

INVENTORY EXPRESS

Call us: 0845 0000000

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Check Out Report For:

**SAMPLE CHECK OUT
INVENTORY EXPRESS
EXPRESS TOWN
HAMPSHIRE
IE10 7IE**



Check Out carried out on behalf of:

Company: Inventory Express

Address: Inventory Express House, Express Town, Hampshire, IE10 2IE, United Kingdom

Phone: 0845 0000000 **Email:** info@inventory-express.co.uk

Date of Check Out: 22nd January 2016

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Property Address: Sample Check Out, Inventory Express, Express Town, Hampshire, IE10 7IE

Date of Check Out: 22nd January 2016

Tenant Details: Mr Smith

Landlord Details: Mrs jones

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Disclaimer

This inventory provides a fair and accurate record of the contents of the property and the property's internal condition. The person preparing the inventory is not an expert on fabrics, woods, materials etc. The person is also not a qualified surveyor or valuer. It is the responsibility of the Tenant and Landlord, or respective agent, to agree the accuracy of this report.

The inventory should not be used as an accurate description of each and every piece of furniture and equipment, or as a survey report.

Property left in lofts, cellars, garages, sheds and locked rooms which have not been noted in the inventory, is the sole responsibility of the landlord. It is essential that any items that are not compliant with the Fire & Furnishing Regulations are not kept in the loft, cellar, locked rooms etc at any time throughout the tenancy. The Managing Agent would have written verification from the Landlord that this is the case.

Where smoke alarms and CO Detectors are tested this is for power only and should not be taken to mean that the alarms are in full working order. No responsibility is taken for any damage or malfunction occurring during the testing of such alarms. It is the tenant's responsibility to inspect any smoke detectors fitted in the property and change batteries as and when required at regular intervals to ensure they are in full working order as per the manufacturer instructions.

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| | |
|--------------------------|---|
| Safety Disclaimer | <p>The report relates only to the furniture, furnishings and the entire landlord's equipment and contents in the property. It is no guarantee of, or safety of any such equipment or contents, merely a record that such items exist in the property as of the date of the check out and superficial condition of it.</p> <p>The movement of any furniture or appliances will not be undertaken and the inventory clerk will not be responsible for the condition of any flooring underneath, or areas surrounding such items, that cannot be seen.</p> <p>None of the electrical or gas appliances has been checked as to working order or safety.</p> <p>Smoke detectors are not tested.</p> <p>Meter readings are not the responsibility of the Inventory Clerk, but will be carried out as a courtesy whenever practicable.</p> |
| Check Out | <p>The condition of the property at check is consistent with the original inventory and consistent with fair wear and tear unless otherwise stated in the checkout report. Only changes that have occurred at the property address in respect of dilapidation's, damages and cleanliness issues, during the tenancy, are noted in the content of this report.</p> |

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PROPERTY INFORMATION

Type of Property

1 Bedroom Flat

Furnished

Unfurnished

GENERAL COMMENTS

Digital photographs have been taken of this property at the same time that the report was compiled.

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| ELECTRIC | | | |
|----------------------|------------|-----------------------|---------------|
| Supplier | | Meter Location | Communal hall |
| Serial Number | E34A394756 | Meter Reading | 84628 |

| GAS | | | |
|------------------------|-----|-------------------------------------|-----|
| Supplier | | Meter Location | N/a |
| Meter Reference | N/a | Position of Fuse Box / Trips | |
| | | Meter Reading | N/a |

| OIL | | | |
|----------------------|--|-------------------------|--|
| Supplier | | Meter Location | |
| Gauge Reading | | Watchman Reading | |

| WATER | | | |
|------------------------|--|-----------------------|--|
| Supplier | | Meter Location | |
| Meter Reference | | Meter Reading | |

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| KEYS LOCATED AT CHECK OUT | | | |
|---------------------------|--------------|-------------------|-------------|
| Quantity | Type | Usage | Location |
| 2 | Yale | Communal entrance | From tenant |
| 2 | Yale | Flat entrance | From tenant |
| 1 | Window | Window | From tenant |
| 1 | Small silver | Mailbox | From tenant |
| 2 | Yale | Communal entrance | From tenant |
| 1 | Window | Window | From tenant |
| 2 | Yale | Flat entrance | From tenant |
| 1 | Small silver | Mailbox | From tenant |

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| ELECTRIC METER PHOTO - PHOTOGRAPH | | |
|---|------------------------------------|--------------------------------|
| Item | Condition at Check Out | Photos |
| | | See photo 017 See photo 023 |
| KEYS PHOTOGRAPH - PHOTOGRAPH | | |
| | | See photo 021 |
| ENTRANCE HALL - OVERVIEW PHOTOGRAPH | | |
| No issues to report | | |
| SITTING ROOM - DOOR | | |
| Door | Surround chipped to bottom | |
| SITTING ROOM - CEILING | | |
| Smoke alarm | Alarm removed and located on floor | See photo 010 See photo 016 |
| SITTING ROOM - WALLS | | |
| Cream painted | Paint touch up marks | See photo 011 |
| SITTING ROOM - FLOORING | | |
| Carpet | Arch shaped stain | See photo 020 |
| SITTING ROOM - SKIRTING BOARD AND WOODWORK | | |
| White painted | Cable tacked | See photo 024 |
| KITCHEN - FLOORING | | |
| Vinyl | Numerous nicks | See photo 022 |
| KITCHEN - KITCHEN WORKTOP | | |
| Worktop | Scorch mark | See photo 019 |

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| KITCHEN - APPLIANCES | | |
|-----------------------------|---|--------------------------------|
| Item | Condition at Check Out | Photos |
| Washing machine | Mould to seal | See photo 025 |
| Hob | Carbon around rings, grubby | See photo 026 |
| BEDROOM 1 - CEILING | | |
| White painted | Cellotape mark | See photo 001 |
| BEDROOM 1 - WALLS | | |
| Cream painted | Heavy scuffs in places | See photo 006 See photo 014 |
| BEDROOM 1 - FLOORING | | |
| Carpet | Numerous bleach marks | See photo 002 See photo 012 |
| BEDROOM 2 - DOOR | | |
| Door | Heavy scratch to interior centre and bottom | See photo 008 See photo 009 |
| BEDROOM 2 - WALLS | | |
| Cream painted | Mould spots in window recess | See photo 007 |
| BEDROOM 2 - SOCKETS | | |
| Double socket | Broken | See photo 015 |
| BATHROOM - WALLS | | |
| Tiles | Grout discoloured in places | See photo 003 |
| BATHROOM - FLOORING | | |
| Carpet | White spot mark | See photo 005 |
| BATHROOM - HEATING | | |
| Radiator | Rusting to bottom | See photo 018 |

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| BATHROOM - BATHROOM ADDITIONAL ITEMS | | |
|---|-------------------------------|---------------|
| Item | Condition at Check Out | Photos |
| Extractor fan | Dusty | See photo 004 |
| Bathroom cabinet | De laminating | See photo 013 |

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Photo 001
Bedroom 1 - Ceiling



Photo 002
Bedroom 1 - Flooring



Photo 003
Bathroom - Walls



Photo 004
Bathroom - Bathroom Additional items



Photo 005
Bathroom - Flooring



Photo 006
Bedroom 1 - Walls



Photo 007
Bedroom 2 - Walls



Photo 008
Bedroom 2 - Door

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Photo 009
Bedroom 2 - Door



Photo 010
Sitting room - Ceiling



Photo 011
Sitting room - Walls



Photo 012
Bedroom 1 - Flooring



Photo 013
Bathroom - Bathroom Additional items



Photo 014
Bedroom 1 - Walls



Photo 015
Bedroom 2 - Sockets



Photo 016
Sitting room - Ceiling

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Photo 017
Electric meter photo - Photograph



Photo 018
Bathroom - Heating



Photo 019
Kitchen - Kitchen Worktop



Photo 020
Sitting room - Flooring



Photo 021
Keys Photograph - Photograph



Photo 022
Kitchen - Flooring



Photo 023
Cover Photo



Photo 024
Sitting room - Skirting board and woodwork

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Photo 025



Photo 026