

INVENTORY EXPRESS

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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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INVENTORY EXPRESS

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

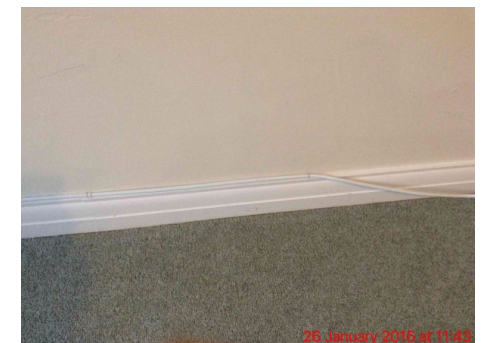


Photo 024
Sitting room - Skirting board and woodwork

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Photo 025



Photo 026