wear/defects
- Good in use condition: Used, showing light signs of use/wear and defects
- Fair condition: Showing signs of use/wear or defects as noted
- Poor condition: Showing heavy wear/use or defects as noted
- Newly painted: freshly painted for the start of the tenancy
- Newly fitted: newly installed for the start of the tenancy

Check Out Notes

The check out report provides an overview of the condition of the property found at the termination of the tenancy. The Check-Out report uses the original Inventory and Schedule of Condition as a bench mark for comparison. Unless noted the comments and descriptions of the original Inventory remain valid.

At the termination of the tenancy any deductions made from the holding deposit are made at the discretion of the Landlord/Managing Agent.

- **(T)** – changes that may need to be made good at the Tenants expense
- **(M)** – fair wear and tear issues that may require maintenance/repair
- **(FWT)** – changes that are consistent with fair wear and tear

Check Out Guidance Notes

At the termination of the tenancy the inventory and schedule of condition will be checked and any obvious or significant discrepancies will be recorded in the check out report. Following allowances will be made for fair wear and tear (**FWT**) and any maintenance issues (**M**). The tenant will be liable (**T**) to pay for any repairs, making good, cleaning and replacements. If there are any maintenance issues that have caused damage to the property but have not been reported by the tenant to the landlord/managing agent, then the tenant could be found in breach of contract and liable for repairs.

At the time of the check out all tenant's belongings must have been removed from the property, and items listed in the inventory should be made ready and in the same location as recorded. Any items stored during the tenancy should be unpacked and returned to their original place. Items not returned to the original places may be marked as not found and charged for.

It is expected that the property and its contents will be in the same or a better state of cleanliness as noted in the original inventory. If the standard of cleaning is not satisfactory most landlords/managing agents will employ a contract cleaner, the cost of which will be deducted from the tenant's deposit.

All cleaning must have been completed and the property left in a tidy condition. Failure to vacate the property fully at the agreed check out appointment will result in a cancellation fee.

Typical End of Tenancy Discrepancies

- Carpets-soiling, spotting and burn marks
- Wooden/Tiled/Vinyl Flooring-heavy usage, scrape or scratch marks, indentations, rips, chips and cracks
- Walls-picture hooks/nails, Blu-Tack (or similar) marks, furniture marks, chips, heat discolouration and finger marks
- Fireplace-unauthorised use, chimneys not swept, damage to mantle/surround or hearth
- Woodwork-chips, indentations and scratches
- Linen/Bedding-discolouration/soiling, stains, unclean and rips
- Mattress-torn, soiled/discoloured and stains
- Curtains-liquid staining, discoloration, stains and rips
- Furniture-soiled/stained, broken, liquid stains, scratches, and indentations
- Gardens-patios, pathways or driveways not swept, unmaintained borders, weeds and lawn trimming

Schedule of Condition

Overview	The property was found in a clean and tidy condition at the time of the inspection. Showing light additional use in keeping with this Tenancy term.
Decorative Order	The decorative order is good overall with some additional wear/defects as noted.
Floorings	The floorings are in a good in use condition and clean. The carpets have been steam cleaned.
Skirting/Woodwork	Found in a good in use condition. Light scuffs and wear in keeping with the duration of this Tenancy.
Windows	Found in a good in use condition. Light scratches to the frames and surrounds in keeping with use. The glazing has been cleaned internally.
Curtains/Blinds	The blinds are in a good in use condition, with defects present at the start of the Tenancy.
Appliances	The appliances are in a good in use condition and have been professionally cleaned. Power tested at the time of the inspection.
Bathroom Fittings	Found in a good in use condition and clean.
Furniture	Found in a good in use condition with defects as noted. Additional stains to both mattresses.
External Areas	N/A

Cleaning Overview

Overview	The property has been professionally cleaned to a good standard.
Entrance and Hallway	Professionally cleaned to a good standard.
Bedroom One	Professionally cleaned to a good standard. The carpet has been steam cleaned.
En-Suite Shower Room	Professionally cleaned to a good standard.
Bathroom	Professionally cleaned to a good standard.
Bedroom Two	Professionally cleaned to a good standard. The carpet has been steam cleaned.
Kitchen	Professionally cleaned to a good standard.
Reception	Professionally cleaned to a good standard.

Keys



Keys received from the Tenant. The Tenant advises that additional keys have been returned to the Agent ahead of the inspection.

Communal Door:	2 x Fobs-not returned at the time of the inspection (T)
Front Door:	2 x Keys-one key not returned at the time of the inspection (T)
Windows:	N/A
Balcony/Garden Door:	N/A
Post Box Key:	1 x Key-not returned at the time of the inspection (T)
Others:	N/A

Meters

Electric Meter



Reading: 06091.1
Meter Number: 15K0008696
Location: Communal Hallway Cupboard (T-bar key)

Heat Meter



Reading: 16003
Meter Number: 51310885
Location: Hallway Cupboard

Water Meter



Reading: 00057

Meter Number: 13392723

Location: Communal Hallway Cupboard (T-bar key)

Alarms

Smoke Alarms

Location:	1 x Hallway	Condition:	Made an audible sound when tested
Location:	1 x Heat Sensor-Kitchen	Condition:	Mains connected-not tested

Carbon Monoxide Alarms

Location:	N/A	Condition:	
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Entrance and Hallway

	Description	Check In	Check Out
Front Door	Dark wood veneer surround and framework to a dark wood veneer door with brushed steel finish numerals, spyhole, lever handle and Ezcurra lock	Good in use condition; there are narrow gaps around some of the surround and framework joins; small nicks and residue to the outer surround at low level; shallow indentations and scraps to the right framework adjacent to the lock; faint white residues to the door at low level	
	As exterior with the return of the fittings, and security latch	Good in use condition; scattered white paint spot around the framework; scatter white paint spots and residues to the door	One mid level scratch to the interior approx. 12cm long (T)
Ceiling	Painted in white emulsion	Good condition; painted over joins; one white cap	One indentation on entry approx. 3cm wide (T)
Walls	1 x white smoke alarm	Good condition; tested	
	Painted in white emulsion	Good condition; incidental rubs/scuffs scattered at mid to low level; one approx. 15cm scuff opposite the Bathroom at low level; faint scuffs to the same wall at low level and towards the Kitchen entrance; one approx. 20cm scuff in the same area at mid level	One scuff approx. 25cm long to the left of the power socket (T); finger marks to the left of the entryphone (T); additional incidental scuffs on entry (FWT)
Skirting Floor	Oak veneer wall panels	Good condition	
	1 x white plastic BTP video display entryphone	Good in use condition; not tested	
	Painted in white satin finish	Good condition	Light scuffs scattered in places (FWT)
	Dark brown mottled porcelain tiles	Good in use condition; clean; the grouting is slightly discoloured in places	

Entrance and Hallway

	Description	Check In	Check Out
Lights	3 x white recessed downlighters	Good condition; working order	
Switches/Socket	White plastic switches and sockets	Good in use condition; not tested	
	1 x black control panel	Good in use condition; not tested	
Cupboard One	White painted wooden framework to 2 smoked mirror fronted oak veneer doors, with brushed steel rounded pulls	Good in use condition; clean; white paint spots to the mirrors; small blistering to the interior of both doors; small white paint residues to the top edge of the left door	
	To a built in cupboard with décor continuing from the Hallway	Good in use condition; rubs/scuffs in keeping with use	
	1 x strip light unit	Good condition; working order	
	1 x white metal access panel	Good condition; not inspected internally	
	White plastic switches and sockets	Good in use condition; not tested	
	1 x grey plastic wiring casement	Good in use condition	
	1 x Danfoss heating box with heat meter	Good in use condition; not tested	
	1 x Danfoss control panel	Good in use condition; not tested	
	1 x white metal Danfoss casement	Good in use condition	
	1 x white Siemens washer/dryer	Good in use condition; clean	
Cupboard Two	Oak veneer framework to a oak veneer door with brushed steel rounded handles	Good in use condition	
	To a built in cupboard with décor continuing from the Hallway	Good in use condition; rubs/scuffs in keeping with use	
	White plastic switches and sockets	Good in use condition; not tested	
	2 x grey fuseboxes with flaps	Good in use condition; not tested	
	1 x white plastic fusebox	Good in use condition; not tested	
	1 x white BT router	Good in use condition; not tested	
	1 x white BT casement	Good in use condition	

Entrance and Hallway

	Description	Check In	Check Out
Cupboard Two	1 x grey BT casement	Good in use condition	
	1 x grey metal communications box with 1 glass fronted door, with lock	Good in use condition; not tested/fully inspected; assorted wiring in situ 1 x key in situ	

Entrance and Hallway Photographs



Scratch to the interior of the door (T)



Scuffs to the walls



Scuffs to the walls



Finger marks around the entryphone (T)



Bedroom One

	Description	Check In	Check Out
Door	Oak veneer frame and surround to an oak veneer door with grey metal lever handles, with white painted internal framework	Good in use condition; white paint around the inner edges of the external framework; the framework has been recently painted internally; there are white paint spots to the door	
Ceiling	Painted in white emulsion	Good condition; one white cap	One scuff forward of the wardrobe approx. 3cm long (T)
Walls	2 x white vents	Good in use condition	
	Painted in white emulsion	Good condition; there are incidental rubs/scuffs scattered at mid to low level; one or two scuffs above the bedside units	
	1 x white metal access panel	Good in use condition; not inspected internally; light scuffs to the exterior at mid to low level	
Skirting	2 x white vents	Good in use condition	
	Painted in white satin finish	Good condition; light scuffs scattered; cracking to the joins in places; numerous grey scratches at low level	
Floor	Cream fitted carpet	Good in use condition; clean; there is a gap on entry; pulls visible below the windows and wardrobe	
Windows	Grey metal frame and surround to 2 windows	Good in use condition; clean internally; small white residues to the surround and frame; light scratches to the frame and surround	

Bedroom One

	Description	Check In	Check Out
Curtains/Blinds	2 x light brown electronic blinds inset to the windows	Good in use condition; working order; one brown spot mark to the left blind at low level	
Lights	4 x white recessed downlighters	Good condition; working order	
Switches/Socket	White plastic switches and sockets	Good in use condition; not tested	
	1 x black control panel	Good in use condition; not tested	
Heating			
Wardrobe	Dark wooden veneer surround to 2 matching sliding doors	Good in use condition; light scratches to the doors in keeping with use	
	Dark wooden veneer panels to the interior	Good in use condition; light scratches in keeping with use	
	6 x dark wooden veneer shelves	Good in use condition	Some light scratches in keeping with use (FWT)
	1 x grey metal rail with inset light	Good in use condition; the light is working; assorted hangers in situ	
Furniture	1 x walnut veneer double bed with headboard, and a cream floral patterned mattress	Good in use condition; two liquid type stains to the mattress	One additional liquid type stain to the mattress (T)
	2 x walnut veneer bedside units, each with 2 drawers with brushed steel handles	Good in use condition	Light usage marks to both units (FWT)

Bedroom One Photographs



Additional liquid type stain to the mattress (T)



En-Suite Bathroom

	Description	Check In	Check Out
Door	White painted frame and surround to an oak veneer door with grey metal lever handles and twist lock	Good in use condition; light scuffs at low level	
Ceiling	Painted in white emulsion 1 x white vent	Good condition; one white cap Good in use condition	
Walls	Painted in white emulsion	Good condition; splash marks to the right of the basin; one scuff approx. 4cm long left of the window	Additional splash marks to the right of the basin (FWT); one light scuff left of the window (FWT)
	Grey marble effect wall tiles with chrome trim	Good in use condition; clean	There is some light discolouration to the grouting in places (FWT)
	2 x chrome towel rails	Good in use condition	
	3 x glass shelves with chrome fittings	Good in use condition; clean	
	1 x grey cabinet with 1 mirrored door, to a white veneer interior with 3 glass shelves, 1 white shaver socket and 1 heating control	Good in use condition; clean; light scratches to the mirror	Light usage marks to the interior (FWT)
Floor	Dark brown mottled porcelain floor tiles	Good in use condition; clean; the grouting is slightly discoloured in keeping with use	
Windows	Grey metal frame and surround to 1 window	Good in use condition; clean internally; small white residues and light scratches to the surround; there are white paint spots in places	
Curtains/Blinds	1 x light brown electronic blind inset to the window	Good in use condition; working order	
Lights	3 x white recessed downlighters	Good condition; working order	
	1 x strip light unit below the cabinet	Good condition; working order	

En-Suite Bathroom

	Description	Check In	Check Out
Shower	Silver metal framed glass enclosure with 1 sliding door, and 2 chrome handles, white shower tray with a chrome waste, chrome wall mounted controls, flex, shower head, holder and wall mounted shower head	Good in use condition; clean	Slightly shaded to the low level edges of the enclosure in keeping with use (FWT)
Basin	White ceramic basin with a chrome waste, lever plug, tap and controls Dark brown stone worktop	Good in use condition; clean Good in use condition; clean; white paint spots in places	
Toilet	White ceramic wall hung toilet, concealed cistern, white plastic seat and lid and wall mounted chrome push flush	Good in use condition; clean	
Miscellaneous	1 x brown woven bin	Good in use condition	

En-Suite Bathroom Photographs



Scuff left of the window (FWT)



Bathroom

	Description	Check In	Check Out
Door	Oak veneer frame and surround to an oak veneer door with grey metal lever handles and twist lock, with white painted frame and surround to the interior	Good in use condition	Light scuffs to the internal surround at low level (FWT)
Ceiling	Painted in white emulsion	Good condition	
	1 x white vent	Good in use condition	
	1 x white sensor	Good in use condition; not tested	
Walls	Grey marble effect wall tiles with chrome trim	Good in use condition; clean	
	2 x chrome towel rails	Good in use condition	
	3 x glass shelves with chrome fittings	Good in use condition; clean	
	1 x grey cabinet with 1 mirrored door, to a white veneer interior with 3 glass shelves, 1 white shaver socket, 1 light switch and 1 heating control	Good in use condition; clean	Light usage marks to the interior (FWT)
Floor	Dark brown mottled porcelain floor tiles	Good in use condition; clean; the grouting is slightly discoloured in places	
Lights	3 x white recessed downlighters	Good condition; working order	
	1 x strip light unit below the cabinet	Good condition; working order	
	1 x strip light unit above the bath	Good condition; working order	
Bath/Shower	White bath with a chrome tap, waste, lever plug, wall mounted shower controls, flex, shower head, holder and high level shower head	Good in use condition; clean	
	Glass shower screen with chrome fittings	Good in use condition; clean	

Bathroom

	Description	Check In	Check Out
Bath/Shower	White veneer side panel	Good in use condition; clean; swollen to the low level edge	
Basin	White ceramic basin with a chrome waste, lever plug, tap and controls	Good in use condition; clean	
	Dark brown stone worktop	Good in use condition; clean	
Toilet	White ceramic wall hung toilet, with a concealed cistern, white plastic seat and lid and chrome wall mounted push flush	Good in use condition; clean	

Bathroom Photographs



Bedroom Two

	Description	Check In	Check Out
Door	Oak veneer surround and framework to an oak door with grey metal lever handles, white painted frame and surround to the interior	Good in use condition	
Ceiling	Painted in white emulsion 1 x white vent	Good condition; two white caps Good in use condition	
Walls	Painted in white emulsion	Good condition; one approx. 6cm scuff left of the window at low level; one approx. 2cm grey residue to the far corner at low level	Incidental rubs/scuffs scattered at mid to low level (FWT); there is a cluster of grey scuff type marks to the right of the headboard (T); heavy scuffs and edge chips to the external wardrobe wall opposite the windows (T)
Skirting	Painted in white satin finish	Good condition; cracking to the joins in places; grey scratches at low level; light scuffs in places	
Floor	1 x grey metal doorstep with a black tip Cream fitted carpet	Good in use condition Good in use condition; clean	
Windows	Grey metal frames and surrounds to 3 windows	Good in use condition; clean internally; small white residues and light scratches to the frames and surrounds; white paint spot marks in places	
Curtains/Blinds	3 x light brown electronic blinds inset in the windows	Good in use condition; working order	
Lights	4 x white recessed downlighters	Good condition; working order	One light is not working (T)
Switches/Socket	White plastic switches and sockets 1 x black control panel	Good in use condition; not tested Good in use condition; not tested	

Bedroom Two

	Description	Check In	Check Out
Wardrobe	Dark wooden veneer frame and surround to 2 brown sliding doors	Good in use condition; white paint marks to the surround; light scratches/blemishes to the exterior of both doors	
	Dark wooden veneer panels to the interior	Good in use condition	
	6 x dark wooden veneer shelves	Good in use condition	
	2 x grey metal rails with inset lights	Good in use condition; the lights are working; assorted hangers in situ	
Furniture	1 x dark brown leather upholstered double bed with headboard, and white floral patterned mattress	Good in use condition	One liquid stain to the mattress approx. 3cm wide (T)
	2 x dark wooden veneer 2 drawer bedside units, with brushed steel handles	Good in use condition; light scratches in keeping with use	
Miscellaneous	1 x white plastic extension lead	Good in use condition; not tested	
	1 x wooden bin	Good in use condition	

Bedroom Two Photographs



Heavy scuffs and edge chips right of the wardrobe (T)



Liquid stain to the mattress approx. 3cm wide (T)



Kitchen

	Description	Check In	Check Out
Ceiling	Painted in white emulsion	Good condition; two white caps	
	1 x white vent	Good in use condition	
	1 x heat sensor alarm	Good condition; main connected-not tested	
Walls	Painted in white emulsion	Good condition; there are some light scuffs at mid to low level	There are some additional incidental scuffs scattered at mid to low level (FWT)
	Dark brown/silver glass splashback panels	Good in use condition; clean	
	1 x white metal access panel	Good condition; not inspected internally	
	2 x white vent	Good in use condition	
Skirting	Painted in white satin finish	Good condition	There are some minor scuffs in places (FWT)
Floor	Dark brown mottled porcelain tiles	Good in use condition; clean; the grouting is discoloured in keeping with use	
Lights	4 x white recessed downlighters	Good condition; working order	
	4 x recessed under unit downlighters	Good condition; working order	
Switches/Socket	1 x worktop inset black/grey power socket	Good in use condition; not tested	
	White plastic switches and sockets	Good in use condition; not tested	
Units	A range of oak veneer units with 2 black high level vents, to white veneer interiors	Good in use condition; light rubs/scuffs to the interiors in keeping with use	
	A range of natural oak veneer units, to white veneer interiors, with 3 grey metal wire shelves, 2 grey metal trays, 1 grey plastic cutlery tidy and 3 grey plastic integrated bins	Good in use condition; there are some light scratches to the exteriors; light rubs/scuffs to the interiors in keeping with use	
Sink	Inset stainless steel sink with 1 black plug, and surface mounted mixer tap	Good in use condition; clean; light scratches in keeping with use	

Kitchen

	Description	Check In	Check Out
Worktop	Dark brown marble effect worktops	Good in use condition; clean; light scratches in keeping with use	
Appliances	1 x integrated Siemens stainless steel microwave oven	Good in use condition; clean	
	1 x integrated Siemens stainless steel oven with 2 wire shelves, and 1 baking tray	Good in use condition; clean	
	1 x integrated Siemens fridge/freezer with 5 glass shelves, 1 plastic crisper, 5 plastic door shelves, 1 white butter dish with lid and 3 plastic freezer baskets	Good in use condition; clean; cracks to the front of two freezer baskets	One large section is broken to the bottom door shelf (T)
	1 x integrated grey Elica extractor with 2 inset lights	Good in use condition; clean; the lights are working	
	1 x inset Siemens black ceramic hob with touch controls	Good in use condition; clean	
	1 x integrated Siemens dishwasher with 2 wire shelves and 1 plastic cutlery tidy	Good in use condition; clean	
	1 x integrated CDA glass fronted wine cooler with 5 wooden slatted shelves	Good in use condition; clean	
Furniture	1 x black metal coat stand	Good in use condition; scuffs at low level	
Miscellaneous	1 x black property folder	All items are in a good in use condition	
	1 x folding containing appliance manuals		
	4 x stainless steel tea spoons		
	4 x stainless steel forks		1 x fork not seen (T)
	4 x stainless steel spoons		
	4 x stainless steel knives		
	2 x pairs of scissors		

Kitchen

Description	Check In	Check Out
1 x pan lid	Not tested	
1 x small glass vase		
1 x wooden pen holder		
1 x smart meter		
1 x set of white shakers		
1 x stapler		
1 x tall glass tumbler		
		Additional: 1 x white ceramic plate-good in use condition

Kitchen Photographs



One broken section to the fridge door shelf (T)



Reception

	Description	Check In	Check Out
Ceiling	Painted in white emulsion	Good condition; two white caps	
	2 x white vents	Good in use condition; not tested	
Walls	Painted in white emulsion	Good condition; there are incidental rubs/scuffs scattered at mid to low level	
	1 x white metal access panel	Good in use condition; not inspected internally	Minor scuffs to the exterior at low level (FWT)
Skirting	2 x white vents	Good in use condition; not tested	
	Painted in white satin finish	Good condition; light scuffs in places	
Floor	Dark brown mottled porcelain tiles	Good in use condition; clean; the grouting is slightly discoloured in keeping with use	
	1 x grey long pile rug	Good in use condition; clean	
Windows	Grey metal frame and surround to 1 window	Good in use condition; clean internally; small white residues and light scratches to the surround	
	Grey metal frame and surround to 3 windows	Good in use condition; clean internally; small white residues and light scratches to the surround; sticker residue to the left surround at low level	
	Grey metal frame and surround to 2 windows	Good in use condition; clean internally; small white residues and light scratches to the surround	
Curtains/Blinds	9 x light brown electronic blinds inset to the windows	Good in use condition; working order; there are several grey residues to the right blind in the central windows at low level; faint grey lines to the adjacent blind at low level	
Lights	10 x white recessed downlighters	Good condition; working order	

Reception

	Description	Check In	Check Out
Switches/Sockets	White plastic switches and sockets	Good in use condition; not tested	
	1 x black control panel	Good in use condition; not tested	
Furniture	1 x dark grey upholstered 3 seater corner sofa with 3 seat and 3 back cushions, with chrome legs	Good in use condition	
	1 x chrome dining table with a glass surface	Good in use condition; scratches to the base	
	3 x chrome framed black veneer dining chairs	Good in use condition; light scratches and indentations in keeping with use	White residues to the base of one chair (T); worn the edges of the chairs with small chips in keeping with use (FWT)
	1 x black veneer television unit with 2 drawers and 1 door	Good in use condition	
Miscellaneous	1 x black framed white veneer side table	Good in use condition	
	1 x black metal pedal bin	Good in use condition	
	1 x iRobot Roomba with charger	Good in use condition; not tested	
	1 x glass fragrance jar	Good condition	
	3 x assorted books	Good condition; see photographs	
	1 x board game	See photographs; not fully inspected	
	1 x white plastic extension lead	Good in use condition; not tested	

Reception Photographs



White residues to one chair base (T)



Worn to the edges of the chairs with edge chips (FWT)



















Photographs







Photographs



















Photographs



Photographs















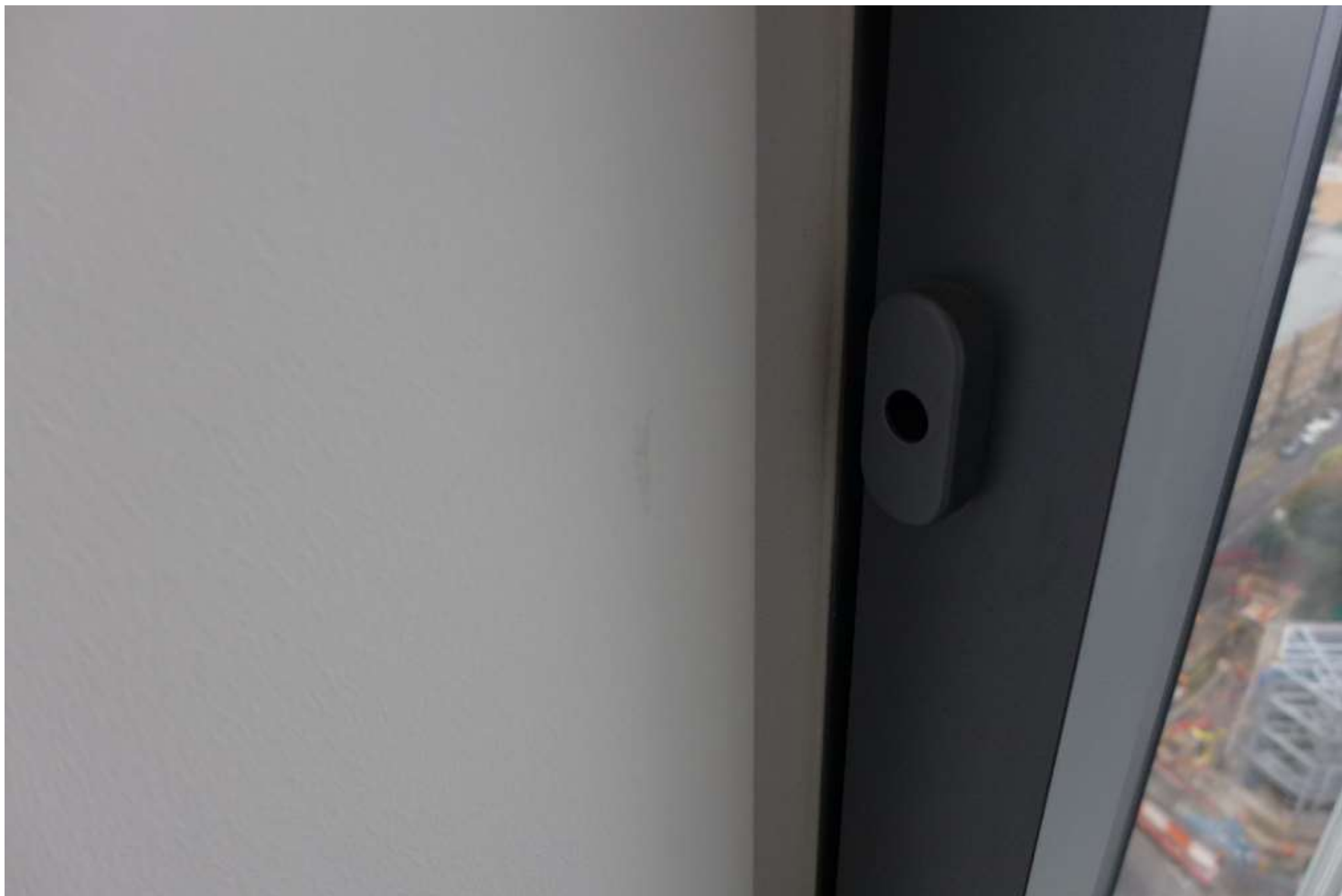


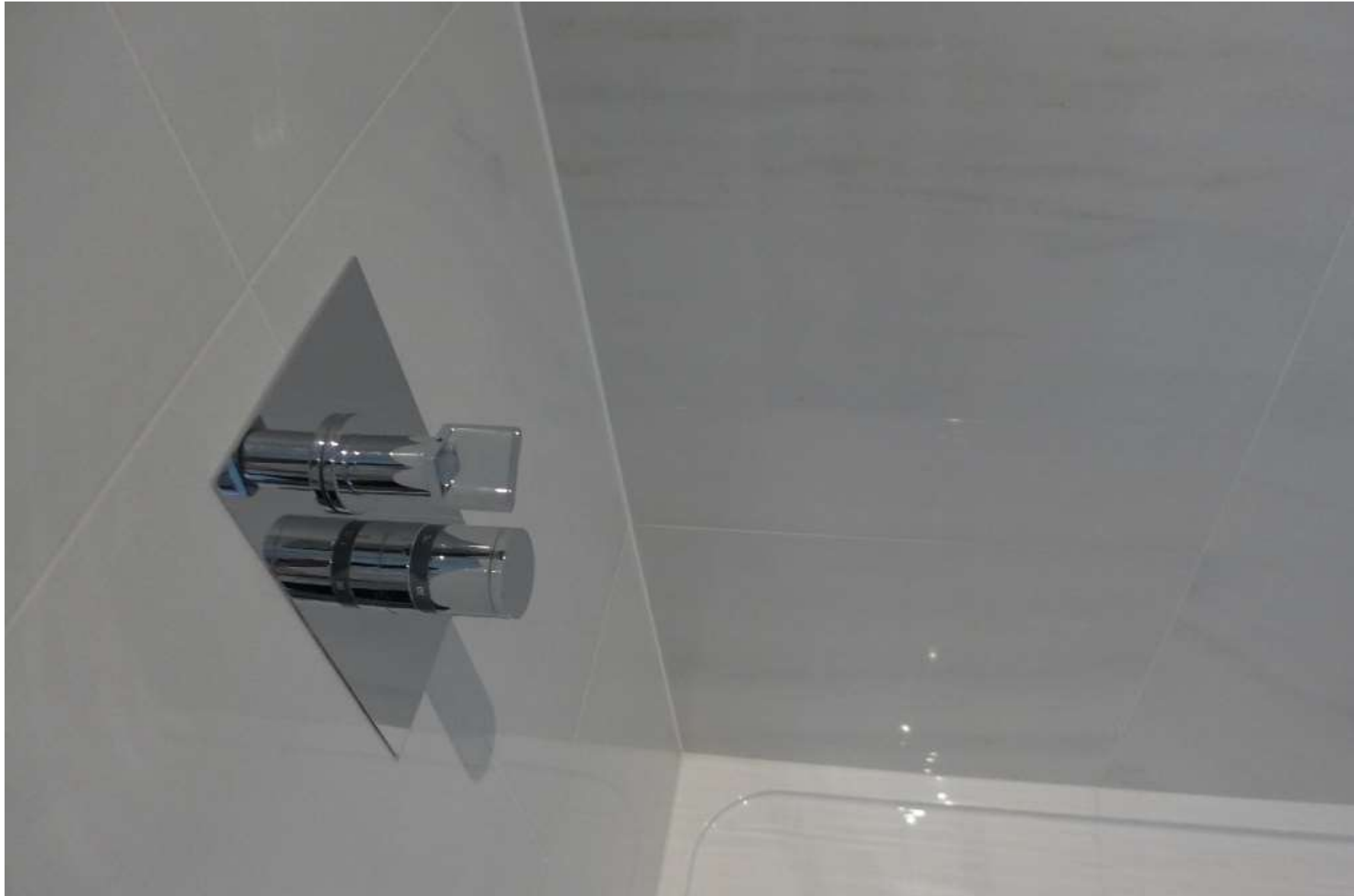
















































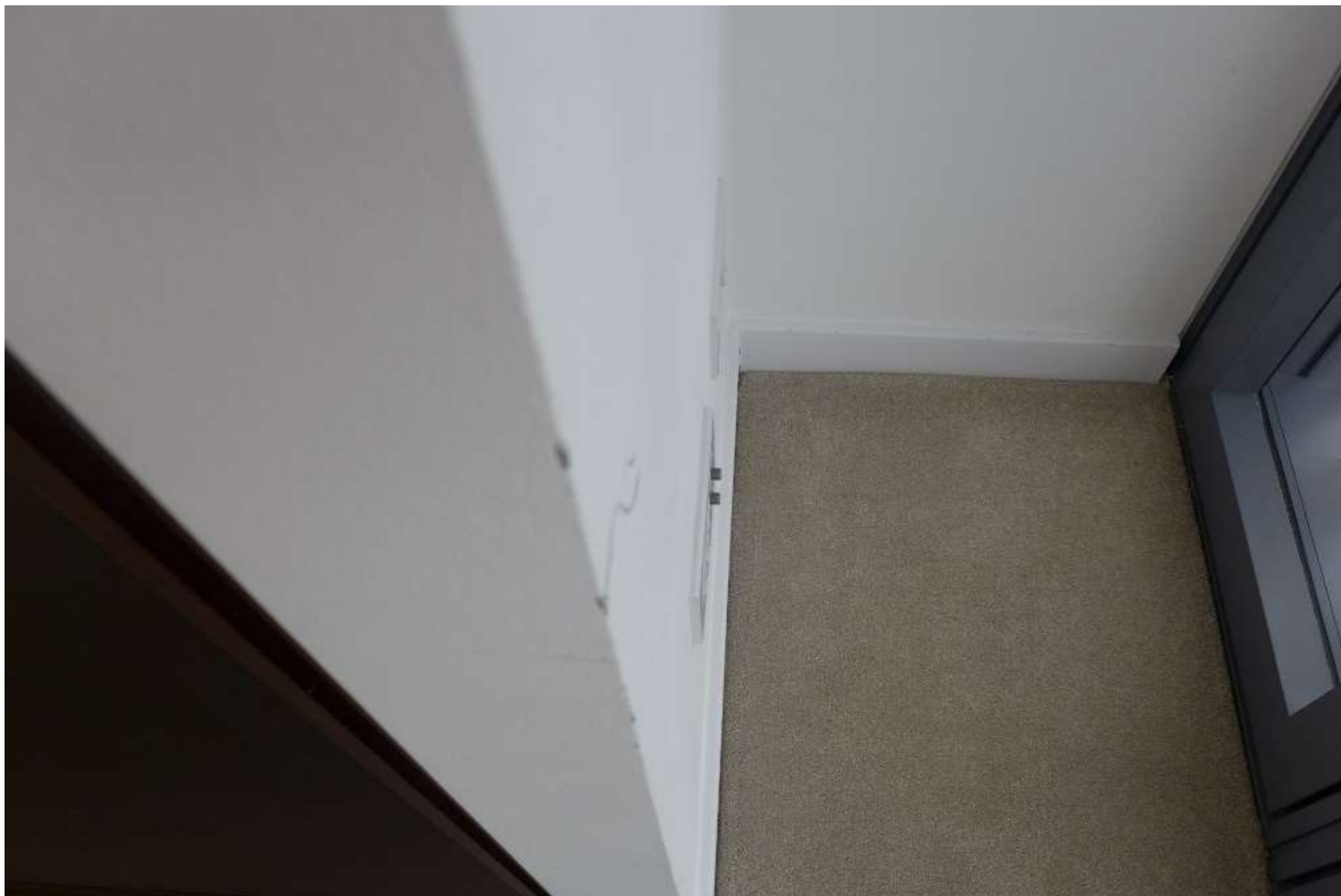






Photographs







































Photographs























Photographs





























Photographs





Photographs





Photographs



