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INVENTORY & CHECK OUT REPORT

FOR

ADDRESS DELETED

4TH SEPTEMBER 2015 – 5TH SEPTEMBER 2016

EA INVENTORIES LTD
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ON BEHALF OF



**298 WESTBOURNE GROVE
NOTTING HILL
W11 2PS**

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ABBREVIATIONS USED	
LHS/RHS	Left Hand/Right Hand
NT	Not tested
TBC	To Be Confirmed
MCA	Marks consistent with Age
NV	No Value
WO	Working Order
NW	Not working
NE	Not Examined
WD	Water Damage
FWT	Fair Wear and Tear
TT	Tenants Responsibility
PM	Paint Marked
LL	Landlords Responsibility
WM	Water Marked
?	Confirmation Required
ODU	Old Defects Under
POD	Painted Over Defects
CC	Cleaning Charges
RFC	Requires Further Cleaning
(X)	Fire certificate seen
NI	Not inspected
NS	Not Seen

THE FOLLOWING IS AN INFORMATIVE GUIDE FOR LANDLORDS AND TENANTS ON THE COMPILATION OF ANY INVENTORY PREPARED BY EA INVENTORIES.

DISCLAIMER

The Inventory presents a precise record of the contents and condition of the property in question on the date the inventory was taken. It is the responsibility of the tenant, landlord to agree on this report and it is advised that both parties sign it in confirmation.

The inventory has been prepared on the accepted principal that, "all in good condition unless otherwise stated".

Therefore, as the Inventory Clerk preparing this inventory is not an expert on fabrics, woods, materials, antiques etc: nor is a qualified surveyor or valuer, they are not required to state whether an item is antique, made of precious metals, of unique origin, or whether it is new despite the appearance obviously so.

Please be advised that items of heavy furniture or appliances will not be undertaken and therefore some observations may be restricted where such items restrict full view.

The inventory relates only to the furniture, furnishings and all 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 the date of the inventory and the superficial condition of the items.

None of the electrical or gas appliances have been checked as to working order.

The landlord and tenant have ten days from receipt of this inventory to inform EA Inventories of any discrepancies. If EA Inventories have not heard from the Landlord, tenant or Agent regarding any changes, disagreements or discrepancies to the inventory it will be taken that both parties have agreed to the inventory.

FURNITURE & FURNISHINGS (FIRE) (SAFETY) REGULATIONS 1988 as amended 1993

Relevant furniture and furnishings, which have the appropriate label complying with the above regulations, will be indicated on the inventory as "fire resistant".

In the case of any relevant furniture and furnishing where no labels are identified and the landlord has not confirmed that the items comply with the above regulations they will be marked with (X) on the inventory; this does not mean however they do not comply, it means that not appropriate label has been seen.

CHECK OUT INSPECTION AT THE END OF THE TENANCY

For this inspection it is essential that all items be returned to their respective locations as shown on the original inventory before the final check out inspection is due. Failure to do this may incur further costs as the clerk is not commissioned to search for items not found as listed and therefore may list them as missing thus incurring tenants' unnecessary costs.

IMPORTANT NOTICE

"EA Inventories retains the copyright to this report. It may not be altered, reproduced or reused without prior permission from EA Inventories. All reports used without authorisation are null & void and shall not be considered a legal documentation"

GUIDELINES FOR TENANTS

THE FOLLOWING NOTES HAVE BEEN WRITTEN TO HELP FACILITATE A PROBLEM FREE MOVE AT THE END OF YOUR TENANCY:

CHECK-OUT APPOINTMENT

It is important that all cleaning has been completed prior to this time and that all personal items have been removed. The property must be ready to be handed over along with the keys at the appointed time of the check out. If you are not ready to leave, it will not be possible to carry out the Check Out and a charge for an abortive visit will be incurred to the tenant.

SMOKE DETECTORS

Please note that EA Inventories will not be held responsible for any smoke detectors or carbon monoxide alarms that cease to function correctly at any point post-inspection. All noted alarms seen were tested on the day of the inspection only.

Cleaning

All cleaning must be thorough. The main areas of concern are sanitary ware, window, hard floors, woodwork, kitchen appliances including; kitchen units, shelves, ovens, cooker hoods, refrigerators, wardrobes and drawer units, linens and bedding.

It is expected that the property will be in a similar condition of cleanliness as noted in the original inventory, particularly with regard to material items. If the standard of cleaning is not satisfactory, most managing agents or landlords will employ a contract cleaner, the cost of which will be deducted from your deposit.

Carpets

All carpets should be thoroughly vacuumed. Depending on the agreement and/or length of the tenancy they should be professionally cleaned. You will be charged to clean any staining or soiling. Compensatory costs will be made towards any further damage such as stains or cigarette burns. If a carpet is badly marked or damaged, you may be charged for part or all of the cost of replacement.

Crockery, China and Utensils

These items will be checked for soiling, chips burn marks, loose handles to pans, and such like. All china, glassware, kitchen utensils etc, should be clean and accessible. Any packed away during the duration of the tenancy must be unpacked, cleaned and returned to the correct position.

Decorations

It is accepted that during the course of normal day to day living a few marks and scuffs will appear on walls and woodwork. However, should the marking be found to be excessive it will be pointed out in the check-out report.

Beds

Beds, bases, mattress and pillows will be examined for staining and damage not previously recorded in the inventory. Charges will be made in the form of cleaning charges, or compensation, or a percentage of the replacement cost as appropriate. Linen and bedding, if any, should be left clean and pressed. Beds should not be made up as they need to be examined. Bedding and linen should be clean and placed neatly in the airing cupboard or appropriate room.

Soft Furnishing

It is expected that these will be in similar condition as at the start of the tenancy. It is in your interest to protect the furnishings as compensation charges or replacement costs may be deducted from your deposit for any damage or excessive wear incurred. Any staining, soiling or excessive discolouration will attract cleaning charges.

Keys

All keys listed on the inventory should be kept safely and handed back at the end of the tenancy. Should any keys be lost you may be charged replacement costs for the locks? If you have extra keys cut these should also be returned. All keys must be available and labelled clearly.

Gardens

If the owner has not employed a gardener at the property, you will be required to maintain the garden. This includes the cutting of lawns, weeding of beds, and maintaining the garden according to the season. This may include trimming bushes and shrubs, but it is suggested this is confirmed with the Managing agent prior to taking action as they may need specialist treatment.

CHECK-IN SUMMARY FOR ADDRESS DELETED			
GENERAL CONDITION		Property has been professionally cleaned.	
CARPET/FLOORS		X3 tiles cracked in bathroom. X1 scuff mark to flooring in reception.	
WALLS/SKIRTING/WOODWORK		Light scuff & usage marks to wall throughout. Patchy paintwork visible. Repair marks visible to walls in reception, bedroom & kitchen & entrance hallway.	
WINDOWS		Cracking visible to bottoms of frames throughout. X1 pane cracked in bedroom.	
CURTAINS/BLINDS		All WO when tested.	
KITCHEN APPLIANCES/UNITS/WORKTOPS		Have been professionally clean. Drip marks between glass panes of oven door. Staining visible underside of worktop. Heavy cracking visible to sink.	
BATHROOM(S)		Bathroom & bathroom fittings have been professionally cleaned. Small chip visible to toilet cistern. Shower mixer tap heavily tarnished.	
GARDEN / BALCONY		N/A	
ELECTRICITY		Located in communal hallway cupboard. Meter 1 - Reading: 08588.9 Serial Number: K83A 05347 Meter 2- Reading: 71567 Serial Number: K72A 06178	
GAS		Located in cupboard above entrance hallway door. Reading: 16303.286 B Serial Number: E6 E0222979 96 05	
NOTES		Tenant not present for inspection. Keys used to access property given to David Phillips representative, to be returned to Knight Frank – Notting Hill on completion of inspection.	
SIGNED ON BEHALF OF LANDLORD		EA Inventories	SIGNED ON BEHALF OF TENANT
DATE:	4 th September 2015	DATE:	4 th September 2015

CHECK-OUT SUMMARY FOR ADDRESS DELETED			
GENERAL CONDITION		Property has been domestically cleaned.	
CARPET/FLOORS		X3 tiles cracked in bathroom. Scratches, scuff marks & light paint chips to wooden flooring.	
WALLS/SKIRTING/WOODWORK		Light scuff & usage marks to wall throughout. Damp staining present, heavier in reception.	
WINDOWS		Glazing WM to exterior. Paint cracking to edges of frames. X1 pane cracked in reception.	
CURTAINS/BLINDS		All WO when tested.	
KITCHEN APPLIANCES/UNITS/WORKTOPS		All kitchen units & appliances have been domestically cleaned. WM to back of dishwasher door.	
BATHROOM(S)		All bathroom fittings have been domestically cleaned. Aged WM to underside of toilet seat. Shower mixer tap loose in fitting.	
GARDEN / BALCONY		N/A	
ELECTRICITY		Located in communal hallway cupboard. Meter 1 - Reading: 10097.0 Serial Number: K83A 05347 Meter 2- Reading: 58504.1 Serial Number: K76A 21355	
GAS		Located in cupboard above entrance hallway door. Reading: 16874.559 b Serial Number: E6 E0222979 96 05	
KEYS		X3 flat door keys & X2 communal door keys given by tenant returned to Knight Frank Notting Hill on completion of inspection. Unable to complete Key form as tenant not present for original Check In Inspection.	
NOTES		Tenant present at start of inspection. TT information: Deleted	
SIGNED ON BEHALF OF LANDLORD		EA Inventories	SIGNED ON BEHALF OF TENANT
DATE:		5 th September 2016	DATE: 5 th September 2016

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 4 th September 2015	Comments Findings Check-Out Date: 5 th September 2016
ENTRANCE HALLWAY			
Doorframe	Off-white painted wood inner & outer frame.	POD & ODU visible. Light paint chips LHS to outer frame.	
Door	<p>Front of door:</p> <p>Off-white painted wood.</p> <p>X1 brass number '4'.</p> <p>X1 brass circular spyhole.</p> <p>X2 brass Banham lock fittings.</p> <p>X1 brass handle.</p> <p>Back of door:</p> <p>Off-white painted wood.</p> <p>X2 brass stainless steel double hooks.</p> <p>X1 brass back of spyhole & cover.</p> <p>X2 brass Banham lock fittings.</p>	<p>Discolouration visible to all edges. Scuff marking visible mid to low level.</p> <p>Lightly tarnished.</p> <p>Lightly tarnished.</p> <p>Scratched & tarnished.</p> <p>Scratched.</p> <p>Patchy paintwork visible.</p> <p>Tarnished.</p> <p>Scratched & tarnished.</p>	<p>Light paint chips present to bottom edge, FWT.</p> <p>Light scuff marks seen too mid & low level, FWT.</p>

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 4 th September 2015	Comments Findings Check-Out Date: 5 th September 2016
Ceiling	White painted. White painted coving.	POD & ODU visible.	
Walls	Grey painted.	Light scuffing & usage marks visible to low level. Picture shading visible above radiator. X2 filled in nail holes. X2 unfilled nail holes.	Light continuation of scuff marks, FWT.
Skirting Boards	Off-white painted wood.	POD & ODU visible. Paint chipping visible to top of boards.	
Flooring	White painted wooden floorboards.		Light scratches & scuff marks present, FWT (Pg. 41, picture 1).
Lighting	X1 white plastic ceiling rose leading to cream, blue & black striped glass shade.	Indentations visible.	
Heating	X1 white painted over single panel radiator complete with fittings.	Light scuff marks to front panel.	
Storage Cupboard	X2 grey painted wooden front & back panelled cupboard doors. Each with X1 brushed stainless steel circular handle. Contents: X1 gas meter. X1 Contactum fuse box.		
Fixtures & Fittings	X4 wall mounted grey painted wooden storage shelves.	Light chipping to bottom edge.	

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 4 th September 2015	Comments Findings Check-Out Date: 5 th September 2016
	X2 brushed stainless steel single light switches.	Paint mark to edges.	
	X1 white plastic double plug socket.	PM.	
	X1 cream plastic Videx entry phone.	PM.	

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 4 th September 2015	Comments Findings Check-Out Date: 5 th September 2016
BATHROOM			
Doorframe	Off-white painted wood inner & outer frame.	POD & ODU visible.	
Door	<p>Front of door:</p> <p>Off-white painted wood.</p> <p>X1 stainless steel circular handle & cuff.</p> <p>Back of door:</p> <p>Off-white painted wood.</p> <p>X1 brushed stainless steel double hook.</p> <p>X1 grey metal bolt lock fitting.</p> <p>X1 white painted over metal lock plate.</p> <p>Integrated stainless steel circular handle.</p>	<p>Paint marking to RHS edge. POD & ODU visible. Light patchy paintwork present.</p> <p>Slightly loose in fitting.</p> <p>POD & ODU visible.</p> <p>Stiff in use.</p> <p>PM. Slightly loose in fitting.</p>	Light scuff marks to mid-level, FWT.
Ceiling	White painted with white painted coving.	POD & ODU visible.	
Walls	<p>Part blue painted.</p> <p>Part white tiles.</p>	<p>POD & ODU visible. X1 blue painted over picture hook.</p> <p>Drip mark staining visible to tiles.</p>	

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 4 th September 2015	Comments Findings Check-Out Date: 5 th September 2016
Skirting Boards	White painted wood.	POD & ODU visible.	
Flooring	Beige mottled effect tiles.	Cracking visible to tile grouting. X3 tiles cracked, (Please see page 35, picture 1).	
Lighting	X1 smoke effect glass strip light fitting.	Dusty. WO when tested.	
Heating	X1 single panel radiator complete with fittings.		
Window	X2 white painted wooden window frames, each with X3 smoke effect glass floral patterned panes.		
Sink	X1 white porcelain Savoy pedestal sink. X2 stainless steel hot & cold mixer taps with white enamel cap. X1 stainless steel chain leading to stainless steel plug.	Lightly tarnished. Top of both taps slightly loose in fitting.	
WC	X1 white porcelain WC & cistern. X1 stained wooden toilet seat & lid. X1 white porcelain stainless steel flush.	In aged condition. WO when tested. X1 small chip seen to top of cistern.	
Bath	X1 fitted white metal bath. White tiled bath panel. X1 stainless steel framed glass shower	Clear rubber trim discoloured.	Ingrained WM staining, MCA

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 4 th September 2015	Comments Findings Check-Out Date: 5 th September 2016
	<p>screen with clear rubber trim to bottom edge.</p> <p>X1 stainless steel waste.</p> <p>X1 stainless steel overflow with stainless steel chain leading to the plug.</p> <p>X2 stainless steel hot & cold mixer taps with white enamel caps.</p> <p>X1 wall mounted stainless steel & stainless steel effect plastic shower control.</p> <p>X1 wall mounted stainless steel fitting with stainless steel shower hose.</p> <p>Stainless steel & white porcelain showerhead.</p> <p>X1 wall mounted stainless steel shower bracket & riser.</p> <p>X1 top mounted curtains.</p>	<p>Taps slightly loose in fitting.</p> <p>Tarnished, (Please see page 35, picture 2).</p> <p>Lightly lime scaled.</p> <p>Crack visible to side of porcelain. Rubber trim coming away to showerhead.</p>	<p>(Pg. 41, picture 2).</p> <p>Back plate loose in fitting. TT. (Pg. 41, picture 3).</p> <p>Continuation of lime scale MCA. (Pg. 41, picture 4).</p>
Fixtures & Fittings	X1 skirting board mounted brass & white plastic spring doorstopper.		

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 4 th September 2015	Comments Findings Check-Out Date: 5 th September 2016
	<p>X1 wall mounted stainless steel toilet roll holder.</p> <p>X1 wall mounted stainless steel double towel rail.</p> <p>X1 wall mounted stainless steel framed medicine cabinet.</p> <p>X1 smoke effect glass front & back panelled cupboard door.</p> <p>X1 stainless steel circular handle.</p> <p>Contents:</p> <p>X3 stainless steel storage shelves.</p> <p>X2 blue painted wooden cupboard doors, each with X1 clear & blue plastic circular handle.</p> <p>Contents:</p> <p>Miscellaneous personal hygiene products.</p> <p>X1 off-white plastic Silavent extractor fan.</p>	<p>PM & discoloured.</p>	<p>NS. TT.</p>

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 4 th September 2015	Comments Findings Check-Out Date: 5 th September 2016
	X1 wall mounted stained wooden shelf.	Slightly loose in fitting. Ring marked to top.	
	X1 wall mounted smoke effect glass strip light fitting with white cord into a toggle.	X1 bulb not working when tested. Slightly loose in fitting.	
	X1 wall mounted bevelled edge floral patterned mirror.	Light chips visible to corners.	
	X1 wall mounted smoke effect glass storage shelf with stainless steel brackets.		
	X1 wall mounted white plastic shavers only socket.		
	X1 ceiling mounted white painted over rose with white cord leading to grey metal toggles.	Staining into cords.	
	X1 off-white plastic air vent.	Stained.	

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 4 th September 2015	Comments Findings Check-Out Date: 5 th September 2016
KITCHEN			
Doorframe	White painted wood inner & outer frame. X1 glass pane to top.	POD & ODU visible. Paint chip to outer frame.	
Door	Front of door: White painted wood. X1 stainless steel circular handle & cuff. X1 white coated metal circular lock fitting. Back of door: White painted wood. X1 white painted over lock plate with integrated stainless steel handle.	Light scuff marking to low level. Patchy paintwork to LHS. Slightly loose in fitting. X2 filled in holes to high level. Light paint chipping to RHS edge. Red paint marking present.	Light usage marks to RHS edge, FWT. Light paint chip to RHS edge, FWT.
Ceiling	White painted with white painted coving.	Light stress cracking visible.	
Walls	Part grey painted.	Light scuff & usage marks at low level. Paint cracking visible beneath window, (Please see page 35, picture 3). X2 repair marks visible to wall to LHS of	Continuation of scuff marks, FWT. Indentation to wall where door handle hits, FWT.

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 4 th September 2015	Comments Findings Check-Out Date: 5 th September 2016
		washing machine. Stress cracking present. X1 screw & clock shading above fridge freezer. Dust residue visible above kitchen unit. Unpainted section to RHS of fridge. Print visible to wall leading say 'Save water, drink Champagne'. X3 plastic picture hooks. Repair marks to the RHS of the sink.	
Skirting Boards	White painted wood.	POD & ODU visible.	Light paint chips present to top of boards, FWT.
Flooring	White painted wood.	Discolouration to flooring behind the door.	Scratches & scuff marks present, FWT. Paint flaking present forward of oven, FWT (Pg. 41, picture 5).
Lighting	X1 stainless steel track with X2 stainless steel lights.	All WO when tested.	
Heating	X1 white painted over double panelled radiator complete with fittings.		
Windows	White painted wooden window frames. X9 single glazing panes. X1 integrated clear plastic air vent. X3 white painted over lever handles. X5 white painted over arm handles.	Cracking visible to bottom edges of frame. Possible damp to RHS edge. Paint mark to edges. Dusty. Paint chipping present.	
Kitchen Units	Range of cream laminated wooden		

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 4 th September 2015	Comments Findings Check-Out Date: 5 th September 2016
	<p>framed wall mounted & base cupboards & drawers.</p> <p>Wall mounted units:</p> <p>X6 cream laminated wooden front & back panelled cupboard doors, each with X1 white plastic & grey metal circular handle.</p> <p>X2 doors with glass panes.</p> <p>Contents:</p> <p>X4 white laminated wooden storage shelves.</p> <p>X1 white laminated wooden open section with X3 white laminated wooden storage shelves.</p> <p>Base units:</p> <p>X4 cream laminated wooden front & back panel cupboard doors, each with X1 grey metal & white plastic circular handle.</p>	<p>Age staining visible.</p> <p>Chips visible to bottom shelf.</p> <p>Light age staining visible to edges of doors. Door beneath the sink slightly loose in fitting. Heavy staining & cracking to laminate to interior of cupboard beneath the sink, (Please see page 35, picture 4).</p>	<p>Staining to door above oven, RFC, TT.</p>

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 4 th September 2015	Comments Findings Check-Out Date: 5 th September 2016
	<p>Contents:</p> <p>X2 white laminated wooden storage shelves.</p> <p>X1 stainless steel & white plastic Extrufix bin fitting.</p> <p>X3 cream laminated wooden pull open drawers, each with X1 grey metal & white plastic circular handle.</p>	<p>Lightly age staining & lifting laminate to front edges.</p> <p>Crack to top.</p> <p>Light staining & dust residue visible to tops of drawers.</p>	
Worktop	Grey speckled effect Formica worktop.	Swelling to underside of worktop.	
Washer Dryer	X1 white panelled washer dryer.	Age staining visible to powder tray.	
Sink	<p>X1 worktop integrated white porcelain 1 ½ sink.</p> <p>X1 stainless steel waste.</p> <p>X1 stainless steel removable filter plug.</p> <p>X1 stainless steel hot & cold mixer tap.</p>	<p>Cracks visible to RHS corner & circular fitting to front edge, (Please see page 35, picture 5). X1 chip to draining section.</p> <p>Heavily tarnished.</p> <p>Heavily tarnished. WO when tested.</p>	Loose in fitting, MCA.
Cooker	X1 brushed stainless steel SMEG cooker with X4 gas rings.		Bottom RHS ring whistles when on ? Requires attention.

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 4 th September 2015	Comments Findings Check-Out Date: 5 th September 2016
	<p>X2 brushed stainless steel & glass doors.</p> <p>Oven door contents:</p> <p>X2 stainless steel oven racks.</p> <p>X2 black metal oven trays.</p>	<p>Light tarnishing visible to steel. All rings WO when tested.</p> <p>Slight burnt on food & grease residue.</p> <p>Light grease residue visible to front of oven. Drip marks to back & bottom oven door.</p>	<p>Drip marks between glass panes, MCA (Pg. 41, picture 6).</p>
Dishwasher	<p>X1 white panel Bosch dishwasher.</p> <p>Contents:</p> <p>X2 white coated metal wire racks.</p> <p>X1 white plastic cutlery tray.</p>	<p>In lightly aged condition. Little watermark staining visible to top of door.</p>	<p>WM to back of door & edges of frame, RFC, TT. Staining to handle, RFC, TT (Pg. 42, picture 7).</p>
Fridge Freezer	<p>X1 freestanding Bosch fridge freezer.</p> <p>Contents:</p> <p>X3 door mounted blue tinted plastic storage shelves with grey plastic trim to front edge.</p> <p>X4 glass storage shelves with grey &</p>	<p>Indentation visible to freezer door.</p>	<p>Small crack to bottom edge of fridge interior, FWT.</p>

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 4 th September 2015	Comments Findings Check-Out Date: 5 th September 2016
	white plastic trim. X1 stainless steel bottle holder. X2 blue tinted plastic vegetable crispers. Freezer contents: X3 blue tinted plastic pull open drawers.		
Fixtures & Fittings	X3 white plastic double plug sockets visible. X3 white plastic fuse switches visible. X1 white plastic single plug socket power breaker fitting. X1 wall mounted stained wooden plinth with X6 stained wooden single hooks. X1 white plastic single plug socket. X1 white painted wooden front & back panelled storage cupboard door. X2 off-white plastic air vents. Contents:	Bottom vent cracked.	

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 4 th September 2015	Comments Findings Check-Out Date: 5 th September 2016
	X1 white panelled Potterton boiler. X1 yellow plastic dustpan & brush. X1 red coated metal handled mop. X1 grey plastic broom. X1 grey plastic mop bucket. Miscellaneous decorating items.		New items present, TT: X1 white Bissell floor mop. Seen in bedroom wardrobe.
Items of Furniture	X1 black plastic Samsung television.		

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 4 th September 2015	Comments Findings Check-Out Date: 5 th September 2016
RECEPTION			
Doorframe	Off-white painted wood inner & outer frame.	POD & ODU visible. Light scuff marking. Paint chipping to low levels of outer frame.	
Door	<p>Front of door:</p> <p>Off-white painted wood.</p> <p>X1 grey metal circular handle & cuff.</p> <p>X1 white coated metal circular lock fitting.</p> <p>Back of door:</p> <p>Off-white painted wood.</p> <p>X1 grey metal circular handle & cuff.</p> <p>X1 white coated metal circular lock fitting.</p>	<p>Light scuffing marking to low level.</p>	<p>Scuff marks to low level, FWT. Paint chips to RHS edge, FWT.</p> <p>Very loose in fitting. TT. (Pg. 42, picture 11).</p>
Ceiling	White painted with white painted coving.		
Walls	Part cream painted.	Patchy paintwork visible. Painted over fixings visible to RHS walls. Pinholes & picture hooks to high level. Scuff mark in front of door.	Damp staining to walls to RHS of door, L&RHS of windows & to corner to LHS of door? (Pg. 42, picture 8). Paper joins visible, MCA.

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 4 th September 2015	Comments Findings Check-Out Date: 5 th September 2016
	Part grey painted. X1 white painted wooden dado rail.	Scuff marking & nail holes visible. Discolouration to RHS & LHS of radiator.	Light scuff marks present, FWT.
Skirting Boards	White painted wood.	POD & ODU visible.	
Flooring	White painted wooden floorboards.		Scratches & scuff marks present, FWT (Pg. 42, picture 9). Light paint chips present, FWT.
Lighting	X1 distressed effect chandelier style fitting with clear plastic droplets.	All WO when tested.	X1 bulb NW, TT (Pg. 42, picture 10).
Heating	X2 white painted over double panelled radiators complete with fittings.	X2 cable clips to RHS.	
Fireplace	X1 white painted wooden fireplace surround & mantelpiece with brickwork inner fireplace.		
Windows	White painted wooden window frame. X4 single glazing panes. X1 white coated metal twist lock fitting. X2 white coated metal pull handles.	Cracking to bottom edge. WM too exterior. Bottom LHS pane crack too top LHS corner, (Please see page 34, picture 6).	
Curtains & Blinds	X1 cream floral patterned Roman blind.	WO when tested.	
Fixtures &	X1 brushed stainless steel single dimmer		

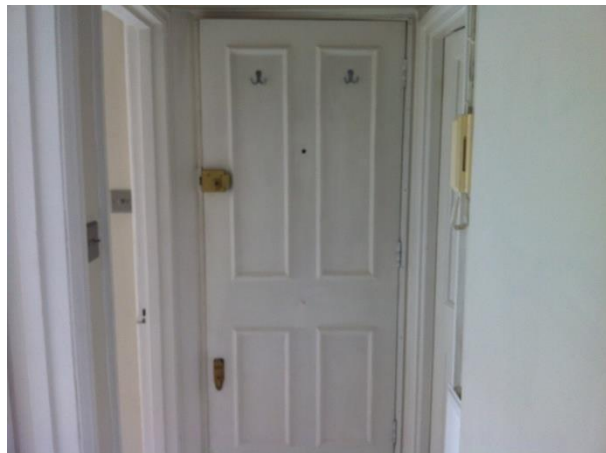
INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 4 th September 2015	Comments Findings Check-Out Date: 5 th September 2016
Fittings	<p>switch.</p> <p>X4 white plastic double plug sockets visible.</p> <p>X1 white cable protruding from lower LHS of window frame.</p> <p>X1 off-white plastic telephone point.</p> <p>X1 wall mounted cream painted wooden fitted unit.</p> <p>X12 cream painted wooden storage shelves.</p>		

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 4 th September 2015	Comments Findings Check-Out Date: 5 th September 2016
BEDROOM			
Doorframe	Off-white painted wood inner & outer frame.	POD & ODU visible.	Light paint chips to low level to RHS of outer frame, FWT.
Door	<p>Front of door:</p> <p>Off-white painted wood.</p> <p>X1 brushed stainless steel circular handle & cuff.</p> <p>X1 white coated metal circular lock fitting.</p> <p>Back door:</p> <p>Off-white painted wood.</p> <p>X1 brushed steel double hook.</p> <p>X1 roughly cut-out section for keyhole.</p> <p>X1 key seen.</p> <p>X1 brushed steel handle & cuff.</p>	<p>White paint chipping on RHS.</p> <p>Handle NS. Detached to top of radiator.</p>	Light paint chips to low level, FWT.
Ceiling	White painted with white painted coving.		
Walls	Grey painted.	Patchy paintwork visible, heavier to left & RHS of window frame. Paint marking to	Circular damp patch to LHS on entry.LL (Pg. 42, picture 12).

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 4 th September 2015	Comments Findings Check-Out Date: 5 th September 2016
		RHS of door.	Light scuff marks to low level, FWT. Larger scuff mark/furniture shading mark to LHS, FWT.
Skirting Boards	White painted wood.	POD & ODU visible.	Light scratches & scuff marks present, FWT.
Flooring	White painted wooden floorboards.		
Lighting	X1 white plastic ceiling rose leading to 2-tier cream floral pattern shade.	NW when tested.	WO.
Heating	X1 off-white painted over double panelled radiator complete with fittings. X1 white painted over double panelled radiator complete with fittings.	Paint cracking to top edge.	
Windows	X1 white painted wooden window frame. X4 single glazing panes. X1 white painted over metal box fitting. X2 white painted over metal pull handles.	Cracking visible to paintwork to bottom edge. Scratched to edges. Paint chipping present. Paint chipping present.	Continuation of paint cracking to frame, MCA.
Curtains & Blinds	X1 grey, cream & black stripped Roman style blind. X1 stainless steel double hook.		
Storage Cupboard	X1 off-white painted wooden front & back panelled cupboard door.	Paint chipping visible to bottom RHS.	

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 4 th September 2015	Comments Findings Check-Out Date: 5 th September 2016
	<p>Contents:</p> <p>X1 off-white painted wooden storage shelf.</p> <p>Storage shelf is a light stain laminated wooden storage shelf with white painted trim to front edge.</p> <p>X1 off-white plastic telephone</p> <p>X6 off-white painted wooden front & back cupboard door.</p> <p>Contents:</p> <p>X5 off-white painted wooden storage shelves.</p> <p>X1 stainless steel clothes rail.</p>	<p>Lining paper visible.</p> <p>Lining paper visible to top.</p> <p>Paper bubbling & scuff marking to interior fitted wardrobe.</p> <p>Interior scuff & usage marks present.</p>	
Fixtures & Fittings	<p>X1 brushed steel single dimmer switch.</p> <p>X5 white plastic double plug sockets.</p> <p>X1 white plastic telephone point.</p>		

All Check In Pictures Taken On The 4th September 2015



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Examples of Defects



1. X1 bathroom floor tile cracked.



2. Tarnishing to shower mixer tap.



3. Stress cracking to kitchen wall.



4. Staining & cracking to sink cupboard laminate.



5. Crack to kitchen sink.



6. Crack to reception window.

All Check Out Pictures Taken On The 5th September 2016







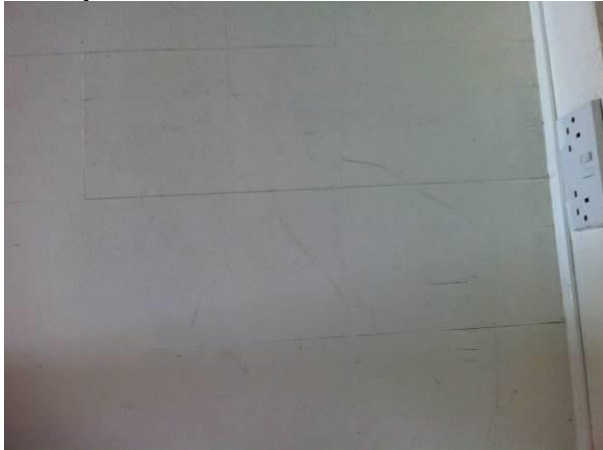
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Examples of Defects



1. Scuff marks to entrance hallway floor.



2. Ingrained WM staining to shower screen.



3. Bathroom shower tap back plate loose.



4. Lime scale to bath shower hose.



5. Paint chips to kitchen floor.



6. Drip marks to oven door.



7. Staining to dishwasher handle.



8. Damp staining to reception wall.



9. Scuff marking to reception flooring.



10. X1 reception light NW.



11. Reception door handle detachable.



12. Damp patchy to bedroom wall.

E.g. Pictures Only Further Pictures Inc. Defect Pictures Kept On File & Available On Request.