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INVENTORY & CHECK IN REPORT

FOR

ADDRESS DELETED

26TH AUGUST 2016

EA INVENTORIES LTD
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ON BEHALF OF



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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		The property has been professionally cleaned.	
CARPET/FLOORS		General scuff marks to wood flooring. Some small staining on carpets.	
WALLS/SKIRTING/WOODWORK		Heavier scuff/rub marks in entrance hallway on LHS.	
WINDOWS		Large double glazed panes, in bedrooms X1 opening with x2 non-opening to either side. With X5 non-opening and X1 opening onto balcony.	
CURTAINS/BLINDS		White net curtains to all windows. In bedrooms there are additional black out curtains on electric rails. In bedroom 1 LHS, NW.	
KITCHEN APPLIANCES/UNITS/WORKTOPS		All appliances tested for power only, WO. Worktop in white gloss, no damage seen. Doors for units all in WO.	
BATHROOM(S)		Have been cleaned thoroughly, all fittings in WO. Slight discolouration & PM in bedroom 1 en-suite.	
GARDEN / BALCONY		N/A	
ELECTRICITY		Meter Located in communal hallway to LHS of building entrance. Reading: 88461.1 Serial Number: L89A 20886	
GAS		Meter Located in communal hallway to RHS of building entrance. Reading: 07249.784 Serial Number: G4 W0101077 03 01	
SMOKE / CARBON MONOXIDE ALARMS		X1 NW in bedroom 2.	
KEYS		X1 was provided by reception for access.	
NOTES		No tenant present at the inspection.	
SIGNED ON BEHALF OF LANDLORD		EA Inventories	SIGNED ON BEHALF OF TENANT
DATE:	26th August 2016	DATE:	26th August 2016

EA Inventories Key Form



Property: **Address Deleted**

Tenancy Start Date: **26/08/2016**

I confirm that I have today received **2** sets of keys for the above property as detailed below:

List all keys, garage fobs, etc.

- **X2 MUL-T-LOCK FLAT DOOR KEYS**
- **X2 ISEO BUILDING DOOR KEYS**
- **X1 BALCONY DOOR KEY**
- **X4 WINDOW STOPPER KEYS**

DIGITAL SIGNATURE REMOVED

Tenant (Print Name)

.....

Tenant (Signature)

.....

Date

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 26 th August 2016	Comments Findings Check-Out Date:
ENTRANCE & ENTRANCE HALLWAY			
Door	<p>Front of door:</p> <p>Black painted.</p> <p>X1 silver stainless steel plaque with number '11' to upper mid-level.</p> <p>X1 spyhole to lower of '11' plaque.</p> <p>X1 stainless steel knocking handle with knocking attachment to mid-level.</p> <p>Stainless steel door handle to mid-right.</p> <p>MTS key lock</p> <p>Back of door:</p> <p>White painted.</p> <p>X1 stainless steel peephole to mid-level.</p> <p>X2 nuts for knocking handle to mid-level.</p>	<p>White scuff marks to mid lower levels. White marks to edges of doors.</p> <p>Slightly scratched. Fixture not flush with door.</p> <p>WO. Fixture is PM.</p>	

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 26 th August 2016	Comments Findings Check-Out Date:
	<p>X1 stainless steel bolt for bolt & lock on LHS.</p> <p>Stainless steel door handle to mid left side.</p> <p>Twist lock system for keys.</p>	<p>Heavily scratched & not flush with door.</p> <p>WO.</p>	
Doorframe	<p>Front:</p> <p>Black painted wood.</p> <p>Doorbell, gold coloured fitting with white press button.</p> <p>Inside:</p> <p>White painted.</p> <p>Slide attachment for bolt & slide to mid LHS.</p>	<p>Small chip mark too lower RHS.</p> <p>NW, when tested.</p> <p>WO.</p>	
Ceiling	White painted.	Marks seen near staircase. Some stress cracking seen around edges & corners.	
Walls	Beige textured wallpaper.	Black scuff mark seen to lower levels opposite utilities cupboard. Further scuffing seen. Large indentation to lower left level. Large black scuff mark going along lower LHS.	

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 26 th August 2016	Comments Findings Check-Out Date:
Skirting	Light wood.		
Flooring	Light wood panels.	General scuff marks seen to majority of areas.	
Fixtures & Fittings	X5 single spot lamps. X3 white plastic cones. X1 white metal ceiling hatch. X1 white plastic smoke alarm. X1 white plastic building smoke alarm. X1 burglar alarm system. X1 stainless steel double plug socket. X1 stainless steel single plug socket. X1 white plastic doorbell system. X1 stainless steel fuse plug. X1 white plastic burglar alarm set up. X1 stainless steel doorstop.	WO. Unsure of use. Working, when tested. NT.	
Items	X2 large paintings with black wood frames to LHS.		

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 26 th August 2016	Comments Findings Check-Out Date:
	X2 black umbrellas with black handles. X1 purple & black umbrella with wooden effect handle. X1 large glass umbrella pot. X1 black metal table. X1 white glass key bowl. X1 large mirror to RHS. Silver painted wooden frame.		
Storage Cupboard (RHS Entrance Hallway)	X2 white gloss painted doors. X1 stainless steel lock to mid-left of RHS door. X3 fuse boxes too upper RHS. X2 blue plastic Rako RAK-4 controls. X1 white plastic Apple TV box. X2 controls for box. X1 black & red plastic Wi-Fi box level 1.		

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 26 th August 2016	Comments Findings Check-Out Date:
	X2 white plastic & silver Sonos systems. X1 white plastic TV link Wi-Fi system. X1 black plastic BT Wi-Fi system. X1 white metal box to upper mid. Purple red & grey assorted wiring. X3 white plastic Mitsubishi Electric cooling systems.		

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 26 th August 2016	Comments Findings Check-Out Date:
WC			
Ceiling	Gloss wood. X1 large hatch to centre with X2 stainless steel key locks.	Unable to test.	
Walls	X2 dark tile walls. X1 silver coloured wall with mirror cut out. Cut out with metal rim to lower level.		
Flooring	Dark tiled with black grouting.	White marks seen in grouting.	
Lighting	X1 spot lamp.	WO.	
Fixtures & Fittings	X1 white plastic fan too upper left. X1 large mirror above sink with X12 single lights. X1 stainless steel fan isolator switch to upper left of sink. X1 stainless steel fuse switch to lower left of sink.	All WO.	
Sink	X1 Cater Land white ceramic sink with pop plug. Stainless steel tap.	Pop plug NW. WO.	

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 26 th August 2016	Comments Findings Check-Out Date:
Toilet	X1 white Carter Land ceramic toilet. White plastic toilet seat & lid.	All WO.	
Items	X1 small metal stainless steel bin to RHS of toilet. X1 stainless steel toilet roll holder & toilet cleaning brush holder. X2 rolls of toilet paper. X2 white flannels.		

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 26 th August 2016	Comments Findings Check-Out Date:
RECEPTION			
Door	<p>Front of door:</p> <p>Black painted metal frame with large window in middle.</p> <p>X14 small stained squares to mid-level & upper level of door.</p> <p>Stainless steel door handle.</p> <p>Back of door:</p> <p>Black painted metal door frame.</p> <p>Stainless steel handle too mid LHS.</p>	WO.	
Doorframe	Black wooden doorframe.	Chip seen to lower right levels & right mid-level. Interior doorframe white markings too mid LHS.	
Ceiling	White Painted.		
Walls	<p>Part cream textured wallpaper.</p> <p>X1 beige padded wall in X3 sections.</p>		
Skirting Boards	Light wood.	Some markings seen to top of skirting boards.	
Flooring	Light coloured plank.	General scuff marks seen.	

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 26 th August 2016	Comments Findings Check-Out Date:
Lighting	X10 spot lamps.	WO.	
Windows	X4 large panes with X2 extra opening doors.	Seen working.	
Fixtures & Fittings	X3 white plastic cones too ceiling. X1 white plastic smoke alarm. X1 larger black wooden unit with X9 shelves. X4 stainless steel double plug sockets. X1 stainless steel European plug socket. X1 stainless steel socket with X2 phone inputs and X2 aerial inputs. X1 large stainless steel socket with X4 input sockets. X1 single stainless steel input socket with number '22' on.	Unsure of purpose. Working when tested.	
Storage Cupboard	X1 storage cupboard. Black glass door pane. X2 silver door fittings to RHS.		

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 26 th August 2016	Comments Findings Check-Out Date:
	X1 stainless steel metal handle to mid LHS.	WO.	
Items	<p>X1 stainless steel metal coffee table.</p> <p>X1 3-seater sofa in grey fabric with X2 black & white scatter cushions. X1 grey scatter cushion. X2 back cushions & X2 grey side cushions with X1 large seating cushion.</p> <p>X1 white ipad with charger.</p> <p>X1 cream plastic single chair.</p> <p>X1 purple blanket.</p> <p>X1 large footrest in grey fabric & leather to top.</p> <p>X1 small footrest with grey fabric & leather to top.</p> <p>X1 wooden Tic-Tac-Toe board with metal inserts. Wood & metal playing items.</p> <p>X1 black mesh chair with accompanying footrest.</p>	Marks seen to top.	

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 26 th August 2016	Comments Findings Check-Out Date:
	X2 purple cushions. X1 black metal coffee table. X1 black plastic hotel phone. X4 white metal chairs. All with white leather cushions. X1 granite dining table with stainless steel base. X1 wooden bowl on table. X1 stainless steel & black plastic bin. X3 silver flower pots. X1 purple glass pots. X1 white ceramic pot. X1 blue glass pot. X1 stainless steel vase. X1 large LG TV.	 Small scratches seen to base. WO. Working when tested.	

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 26 th August 2016	Comments Findings Check-Out Date:
KITCHEN			
Ceiling	White painted. Metal hatch seen to RHS.		
Walls	White specked mosaic with white grouting. X2 white shelves.		
Flooring	Light wood plank.	General scuff marks seen.	
Lighting	X6 spot lamps.	All WO.	
Fixtures & Fittings	X1 white plastic smoke alarm. X1 white plastic cone. X3 stainless steel double plug sockets. X3 single fuse sockets.	WO. Unsure of purpose	
Sink	X1 stainless steel sink with draining board. Integrated hot & cold stainless steel tap with pull attachment.	WM. WO.	
Extractor	X1 stainless steel Gaggenau hob fan & extractor.		
Hob	X1 black Gaggenau hob.	WO.	

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 26 th August 2016	Comments Findings Check-Out Date:
Microwave	X1 Gaggenau microwave.	Tested for power only. WO.	
Oven	X1 Gaggenau oven.	Tested for power only. WO.	
Hot Drawer	X1 pull-out Gaggenau hot drawer.	Tested for power only. WO.	
Fridge Freezer	X1 integrated fridge freezer.	WO.	
Storage Cupboard	X1 large storage cupboard to LHS of oven.		
	Door is black painted.		
	X4 extra shelves.	WO.	
	X2 pop cupboards too upper left.	WO.	
Kitchen Units	From left to right:		
	Cupboard 1 (LHS): White gloss door. X1 additional shelf, white painted wood.	WO.	
	Cupboard 2 (from left): Door is white painted for dishwasher.	Dishwasher tested for power only. WO.	
	Cupboard 3 (RHS of dishwasher): White painted gloss door. Grey plastic Wesco recycling & rubbish bin.	WO.	
	Cupboard 4: White painted gloss door. X1 white painted wooden extra shelf.	WO.	
	Cupboard 5 (LHS below hob): White painted gloss door. X1 white wooden	WO.	

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 26 th August 2016	Comments Findings Check-Out Date:
	shelf. Cupboard 6 (RHS of hob): White painted gloss door. X1 white wood shelf. Corner cupboards: Cupboard 1: White painted gloss door with X1 white painted wooden shelf. Cupboard 2: White painted gloss door with X1 white painted wooden shelf.	WO.	
Items	X1 red glass vase with pattern to edges. X2 clear glass spherical glasses. X2 clear glass whiskey glasses. X6 glass tall glasses. X2 clear glass cocktail glasses. X2 clear glass tall champagne glasses. X2 spherical tall champagne glasses. X4 clear pyramid glasses.		

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 26 th August 2016	Comments Findings Check-Out Date:
	X4 large cocktail glasses.		
	X1 clear glass beaker.		
	X1 white & silver Sonos control system with power lead.		
	X1 Crups coffee maker.		
	X1 stainless steel Sabichi kettle.		
	X1 stainless steel & black Magimix toaster.		
	X1 set of Stellar knives.		
	X1 wooden chopping board.	Heavily stained.	
	X1 grill pan with rubber tips.		
	X1 clear glass whiskey bottle.		
	X3 clear plastic square ice trays.		
	X1 white plastic square ice tray.		
	X1 clear plastic round ice tray.		

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 26 th August 2016	Comments Findings Check-Out Date:
	X1 black plastic spatula. X1 set of stainless steel salad prongs. X1 stainless steel soup service spoon. X1 black & stainless steel spatula. X1 large stainless steel spatula. X1 large stainless steel spaghetti server. X1 large stainless steel spoon. X1 black & stainless steel can opener. X1 black & stainless steel bottle top opener. X1 potato peeler. X1 stainless steel small prongs. X8 forks. X8 stainless steel knives. X8 stainless steel spoons.		

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 26 th August 2016	Comments Findings Check-Out Date:
	X15 stainless steel silver teaspoons. X1 stainless steel pot. X2 black & stainless steel frying pans. X5 plastic Tupperware containers. X2 white plastic chopping boards. X4 white ceramic small plates. X2 white ceramic bowls. X12 white ceramic coffee plates & milk plates. X4 small white ceramic cereal bowls. X4 large white ceramic plates. X4 small white ceramic bowls. X3 white ceramic plates. X4 small white ceramic plates.		

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 26 th August 2016	Comments Findings Check-Out Date:
	X1 white ceramic tea pot. X4 white ceramic tea cups. X4 white ceramic oval plates. X1 white ceramic milk pots. X3 white ceramic small bowls. X2 white ceramic small bowls. X2 white ceramic Dudson tea cups. X4 white ceramic Schonwald tea cups. Stainless steel milk jug. X1 large stainless steel saucepan. X1 small stainless steel saucepan. X1 rectangular wooden cutting board. X1 wooden circular cutting board. X1 stainless steel cooking tray.		

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 26 th August 2016	Comments Findings Check-Out Date:
	X1 stainless steel baking tray. X1 cream egg holder. X1 black oven mitt. X6 black ceramic table mats. X6 black ceramic coffee mats. X4 white ceramic large oval plates. X4 large plastic table mats. X1 Tefal frying pan. X1 stainless steel saucepan. X1 clear plastic ice cube tray. X1 stainless steel Blanco cooking tray. X1 stainless steel cooking/ serving tray with lid. Manuals & boxes for assorted items.		

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 26 th August 2016	Comments Findings Check-Out Date:
BALCONY			
Balcony	<p>Flooring is grey tile with white grouting.</p> <p>Metal grate to balcony edge.</p> <p>Stainless steel balcony rail with glass panels & metal panel inserts.</p> <p>X3 balcony chairs with stainless steel bases & beige cushions.</p>	Cracked tiles to RHS. Bird droppings to flooring.	

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 26 th August 2016	Comments Findings Check-Out Date:
STAIRS & FIRST FLOOR LANDING			
Ceiling	White painted.		
Walls	Black & white carpet patterned wallpaper. Cream effect textured wallpaper. Part white painted.	Scuff marks seen to white paint.	
Flooring	Light wood effect plank.		
Skirting	Light wood.	PM to tops.	
Stairway	Chrome banister rails. Single white painted metal insert. Light wood steps.	No spindles. Some scratches seen. Some further chipping seen to mid area of steps.	
Lighting	X2 spot lamps. X8 hanging bulbs with chrome fitting & black cable.	WO. All WO.	
Fixtures & Fittings	X3 single stainless steel plug sockets. X1 stainless steel double plug socket. X1 white plastic smoke alarm. X1 white plastic building smoke alarm.	WO.	

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 26 th August 2016	Comments Findings Check-Out Date:
Utility Cupboard	X1 white Hoover washing machine.	Tested for power only. WO.	
	X1 Bosch hoover.	NT.	
	X1 black Bosch iron.	NT.	
	X1 black & silver Sunbeam hair dryer.	NT.	
	X9 white assorted tiles.		
	X1 black plastic buckets.		
	X1 stainless steel ironing board with blue cover.		
	X2 single fuse switches.		
	X1 single stainless steel plug socket.		

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 26 th August 2016	Comments Findings Check-Out Date:
BEDROOM ONE (LHS)			
Doors	<p>Front of door:</p> <p>White painted wood.</p> <p>Stainless steel metal handle to RHS.</p> <p>Back of door:</p> <p>White painted.</p> <p>Stainless steel metal handle to LHS.</p>	WO.	
Ceiling	<p>White painted.</p> <p>Black insert seen above integrated storage unit.</p> <p>Large white metal hatch above mirror.</p>		
Walls	Grey textured wallpaper.	Bubbling to corner edge near door. X2 small black marks near integrated storage unit.	
Skirting	Light coloured wood.	Marking seen to top edges.	
Flooring	Black looped carpet.	Small blue marks seen next to bed.	
Windows	<p>X2 large window panes.</p> <p>X1 large opening door.</p>	WO.	

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 26 th August 2016	Comments Findings Check-Out Date:
Lighting	X2 spot lamps.	WO.	
	X2 hanging lamps with purple shades.	Both WO.	
Fixtures & Fittings	X2 white plastic cones.	Unsure of purpose.	
	X1 cream burglar alarm sensor.		
	X1 stainless steel double plug socket.		
	X1 stainless steel socket with X2 aerial inputs & X2 internet/ phone inputs.		
	X2 single plug sockets.		
	X2 black plastic switches.		
	X2 internet/ phone inserts.		
	X1 stainless steel temperature adjuster.	Tested for power only. WO.	
	X1 stainless steel double light switch.	WO.	
	X1 black & stainless steel switch.	Unsure of use.	
Storage Cupboard	Large integrated storage cupboard, black wood.		
	X2 push & pop opening doors with X2 integrated shelves.		

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 26 th August 2016	Comments Findings Check-Out Date:
	X1 stainless steel coat hanger rail. X25 hangers. X2 sets of white slippers. X4 bath robes. X18 shelves with X2 sets of white slippers on lower right. X1 white gloss bed base. X1 mattress. X1 white duvet & duvet cover. X4 white pillows with casings.	No staining seen.	
Integrated Storage 2	X1 extra shelf with additional linen. X1 stainless steel rail with X17 wood & metal hangers.	White marks seen to back of cupboard.	

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 26 th August 2016	Comments Findings Check-Out Date:
EN-SUITE			
Door	Black painted wood, edges cream leather insert, sliding.	WO.	
Ceiling	White painted. Ceiling hatch above WC. X2 stainless steel locks.	Some stress marks seen around the edges.	
Walls	X1 large mirrored walls. X1 stained glass wall opposite toilet. X1 silver wall behind toilet with inbuilt mirror. All other walls are dark tiled.	Some PM seen to upper levels.	
Flooring	Dark tiled with black grouting.	Not flush with walls in some places. Small white PM in grouting.	
Lighting	X4 ceiling spot lamps. X1 small LED lamp above toilet. X2 light bars either side of sink.	All WO.	
Heating	X1 metal stainless steel towel rail with mirror.	NT.	
Fixtures & Fittings	X1 large mirror above sink with integrated lights strips to either side.		

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 26 th August 2016	Comments Findings Check-Out Date:
	X1 double plug socket. X1 double shaving input. X1 stainless steel single fuse switch. X1 fan isolator switch.		
Sinks	X1 white ceramic Carter Land sink with pop plug. X2 stainless steel hot & cold Gessi taps with X1 stainless steel tap. X3 small pop doors below sink.	NW. All WO. All WO.	
Toilet	X1 white ceramic Carter Land toilet & white plastic toilet seat.	WO.	
Shower	X2 Gessi shower knobs. Large showerhead to ceiling. Small hand shower.	WM. WO. WO.	
Items	X1 black & stainless steel toothbrush holder. X1 ceramic soap holder. X1 lemon & sage body butter.		

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 26 th August 2016	Comments Findings Check-Out Date:
	X1 Bliss fabulous foaming face wash. X1 stainless steel & glass container. X2 hand towels. X1 sanitary bag. X1 fresh mouth dental kit. X1 shoe shine kit. X1 shaving kit. X1 nylon shower cup. X1 makeup remover. X1 mending kit. X1 shoe shine kit. X1 rolls of toilet paper. X1 stainless steel toilet roll holder & toilet brush holder.		

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 26 th August 2016	Comments Findings Check-Out Date:
	X1 small stainless steel bin. X2 large towels. X3 small towels. X3 Bliss assorted soaps.	WO.	

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 26 th August 2016	Comments Findings Check-Out Date:
BEDROOM TWO (RHS)			
Door	<p>Front of door:</p> <p>White painted.</p> <p>Stainless steel handle to mid left.</p> <p>Back of door:</p> <p>White painted.</p> <p>Stainless steel handle to mid right.</p>	<p>Smear marks to upper right.</p> <p>Off-white</p> <p>Small mark to upper left. Chipping seen to mid bottom of door.</p>	
Ceiling	<p>White painted.</p> <p>X1 metal ceiling hatch.</p>		
Walls	Grey textured wallpaper.		
Skirting Boards	Light wood.		
Flooring	Black looped carpet, around edges. Large plain black circle to centre of room & under bed.		
Lighting	<p>X4 ceiling spot lamps.</p> <p>X2 hanging lamps with purple lamp shades.</p>	<p>WO.</p> <p>WO.</p>	
Windows	X2 large windows.		

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 26 th August 2016	Comments Findings Check-Out Date:
	X1 opening window.	WO.	
Storage Cupboard 1 (LHS)	X2 wooden doors. X21 additional shelves. X3 blue glass candle cups. X1 small silver flower vase. X1 Toshiba flat screen TV. X1 black Cisco Easylink box.	WO.	
Storage Cupboard (RHS)	X2 large black wooden doors. X2 additional shelves. X1 additional stainless steel coat hanger rail with X29 wooden coat hangers. X8 additional shelves to LHS. X2 sets of white slippers.		
Fixtures & Fittings	X1 stainless steel temperature monitor. X1 stainless steel metal adjustable light switch.		

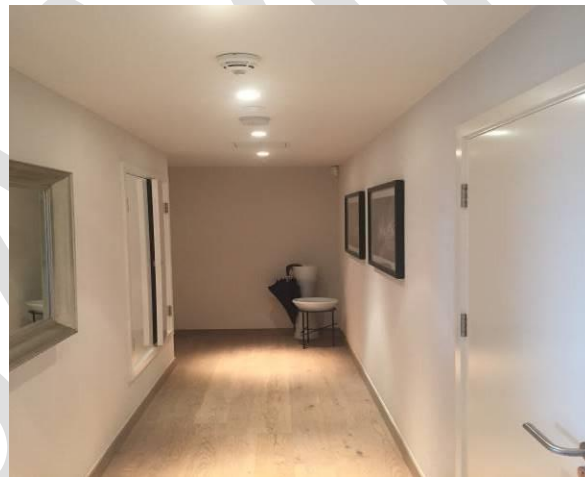
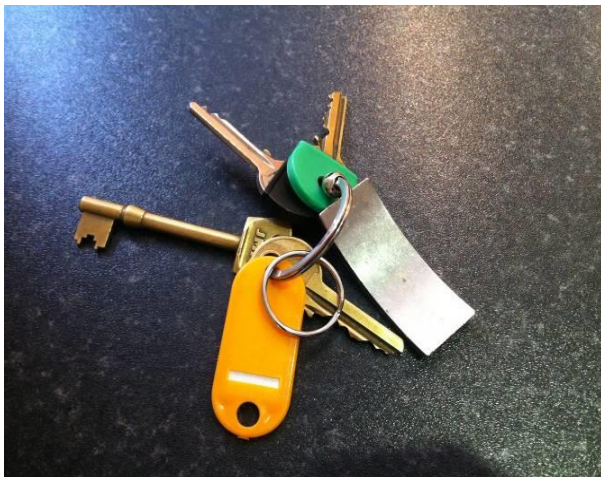
INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 26 th August 2016	Comments Findings Check-Out Date:
	X1 stainless steel curtain operator. X1 stainless steel double aerial double output/input socket. X2 stainless steel double plug sockets. X2 single black plastic plug sockets with X1 phone input socket. X1 white plastic smoke alarm. X2 white plastic domes. X1 cream burglar alarm sensor. X1 fabric back board mounted to wall	 NW when tested. Unsure of purpose.	
Furniture	X1 white gloss bed frame & integrated side units. X1 mattress.	No staining seen at time of inspection.	
Items	X2 white bathrobes. X1 clear glass vase.		

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 26 th August 2016	Comments Findings Check-Out Date:
BATHROOM / EN-SUITE			
DoorS	Sliding wooden framed door with cream leather textured insert.	WO.	
	X2 Stained glass doors leading to shower and toilet area.	WO.	
Ceiling	White painted.	Small crack seen near to RHS of large mirrors.	
Walls	X1 large mirrored wall with integrated storage shelf. All other walls are dark tiled. Edges around sink basin are black wood.		
Flooring	Dark tiled with black grouting.	Some white marks seen in grouting.	
Lighting	X4 spot lamps.	X3 working. X1 NW.	
Heating	X1 stainless steel metal towel rail with integrated mirror.		
Fixtures & Fittings	X1 large mirror above sink with X2 LED light strips to either side.	Light WO. Some marking seen to LHS.	
Sink	White ceramic Carter Land sink with integrated Gessi hot & cold taps.	WO.	
	X4 small black wooden doors.	WO.	
Bath	X1 white porcelain bathtub.		

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 26 th August 2016	Comments Findings Check-Out Date:
	Metal stainless steel Gessi taps and shower attachment.	Both WO.	
Toilet	X1 white ceramic Carter Land toilet & plastic lid.	WO.	
Shower	X1 large stainless steel showerhead with Gessi tap.	WO.	
	X1 stainless steel hand shower with stainless steel rope with Gessi taps.	WO	
Storage Cupboard	X1 small double storage cupboard to LHS of toilet.	Doors WO.	
	X2 additional shelves.		
Items	X1 black & stainless steel toothbrush holder. X4 hand towels. X1 soap holder. X1 lemon & sage body butter. X1 fabulous foaming face wash. X2 dental kits. X2 shaving kits.		

INVENTORY REPORT FOR ADDRESS DELETED			
Inventory	Description	Comments/Findings Check-In Date: 26 th August 2016	Comments Findings Check-Out Date:
	X1 makeup remover. X2 sanitising bags. X2 nylon shower caps. X1 mending kit. X1 large towel. X3 medium towels. X4 small towels. X2 glass storage bottles. X3 assorted soaps. X3 toilet rolls. X1 stainless steel metal bin. X1 stainless steel toilet roll & toilet brush holder. X1 white ceramic vase.		

All Check In Pictures Taken On The 26th August 2016









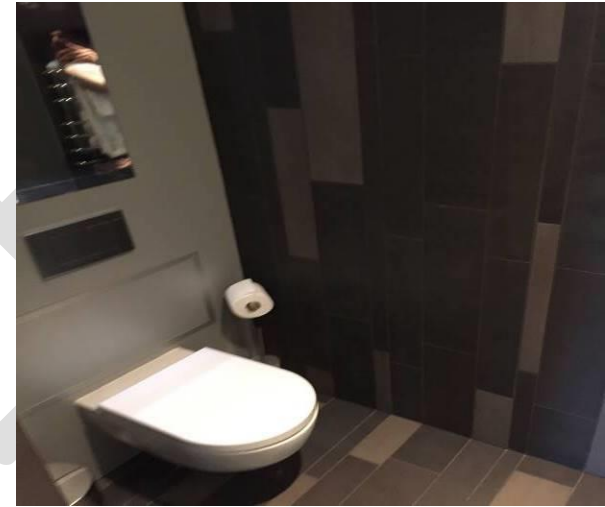




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Smoke Alarms



Examples Of Defects



Doorbell NW



Scuff marks to walls.



Cracked tiles on balcony



Chipping to stair edges



Door handle not flush



Electric black out blinds NW in bedroom 1.

Further Pictures Inc. Further Defect Pictures Kept On File & Available On Request