


Check Out



Address	123 Sample Street, Sample City, Sampleshire, AB1 2CD
Date	May 5th 2026
Clerk	A. Clerk
Client	Example Lettings Ltd

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Notes

Please note: If you wish to raise any comments or proposed amendments to this report (whether a **Check-In** or **Check-Out**), please notify us in writing within **7 days of receipt**. After this period, we may be unable to accept further amendments; any later comments may be recorded separately by addendum where appropriate. Where no comments are received within this timeframe, the report will normally be treated as agreed for the purposes of record-keeping and comparison, even if it is not signed. Please keep a copy of any comments and supporting photographs you submit.

DISCLAIMER / LIMITATIONS

This report is a written and photographic record of the property's condition and contents **as observed at the date and time of inspection**.

The inspection is limited to areas that were **safe and reasonably accessible** at the time of attendance. We do not move heavy furniture, lift floor coverings, dismantle fixtures, inspect behind fixed panels, or unpack boxed/stored items. Items within locked rooms/cupboards/containers, or otherwise inaccessible areas, are recorded only where access **was provided at the time**.

References to utilities, appliances, heating and fittings relate to **visible condition only** and do not constitute testing, servicing, certification, or confirmation of compliance.

Cleanliness observations are recorded as seen at the time of inspection and may change with occupation or further cleaning.

Photographs form part of the evidence record and should be read together with the written descriptions.

This report is not a building survey, valuation, or guarantee of the absence of defects.

Tenant comments window: Please review this report and notify us of any discrepancies within **7 days** of receipt. Any agreed amendments will be recorded as an addendum or in an updated version, as appropriate.

1. SCHEDULE OF CONDITION

Ref	Name	Condition at Inventory & Check In	Condition at Check Out	Additional Comments
1.1	General Cleanliness	Clean to a professional standard throughout	Domestic clean standard; generally cleaned, but not to a professional standard. Grubby / stained areas visible in parts of the property, including kitchen and bathroom areas.	
1.2	Door(s)	Good working order.	Generally fair to good used condition; entrance door Yale lock loose, bathroom door tight to close, and local grime / markings visible to some door areas.	
1.3	Flooring	New flooring throughout	Generally fair to good used condition; slight bump to Bedroom 2 carpet, lounge laminate gap / open joint, and slight dip / minor debris visible to kitchen flooring.	
1.4	Wall(s)	Freshly painted throughout	Fair decorative order; local scuff marks to Bedroom 1, Bedroom 2 and lounge walls, hairline crack to Bedroom 1 wall, and local gaps / sealant failure visible to bathroom wall junctions.	
1.5	Ceiling(s)	Freshly painted throughout	Good decorative order overall, commensurate with tenancy term	
1.6	Lighting	In good condition. Working at time of inspection.	Working at time of inspection	
1.7	Furnishings	As new condition noted in report	Good used condition commensurate with tenancy term.	

1. SCHEDULE OF CONDITION (CONT.)

1.8	Window(s)	Good working order.	Fair used condition; lounge window reveal / adjacent wall shows a hairline crack and a small crack to the top left corner of the window area.
1.9	Water Outlet(s)	Good working order.	Fair used condition; local staining / grime to sink and WC areas, with missing / deteriorated sealant visible in the bathroom.
1.10	Appliances	Good working order.	Fair to good used condition overall; visible use marks / residue to hob surface. Other appliances visually checked only, not tested.

2. METER READINGS

Ref	Name	Description	Reading at Inventory & Check In	Reading at Check Out	Additional Comments
2.1	Electric Meter	Location: Communal riser cupboard Serial No: 81130014	000012.173	9370 kWh	



05 May 2026 15:37

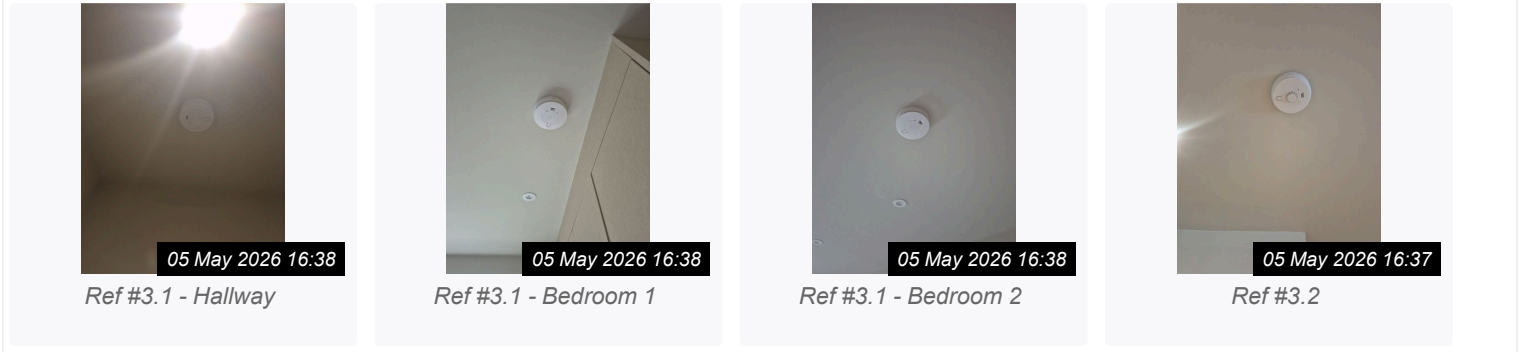
Ref #2.1

3. HEALTH & SAFETY | SMOKE & CARBON MONOXIDE ALARMS

Ref	Name	Location Room & Floor	Test Result at Inventory & Check In	Test Result at Check Out	Additional Comments
3.1	Smoke Alarm(s)	1 x Entrance hallway 1 x Bedroom one 1 x Bedroom two	Tested and in good working order.	Tested and operational	

3. HEALTH & SAFETY | SMOKE & CARBON MONOXIDE ALARMS (CONT.)

3.2	Heat Alarm(s)	1 x Kitchen	Tested and in good working order.	Tested and operational
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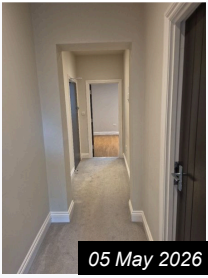


4. ENTRANCE / HALLWAY

Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out	Additional Comments
4.1	Door & Frame	Door - Black painted wooden Frame - White painted wooden Door return - Black painted wooden Frame return - White painted wooden Handle(s) - Brushed chrome lever Lock - Chrome Yale lock with finger pull closer Numeral - Polished, chrome number three Doorstop – Polished chrome with black rubber end, mounted to skirting	Appears in new condition.	Fair to good used condition; crack visible to external door frame and Yale lock loose.	
4.2	Flooring	Flooring - Grey carpet Threshold - Chrome joining strip	Appears in new condition.	Good used condition commensurate with tenancy term.	
4.3	Skirting / Beading	Skirting - White painted wooden	Appears freshly painted.	Good decorative order overall, commensurate with tenancy term.	
4.4	Walls	Light grey painted plaster	Appears freshly painted.	Good decorative order overall, commensurate with tenancy term.	

4. ENTRANCE / HALLWAY (CONT.)

4.5	Ceiling	Light grey painted plaster	Appears freshly painted.	Good decorative order overall, commensurate with tenancy term.
4.6	Lighting	Fitting(s) - White trim spotlights Bulb(s) - 4	Tested and in good working order.	Working at time of inspection.
4.7	Sockets / Switches	White plastic switch White plastic sockets	Appears in new condition.	Good used condition commensurate with tenancy term.
4.8	Miscellaneous Items	Electronic door, entry system screen RCD consumer unit	Appears in new condition. Door entry system had no power so could not be tested.	Electronic door entry system screen and RCD consumer unit present; visually satisfactory.



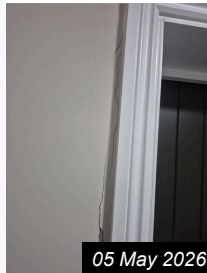
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Ref #4



05 May 2026 15:40

Ref #4.1



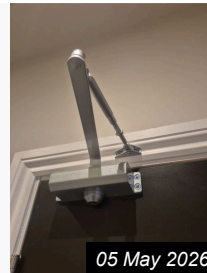
05 May 2026 15:40

Ref #4.1 - Cracked door frame external



05 May 2026 15:41

Ref #4.1



05 May 2026 15:41

Ref #4.1



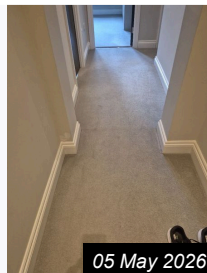
05 May 2026 15:41

Ref #4.1 - Yale lock loose



05 May 2026 15:41

Ref #4.1



05 May 2026 15:45

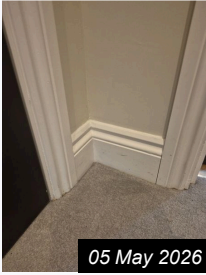
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05 May 2026 15:48

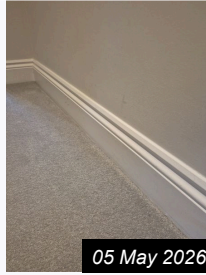
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4. ENTRANCE / HALLWAY (CONT.)



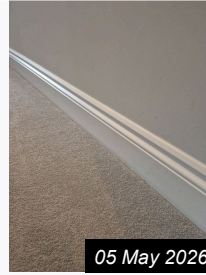
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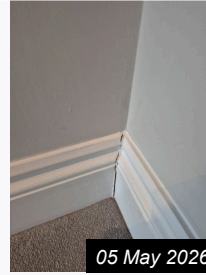
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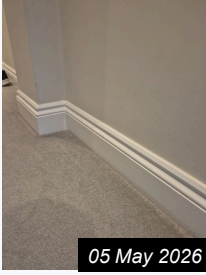
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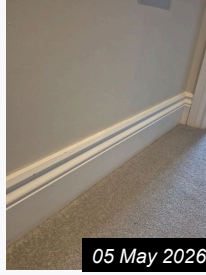
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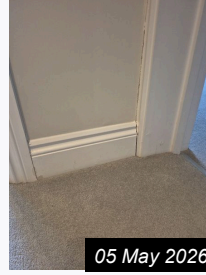
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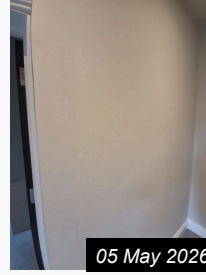
05 May 2026 15:49

Ref #4.3



05 May 2026 15:49

Ref #4.3



05 May 2026 15:46

Ref #4.4



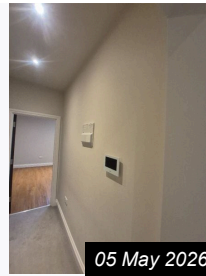
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Ref #4.4



05 May 2026 15:46

Ref #4.4



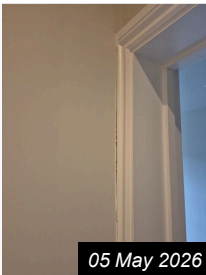
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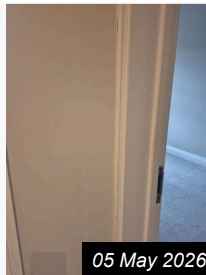
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Ref #4.4



05 May 2026 15:47

Ref #4.4



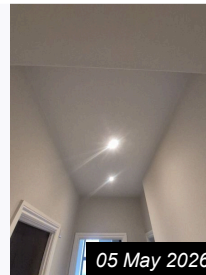
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Ref #4.4



05 May 2026 15:46

Ref #4.5



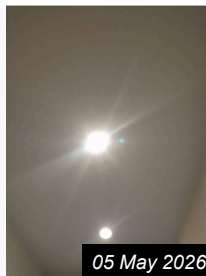
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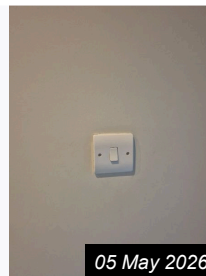
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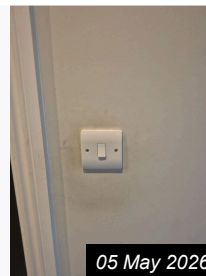
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05 May 2026 15:48

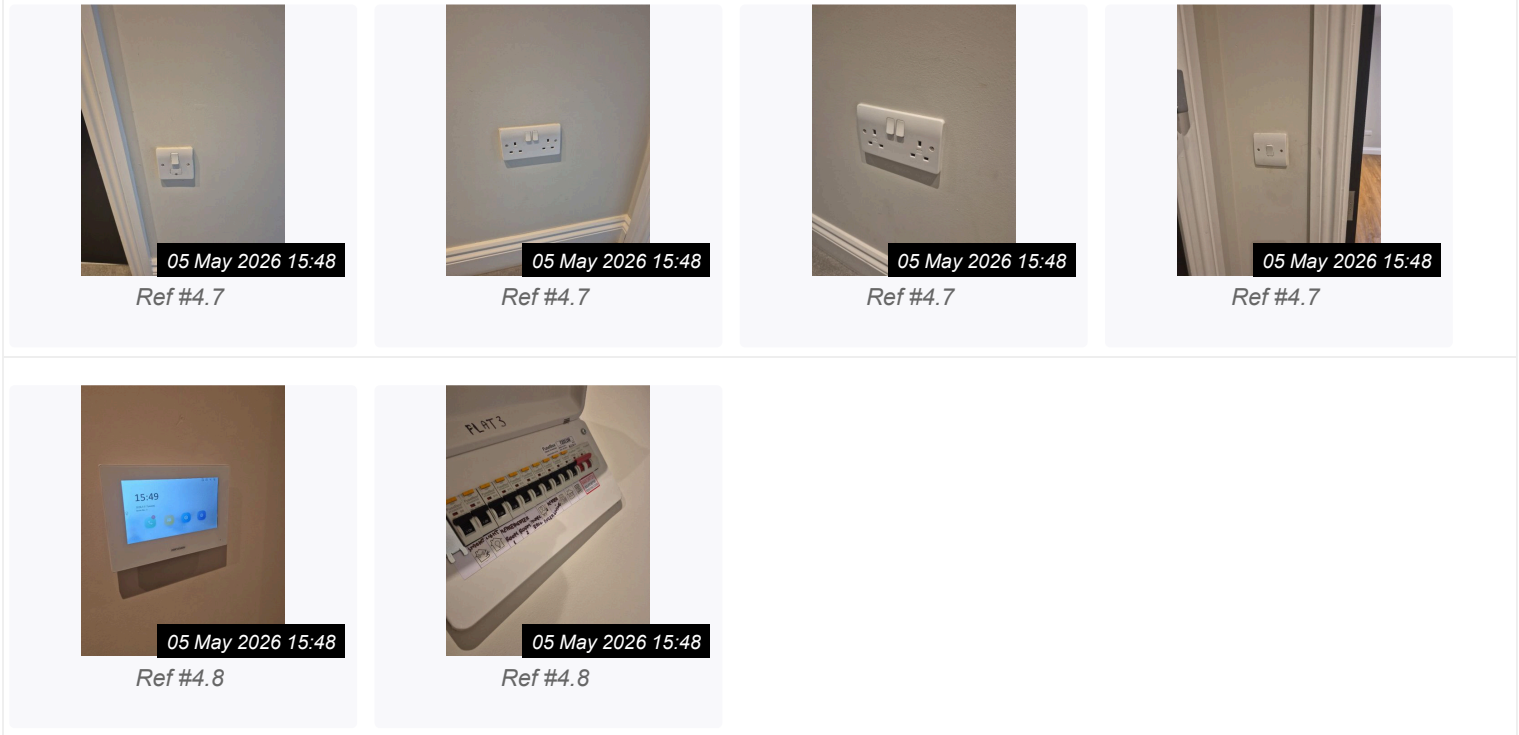
Ref #4.7



05 May 2026 15:48

Ref #4.7

4. ENTRANCE / HALLWAY (CONT.)



5. BEDROOM 1

Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out	Additional Comments
5.1	Door & Frame	Door - Black painted wooden Frame - White painted wooden Door return - Black painted wooden Frame return - White painted wooden Handle(s) - Brushed chrome lever Lock(s) - Mortis lock with two keys left in door Doorstop – Brushed chrome with black rubber end, mounted to skirting	Appears in new condition.	Good used condition commensurate with tenancy term.	
5.2	Flooring	Flooring - Grey carpet Threshold - Chrome joining strip	Appears in new condition.	Good used condition commensurate with tenancy term.	
5.3	Skirting	Skirting - White painted wooden	Appears freshly painted.	Fair to good used condition; small gap visible to skirting joint.	

5. BEDROOM 1 (CONT.)

5.4	Walls	Light grey painted plaster	Appears freshly painted.	Fair used condition; local scuff marks visible and hairline crack noted to wall.	
5.5	Ceiling	Light grey painted plaster	Appears freshly painted.	Good decorative order overall, commensurate with tenancy term.	
5.6	Lighting	Fitting(s) - White trim spotlights Bulb(s) - 8	Tested and in good working order.	Working at time of inspection.	
5.7	Sockets / Switches	White plastic switches White plastic sockets	Appears in new condition.	Good used condition commensurate with tenancy term.	
5.8	Heating	Radiator - White metal wall mounted electric; 1 x Chrome rail	Appears in new condition.	Good used condition commensurate with tenancy term.	
5.9	Built-in Units	Door(s) - Cream wooden doors x3 Frame(s) - Cream wooden Handle(s) - Brushed chrome fixed pull handles Shelves - White, laminated wooden Chrome hanging rail	Appears in new condition.	Good used condition commensurate with tenancy term.	
5.10	Windows / Curtains / Blinds	Casement(s) - Dark grey UPVC Pane(s) - Double glazed Handle(s) - Black metal Frame(s) - Dark grey UPVC Sill(s) - Light, grey painted plaster Key(s) - 2 Blind(s) - Grey, pull string roller blind	Appears in new condition.	Good used condition commensurate with tenancy term.	
5.11	Miscellaneous Items	Smoke alarm white plastic	Tested for power only. Audible tone noted.	<i>As Inventory & Check In</i>	

5. BEDROOM 1 (CONT.)



05 May 2026 15:49

Ref #5



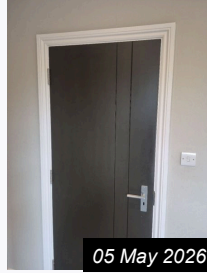
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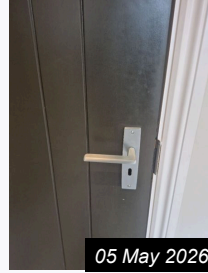
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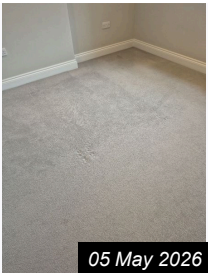
05 May 2026 15:50

Ref #5.1



05 May 2026 15:50

Ref #5.1



05 May 2026 15:50

Ref #5.2



05 May 2026 15:50

Ref #5.2



05 May 2026 15:50

Ref #5.2



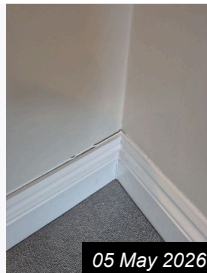
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05 May 2026 15:50

Ref #5.3



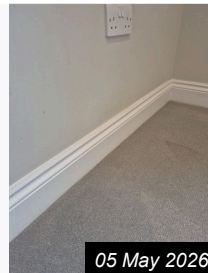
05 May 2026 15:50

Ref #5.3 - Small gap



05 May 2026 15:51

Ref #5.3



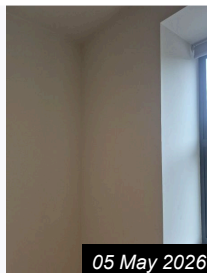
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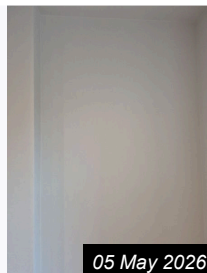
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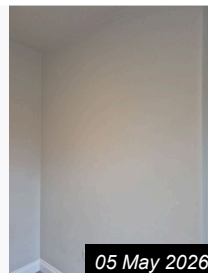
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05 May 2026 15:51

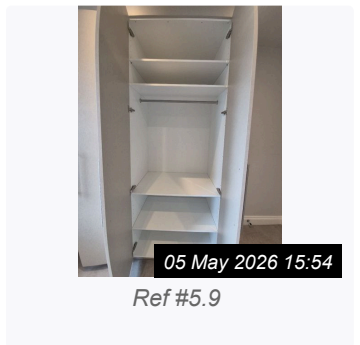
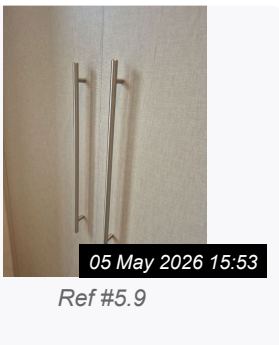
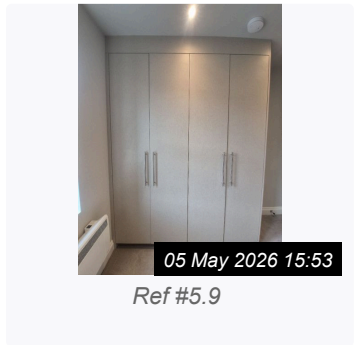
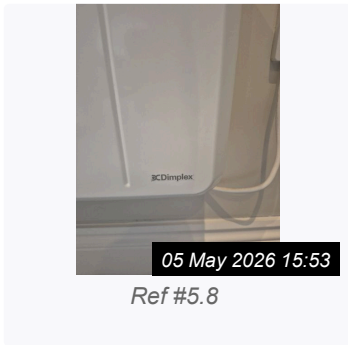
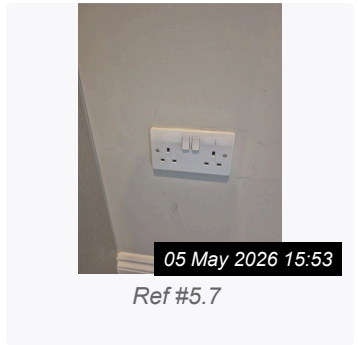
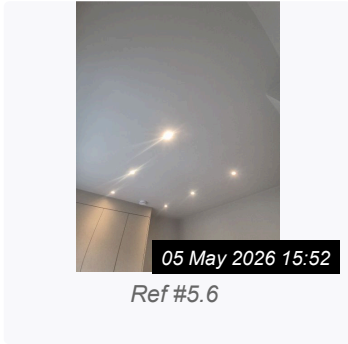
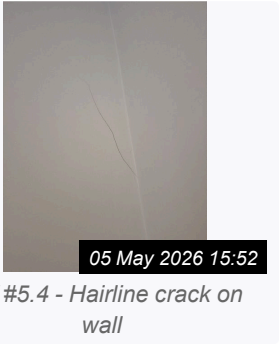
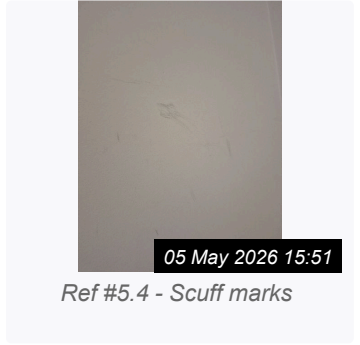
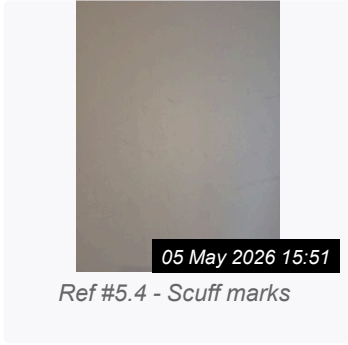
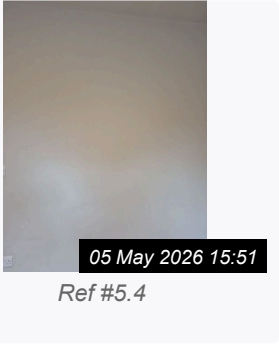
Ref #5.4



05 May 2026 15:51

Ref #5.4

5. BEDROOM 1 (CONT.)



5. BEDROOM 1 (CONT.)

The image grid contains 12 photographs arranged in a 3x4 grid. Each photograph shows a different view of Bedroom 1. The first two rows show various views through windows, including exterior views of neighboring houses and streets. The third row shows interior details such as window sills, a door handle, a smoke detector on the ceiling, and a door lock. Each photograph has a black timestamp box in the bottom right corner and a reference number below it.

6. BEDROOM 2

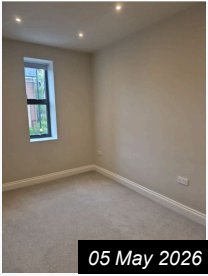
Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out	Additional Comments
6.1	Door & Frame	Door - Black painted wooden Frame - White painted wooden Door return - Black painted wooden Frame return - White painted wooden Doorstop – Brushed chrome with black rubber end, mounted to skirting Handle(s) - Brush, chrome lever Lock(s) - Mortis lock x 2 keys left in door	Appears in new condition.	Good used condition commensurate with tenancy term.	

6. BEDROOM 2 (CONT.)

6.2	Flooring	Flooring - Grey carpet Threshold - Chrome joining strip	Appears in new condition.	Fair to good used condition; slight bump visible to carpet.
6.3	Skirting	Skirting - White painted wooden	Appears freshly painted.	Fair to good used condition; small gaps visible to skirting joints in places.
6.4	Walls	Light grey painted plaster	Appears freshly painted.	Fair used condition; local scuff marks visible to wall.
6.5	Ceiling	Light grey painted plaster	Appears freshly painted.	Good decorative order overall, commensurate with tenancy term.
6.6	Lighting	Fitting(s) - White trim spotlights Bulb(s) - 6	Tested and in good working order.	Working at time of inspection.
6.7	Sockets / Switches	White plastic switch White plastic sockets	Appears in new condition.	Good used condition commensurate with tenancy term.
6.8	Heating	Radiator - White metal wall mounted electric	Appears in new condition.	Good used condition commensurate with tenancy term.
6.9	Built-in Units	Door(s) - Cream wooden x 4 Frame(s) - Cream wooden Handle(s) - Brushed chrome fixed pull handles Shelves - White, laminated wooden 2 x Polished chrome hanging rails	Appears in new condition.	Good used condition commensurate with tenancy term.
6.10	Windows / Curtains / Blinds	Casement(s) - Dark grey UPVC Pane(s) - Double glazed Handle(s) - Black metal Frame(s) - Dark grey UPVC Sill(s) - Light, grey painted plaster Key(s) - 2 Blind(s) - Grey, pull string roller blind	Appears in new condition.	Good used condition commensurate with tenancy term.

6. BEDROOM 2 (CONT.)

6.11	Miscellaneous Items	White plastic smoke alarm	Tested for power only. Audible tone noted.	<i>As Inventory & Check In</i>
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05 May 2026 15:57

Ref #6



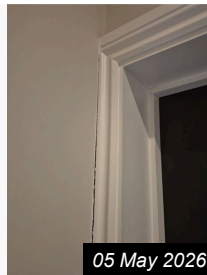
05 May 2026 15:58

Ref #6.1



05 May 2026 15:58

Ref #6.1



05 May 2026 15:58

Ref #6.1



05 May 2026 15:58

Ref #6.1



05 May 2026 15:58

Ref #6.1



05 May 2026 15:58

Ref #6.1



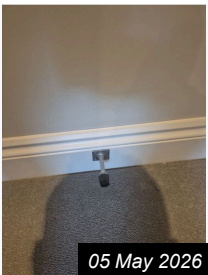
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Ref #6.1



05 May 2026 15:58

Ref #6.1



05 May 2026 15:58

Ref #6.1



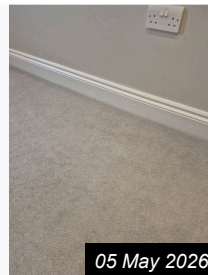
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Ref #6.1



05 May 2026 15:58

Ref #6.2



05 May 2026 16:02

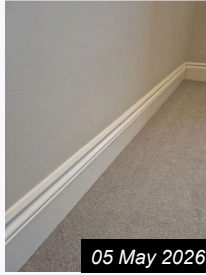
Ref #6.2 - Slight bump on the carpet

6. BEDROOM 2 (CONT.)



05 May 2026 15:59

Ref #6.3



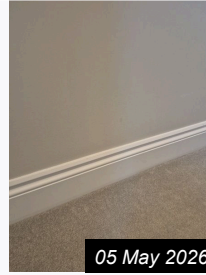
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Ref #6.3



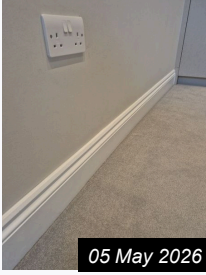
05 May 2026 15:59

Ref #6.3



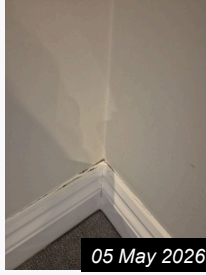
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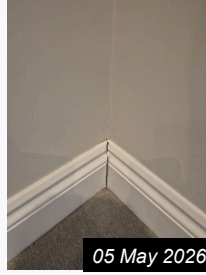
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Ref #6.3



05 May 2026 15:59

Ref #6.3 - Small gap



05 May 2026 15:59

Ref #6.3 - Small gap



05 May 2026 16:00

Ref #6.4



05 May 2026 16:00

Ref #6.4



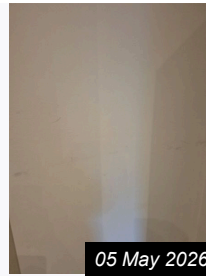
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Ref #6.4



05 May 2026 16:00

Ref #6.4



05 May 2026 16:04

Ref #6.4



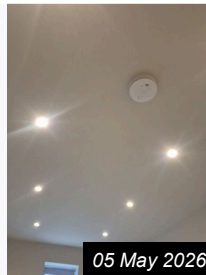
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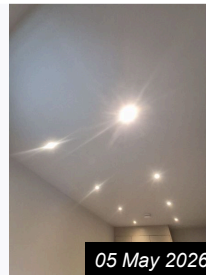
05 May 2026 16:04

Ref #6.4 - Scuff marks



05 May 2026 16:00

Ref #6.5



05 May 2026 16:00

Ref #6.6



05 May 2026 16:01

Ref #6.7



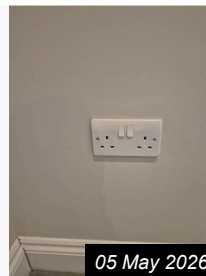
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Ref #6.7



05 May 2026 16:01

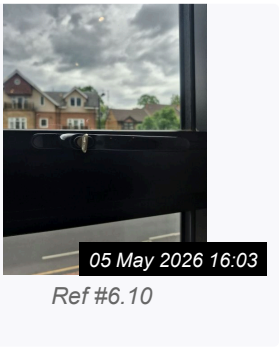
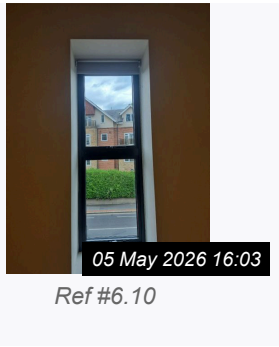
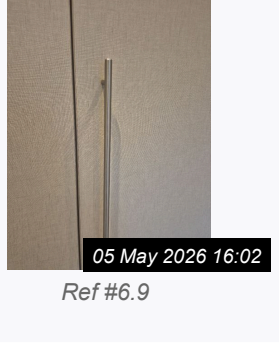
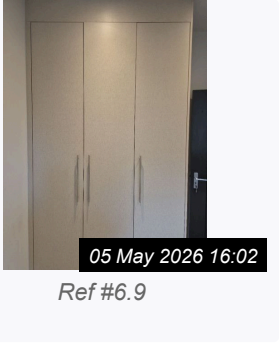
Ref #6.7



05 May 2026 16:01

Ref #6.7

6. BEDROOM 2 (CONT.)



7. LOUNGE

Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out	Additional Comments
7.1	Door & Frame	<p>Door - Black painted wooden Frame - White painted wooden Door return - Black painted wooden Frame return - White painted wooden</p> <p>Handle(s) - Brushed chrome lever Doorstop – Brushed chrome with black rubber end, mounted to skirting</p>	White paint splash marks on the chrome handle.	Fair used condition; as inventory & check in for pre-existing paint splash marks to chrome handle, with additional local scuffing / grime visible to door / frame area.	
7.2	Flooring	<p>Flooring - Light brown wood effect laminate Threshold - Chrome joining strip</p>	Appears in new condition.	Fair to good used condition; gap / open joint visible to laminate flooring.	
7.3	Skirting	Skirting - White painted wooden	Appears freshly painted.	Good decorative order overall, commensurate with tenancy term.	
7.4	Walls	Light grey painted plaster	Appears freshly painted.	Fair used condition; local scuff marks visible to wall.	
7.5	Ceiling	Light grey painted plaster	Appears freshly painted.	Good decorative order overall, commensurate with tenancy term.	
7.6	Lighting	<p>Fitting(s) - White trim spotlights Bulb(s) - 9</p>	Tested and in good working order.	Working at time of inspection.	
7.7	Sockets / Switches	<p>White plastic switch White plastic sockets</p>	Appears in new condition.	Good used condition commensurate with tenancy term.	
7.8	Heating	Radiator - White wall mounted electric	Appears in new condition.	Good used condition commensurate with tenancy term.	

7. LOUNGE (CONT.)

7.9	Windows / Curtains / Blinds	Casement(s) - Dark grey UPVC Pane(s) - Double glazed Handle(s) - Black metal Frame(s) - Dark grey UPVC Sill(s) - Light, grey painted plaster Key(s) - 2 Blind(s) - Grey string pole roller blind	Appears in new condition.	Fair used condition; hairline crack visible to window reveal / adjacent wall and small crack visible to top left corner of window area.
7.10	Miscellaneous Items	Router	<i>Item added after Check In</i>	Router present; item added after check-in.



05 May 2026 16:16

Ref #7



05 May 2026 16:17

Ref #7.1



05 May 2026 16:17

Ref #7.1



05 May 2026 16:17

Ref #7.1 - Scuff marks



05 May 2026 16:17

Ref #7.1



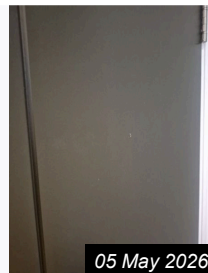
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Ref #7.1



05 May 2026 16:17

Ref #7.1



05 May 2026 16:17

Ref #7.1



05 May 2026 16:17

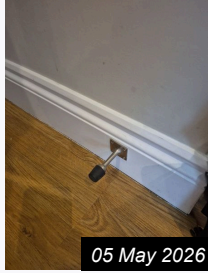
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7. LOUNGE (CONT.)



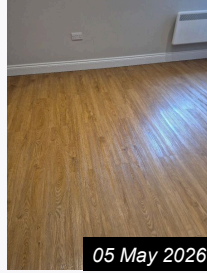
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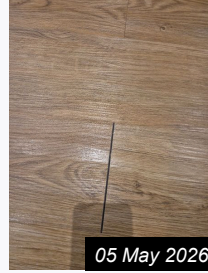
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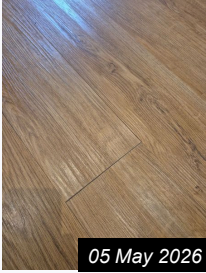
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Ref #7.2



05 May 2026 16:18

Ref #7.2 - Gap



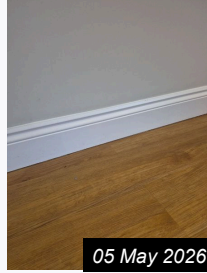
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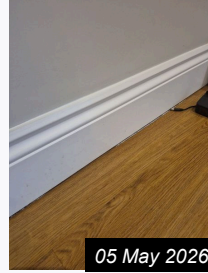
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Ref #7.3



05 May 2026 16:19

Ref #7.3



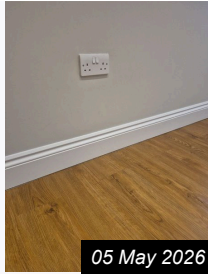
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Ref #7.3



05 May 2026 16:19

Ref #7.3



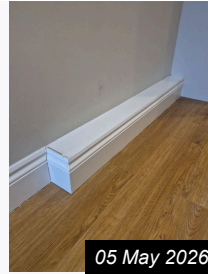
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05 May 2026 16:19

Ref #7.3



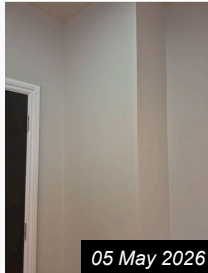
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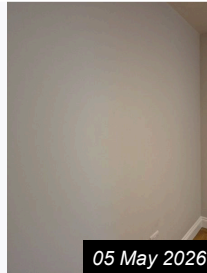
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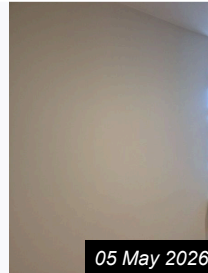
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Ref #7.4



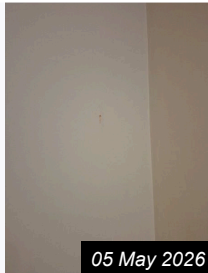
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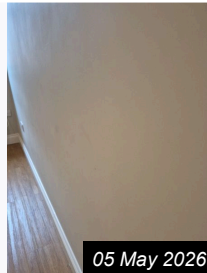
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Ref #7.4



05 May 2026 16:20

Ref #7.4



05 May 2026 16:20

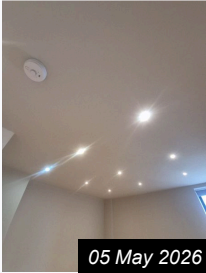
Ref #7.4 - Scuff marks



05 May 2026 16:20

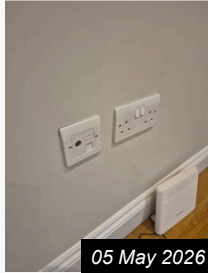
Ref #7.5

7. LOUNGE (CONT.)



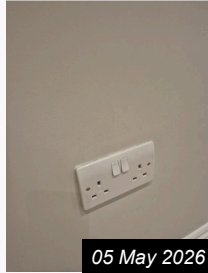
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Ref #7.6



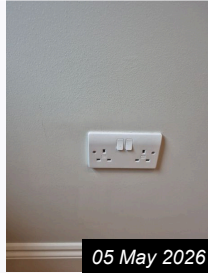
05 May 2026 16:21

Ref #7.7



05 May 2026 16:21

Ref #7.7



05 May 2026 16:21

Ref #7.7



05 May 2026 16:21

Ref #7.7



05 May 2026 16:21

Ref #7.7



05 May 2026 16:21

Ref #7.8



05 May 2026 16:21

Ref #7.8



05 May 2026 16:21

Ref #7.9



05 May 2026 16:21

Ref #7.9



05 May 2026 16:21

Ref #7.9



05 May 2026 16:21

Ref #7.9



05 May 2026 16:21

Ref #7.9 - Hairline crack



05 May 2026 16:22

Ref #7.9



05 May 2026 16:22

Ref #7.9 - Small crack top left corner of window



05 May 2026 16:31

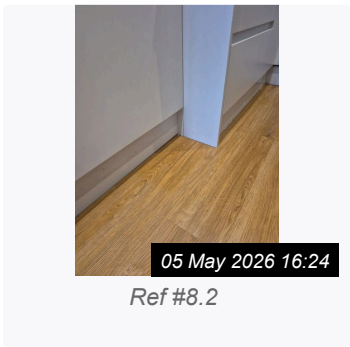
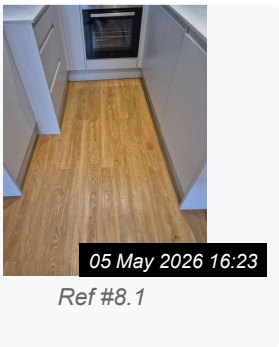
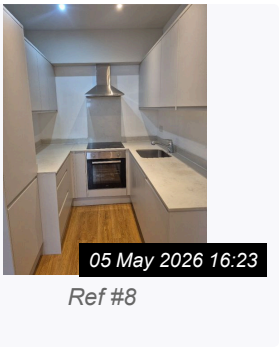
Ref #7.10 - Router

8. OPEN PLAN KITCHEN

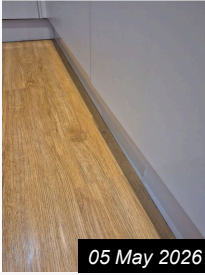
Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out	Additional Comments
8.1	Flooring	Flooring - Light brown wood effect laminate Threshold - Continuation of the flooring from lounge	Appears in new condition.	Fair to good used condition; slight dip visible to flooring and minor debris present.	
8.2	Skirting	Skirting - White painted wooden	Appears freshly painted.	Good decorative order overall, commensurate with tenancy term.	
8.3	Walls	Light grey painted plaster	Appears freshly painted.	Fair used condition; grubby / stained behind sink / splashback area.	
8.4	Ceiling	Light grey painted plaster	Appears freshly painted.	Good decorative order overall, commensurate with tenancy term.	
8.5	Lighting	Fitting(s) - White trim spotlights Bulb(s) - 4	Tested and in good working order.	Working at time of inspection.	
8.6	Sockets / Switches	White plastic switch White plastic sockets	Appears in new condition.	Good used condition commensurate with tenancy term.	
8.7	Worktop(s)	Surface - White marble effect Splashback - White marble effect	Appears in new condition.	Visible crack to kitchen worktop surface with associated local staining / marks. This defect was not recorded at inventory & check-in, where the worktop was noted in new condition. Condition has materially deteriorated and remedial repair is required; however, given the nature of the damage, replacement may be necessary.	

8. OPEN PLAN KITCHEN (CONT.)

8.8	Drawers	<p>Exterior - Light, grey mat finish Handle(s) - Integrated finger pull handles Interior - White laminated wood</p> <p>Content: Appliance manuals Grey plastic cutlery tray</p>	Appears in new condition.	Good used condition overall; blue plastic bag left in one drawer.
8.9	Kitchen Units	<p>Range - base units, wall units, tall units Exterior - Light, grey mat finish Handle(s) - Integrated finger pull Shelves - White laminated wood Interior - White laminated wood Kickboard - Light, grey mat finish to match units</p>	Appears in new condition.	Good used condition commensurate with tenancy term.
8.10	Sink	<p>Basin(s) - Stainless steel Drain(s) - Chrome Strainer(s) - Chrome Plug - Chrome Mixer tap(s) - Chrome with shower hose attachment Training board – integrated white, marble, draining board</p>	Appears in new condition.	Good used condition commensurate with tenancy term.
8.11	Miscellaneous Items	White plastic heat sensor	Tested for power only. Audible tone noted.	<i>As Inventory & Check In</i>

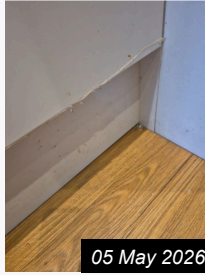


8. OPEN PLAN KITCHEN (CONT.)



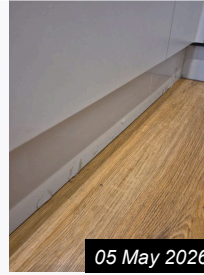
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Ref #8.2



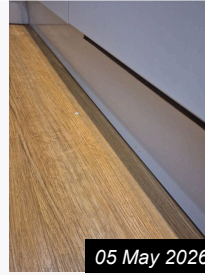
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Ref #8.2



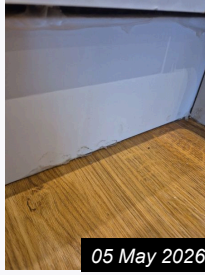
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05 May 2026 16:24

Ref #8.2



05 May 2026 16:24

Ref #8.2



05 May 2026 16:25

Ref #8.3



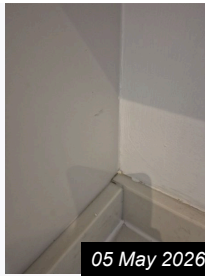
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Ref #8.3



05 May 2026 16:25

Ref #8.3



05 May 2026 16:25

Ref #8.3



05 May 2026 16:25

Ref #8.3



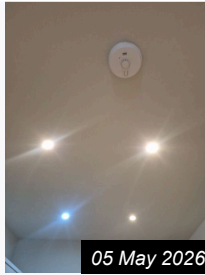
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Ref #8.3



05 May 2026 16:25

Ref #8.3 - Grubby and stained behind sink



05 May 2026 16:25

Ref #8.4



05 May 2026 16:26

Ref #8.5



05 May 2026 16:26

Ref #8.6



05 May 2026 16:26

Ref #8.6



05 May 2026 16:26

Ref #8.6



05 May 2026 16:26

Ref #8.6



05 May 2026 16:26

Ref #8.7

8. OPEN PLAN KITCHEN (CONT.)



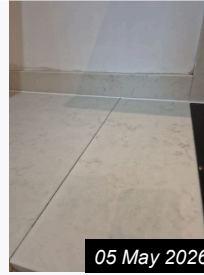
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Ref #8.7



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Ref #8.7



05 May 2026 16:26

Ref #8.7



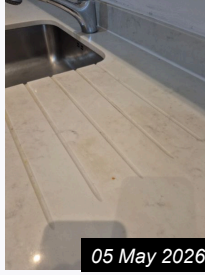
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Ref #8.7



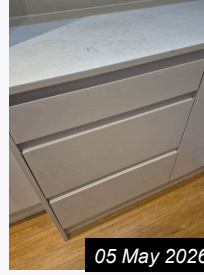
05 May 2026 16:30

Ref #8.7 - Crack on worktop



05 May 2026 16:30

Ref #8.7 - Stained



05 May 2026 16:27

Ref #8.8



05 May 2026 16:27

Ref #8.8



05 May 2026 16:27

Ref #8.8



05 May 2026 16:27

Ref #8.8



05 May 2026 16:28

Ref #8.9



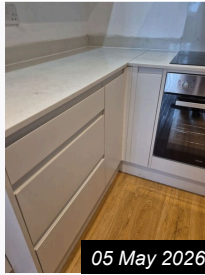
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Ref #8.9



05 May 2026 16:28

Ref #8.9



05 May 2026 16:28

Ref #8.9



05 May 2026 16:28

Ref #8.9



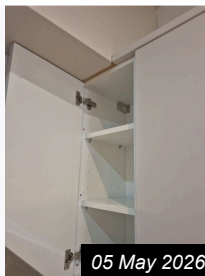
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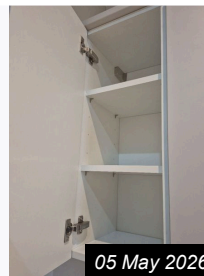
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Ref #8.9



05 May 2026 16:28

Ref #8.9



05 May 2026 16:28

Ref #8.9



05 May 2026 16:29

Ref #8.9

8. OPEN PLAN KITCHEN (CONT.)



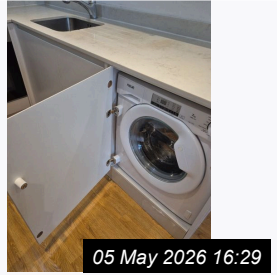
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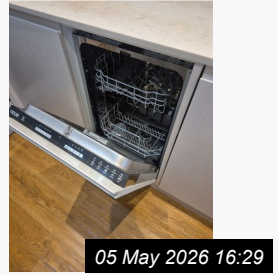
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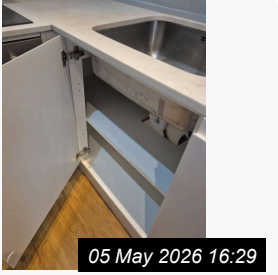
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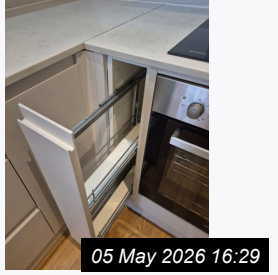
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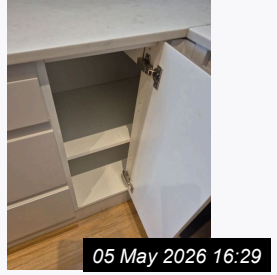
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Ref #8.9



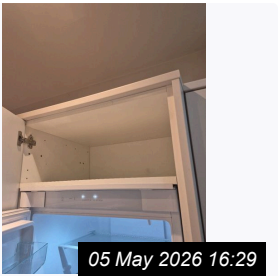
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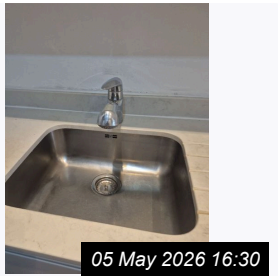
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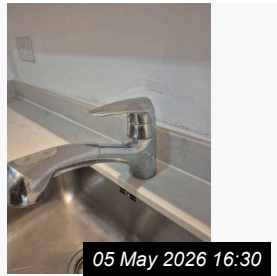
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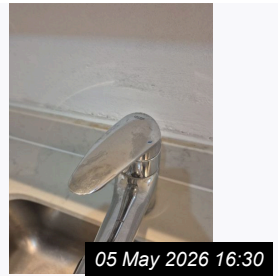
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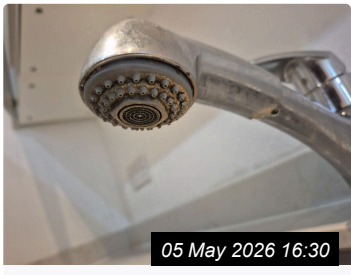
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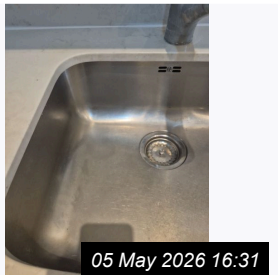
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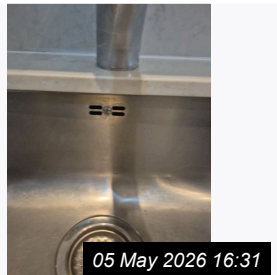
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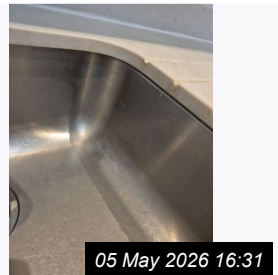
05 May 2026 16:31

Ref #8.10



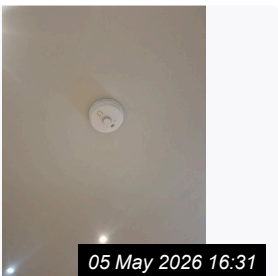
05 May 2026 16:31

Ref #8.10



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Ref #8.10



05 May 2026 16:31

Ref #8.11

9. BATHROOM

Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out	Additional Comments
9.1	Door & Frame	<p>Door - Black painted wooden Frame - White painted wooden Door return - Black painted wooden Frame return - White painted wooden</p> <p>Handle(s) - Brushed chrome lever Lock(s) - Brush, chrome thumb turn</p>	Small white paint drip on return of door.	Fair used condition; door tight to close, with grubby marks and local markings visible to door / handle area.	
9.2	Flooring	<p>Flooring - Grey tiles with white grout Threshold - Chrome joining strip</p>	Appears in new condition.	Good used condition commensurate with tenancy term.	
9.3	Skirting	Skirting - Light grey tiled continuation of wall	Appears in new condition.	Fair used condition; missing / deteriorated sealant visible at tiled junctions, including under basin area.	
9.4	Walls	<p>Half height, grey tiled walls with white grout Upper half light, grey painted plaster Fully tiled in shower enclosure</p>	<p>Appears freshly painted.; Appears in new condition.</p>	Fair used condition; corner small gap visible to wall between basin and toilet, and slight gap visible to wall near vent.	
9.5	Ceiling	Light grey painted plaster	Appears freshly painted.	Good decorative order overall, commensurate with tenancy term.	
9.6	Lighting	<p>Fitting(s) - White trim spotlights Bulb(s) - 4</p>	Tested and in good working order.	Working at time of inspection.	
9.7	Sockets / Switches	White plastic, single shavers socket, located in mirrored cabinet	Appears in new condition.	Good used condition commensurate with tenancy term.	
9.8	Heating	Towel rail - Chrome	Appears in new condition.	Good used condition commensurate with tenancy term.	

9. BATHROOM (CONT.)

9.9	Built-in Units	<p>Door(s) - Light grey painted wooden</p> <p>Frame(s) - White painted wooden</p> <p>Handle(s) - Polished, chrome knob handles</p> <p>Content: Water heater</p>	Appears in new condition.	Bathroom built-in cupboard door hinge detached / come off at check-out. This defect was not recorded at inventory & check-in, when the unit was noted in new condition. Repair / re-fixing will be required.
9.10	Toilet	<p>WC - White ceramic</p> <p>Cistern - White ceramic</p> <p>Seat/lid - White plastic</p> <p>Flush - Chrome dual button</p>	Appears in new condition.	Fair used condition; grubby staining visible around WC / hinge area.
9.11	Sink	<p>Basin - White ceramic wall mounted</p> <p>Drain - Chrome</p> <p>Plug - Chrome</p> <p>Mixer tap - Chrome</p> <p>Drawer unit, – 2x draws. High gloss black finish with fixed brushed chrome handles.</p>	Appears in new condition.	Good used condition commensurate with tenancy term.
9.12	Bath / Shower	<p>Shower cubicle:</p> <p>Door(s) - Clear safety, glass, sliding</p> <p>Handle(s) - Polished, chrome fixed, bar handle</p> <p>Tray - White acrylic</p> <p>Drain - Chrome</p> <p>Plug - Chrome</p> <p>Mixer tap fittings - Chrome</p> <p>Shower head and hose - Chrome</p> <p>Shower head raiser - Chrome</p> <p>Waterfall - Chrome</p> <p>Screen - Glass with a chrome frame</p>	Appears in new condition.	Fair used condition; local plaster / unfinished edge visible around shower frame.
9.13	Miscellaneous Items	<p>White plastic wall mounted extractor fan</p> <p>Mirrored single door cabinet with two glass shelves and integrated light</p> <p>Polished chrome wall mounted toilet roll holder</p>	Appears in new condition.	Good used condition commensurate with tenancy term.

9. BATHROOM (CONT.)



05 May 2026 16:04

Ref #9



05 May 2026 16:05

Ref #9.1



05 May 2026 16:05

Ref #9.1



05 May 2026 16:05

Ref #9.1 - Grubby



05 May 2026 16:05

Ref #9.1



05 May 2026 16:05

Ref #9.1 - Door tight to close



05 May 2026 16:06

Ref #9.1



05 May 2026 16:06

Ref #9.1 - Markings



05 May 2026 16:06

Ref #9.1 - Markings



05 May 2026 16:06

Ref #9.2



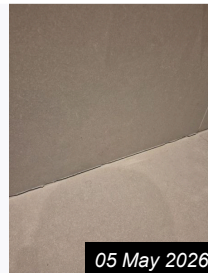
05 May 2026 16:07

Ref #9.3 - Missing sealant



05 May 2026 16:07

Ref #9.3



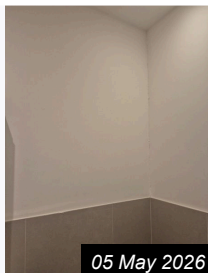
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Ref #9.3



05 May 2026 16:07

Ref #9.3 - Sealant deteriorated under the basin area



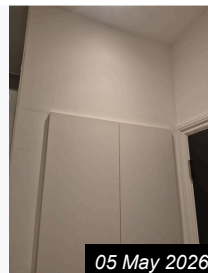
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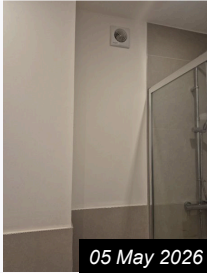
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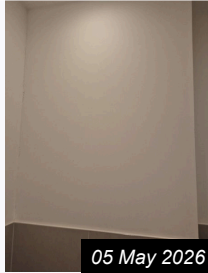
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9. BATHROOM (CONT.)



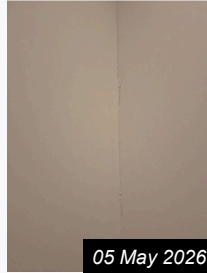
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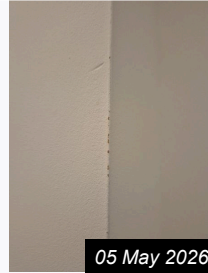
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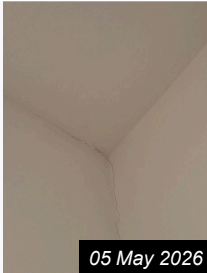
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Ref #9.4 - Corner small gap wall inbetween basin and toilet



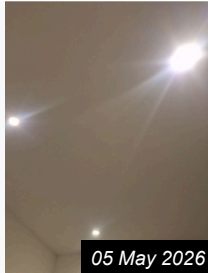
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Ref #9.4



05 May 2026 16:09

Ref #9.4 - Slight gap wall near vent



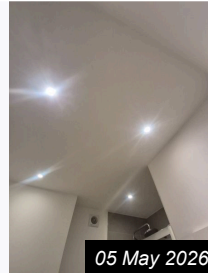
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Ref #9.5



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Ref #9.6



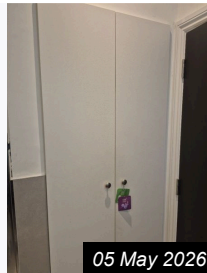
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Ref #9.7



05 May 2026 16:11

Ref #9.8



05 May 2026 16:12

Ref #9.9



05 May 2026 16:12

Ref #9.9



05 May 2026 16:12

Ref #9.9 - One hinge come off



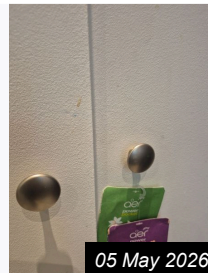
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Ref #9.9



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Ref #9.10



05 May 2026 16:13

Ref #9.10



05 May 2026 16:13

Ref #9.10 - Grubby



05 May 2026 16:13

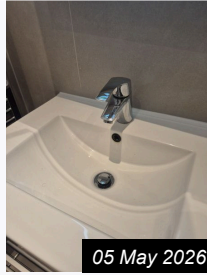
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9. BATHROOM (CONT.)



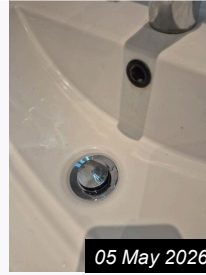
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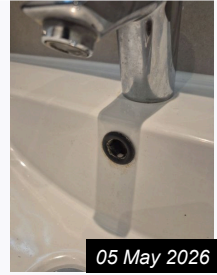
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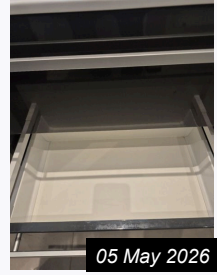
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Ref #9.11



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Ref #9.11



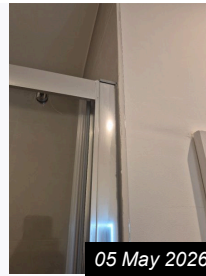
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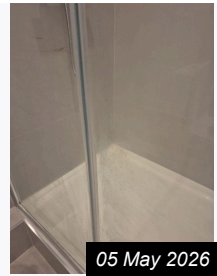
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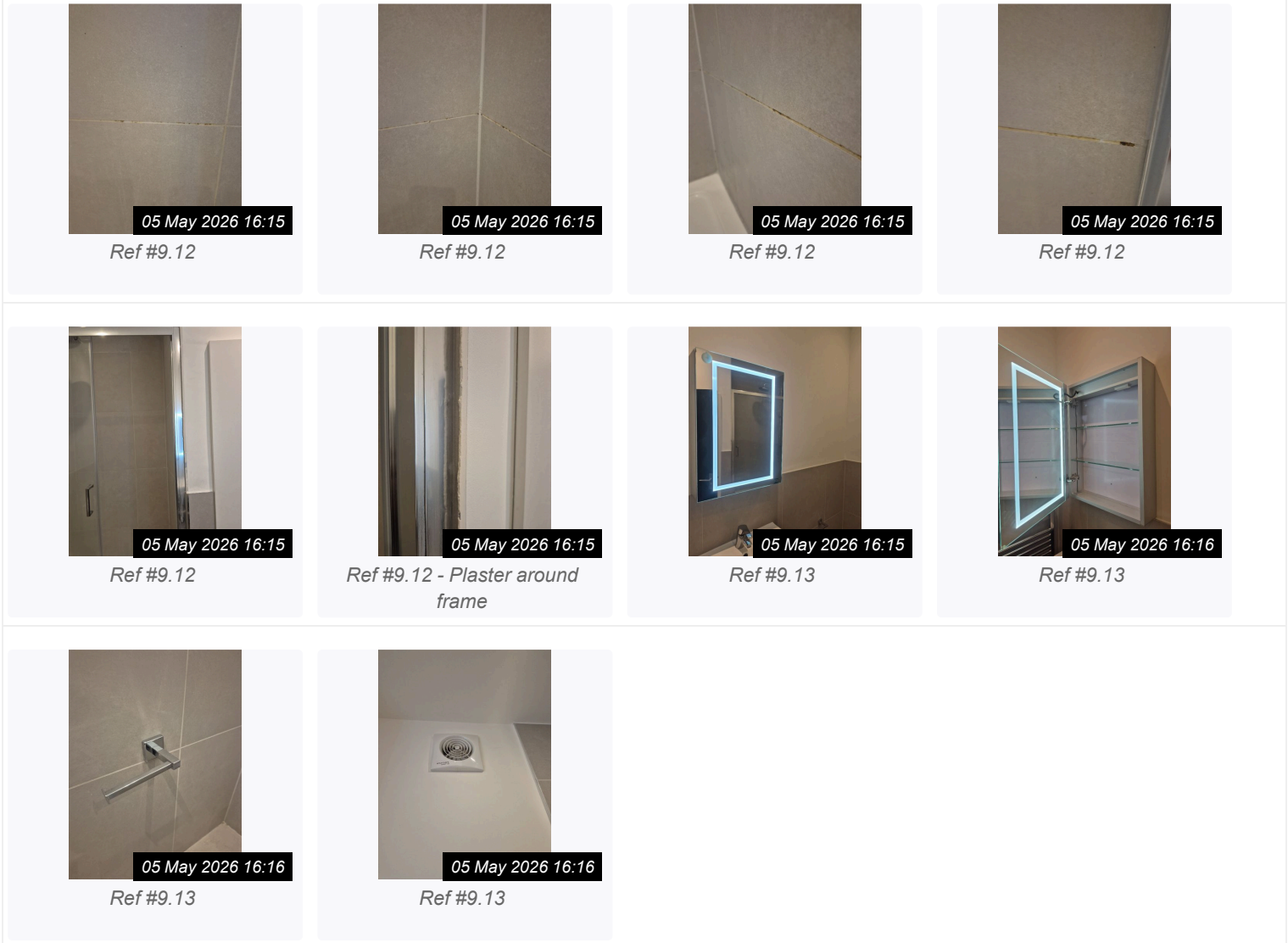
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9. BATHROOM (CONT.)

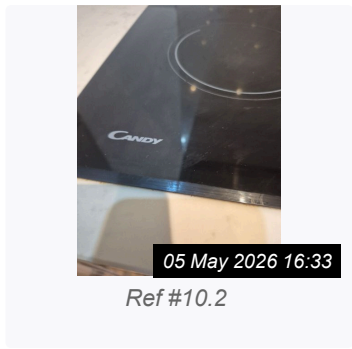
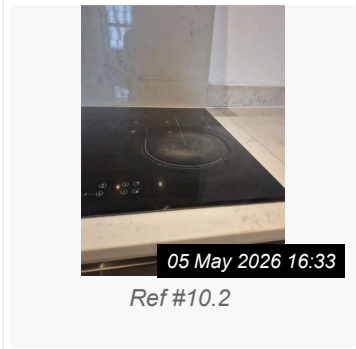
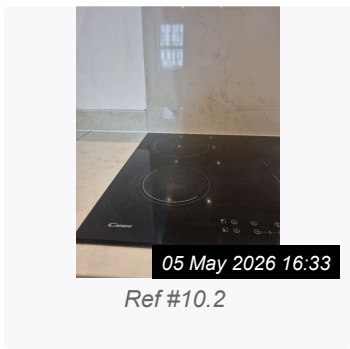
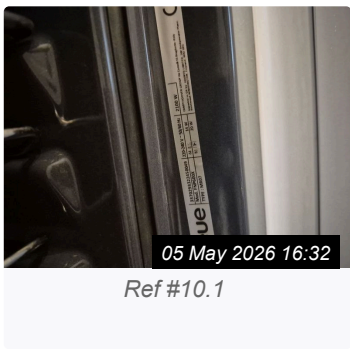
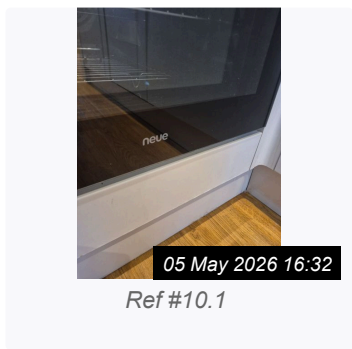
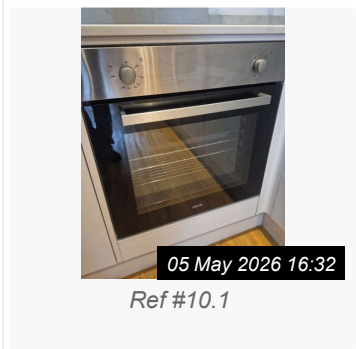


10. APPLIANCES

Ref	Name	Description	Condition at Inventory & Check In	Condition at Check Out	Additional Comments
10.1	Oven	Make: Neue Serial No: 3370293322450049	Appears in new condition.	Good used condition commensurate with tenancy term.	
10.2	Cooking Hob	Make: Candy Burners/Rings: 4 Supply: Electric	Appears in new condition.	Fair used condition; visible use marks / residue to hob surface.	
10.3	Extractor Hood	Brushed chrome with two filter fans	Appears in new condition.	Good used condition commensurate with tenancy term.	

10. APPLIANCES (CONT.)

10.4	Dishwasher	Make: Neue Model : NDIH 1L949-80	Appears in new condition.	Good used condition commensurate with tenancy term.	
10.5	Fridge / Freezer	Make: Neue Serial No: 3490139322310103 Fridge: Safety glass shelves - 4 Crisper drawers - 1 Door shelves - 4 Chrome wine rack Freezer;; Crisper drawers - 3	Appears in new condition.	Good used condition commensurate with tenancy term.	
10.6	Washing Machine / Dryer	Make: Neue Serial No: 3180089722220048	Appears in new condition.	Good used condition commensurate with tenancy term.	



10. APPLIANCES (CONT.)



05 May 2026 16:33

Ref #10.3



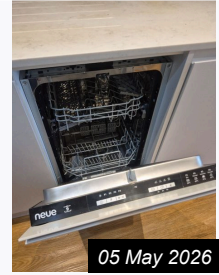
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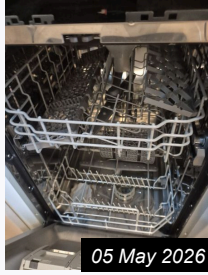
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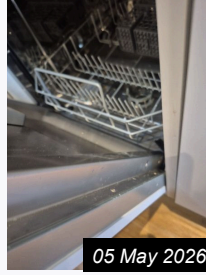
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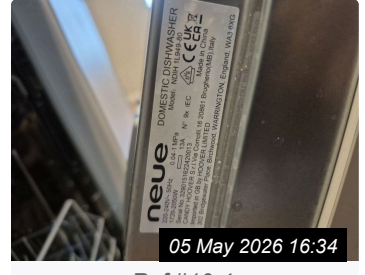
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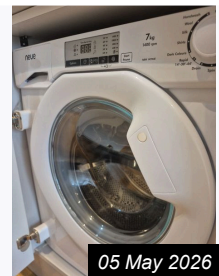
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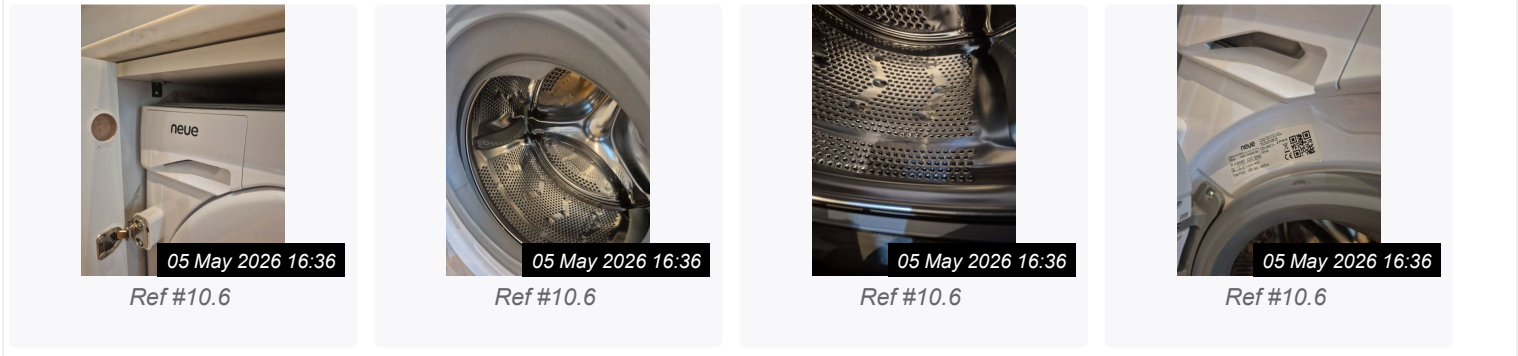
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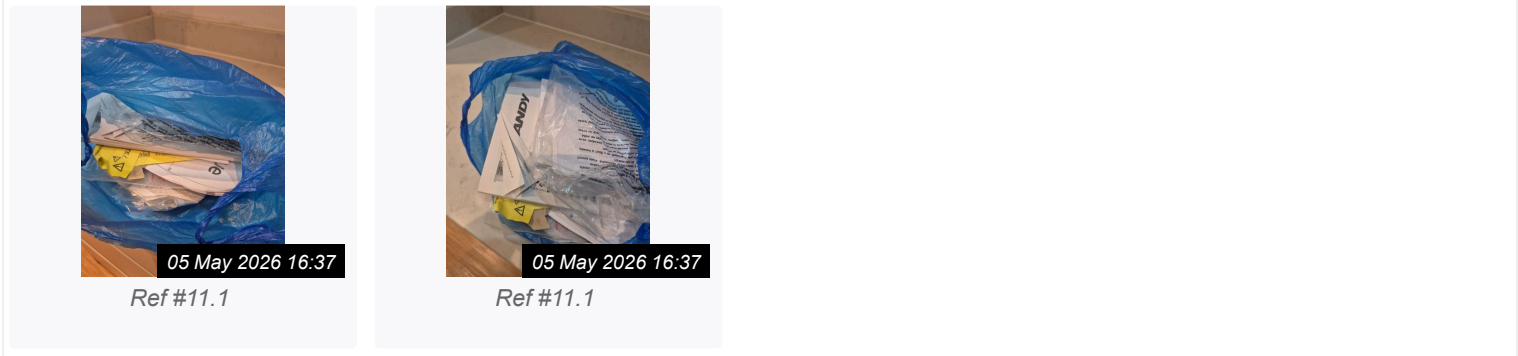
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10. APPLIANCES (CONT.)



11. MANUALS / CERTIFICATES

Ref	Name	Description	Additional Comments
11.1	Kitchen Appliance Manuals	Located in: Kitchen	



12. KEYS

Ref	Name	Description	Additional Comments
12.1	Keys	2x Yale Key 2x Chubb lock keys 1x development key 2x fob 1x post box keys	



13. COMMENT SUMMARY

Ref	Name	Description	Additional Comments
13.1	COMMENT	Property presented in domestic clean condition rather than professional clean standard. Notable differences from the inventory / check-in include: entrance door external frame cracked with Yale lock loose; Bedroom 1 small skirting gap, wall scuff marks and hairline crack; Bedroom 2 slight carpet bump, small skirting gaps and local wall scuffing; lounge door/frame with local scuffing / grime, laminate floor gap, wall scuff marks, and cracking to window reveal / wall area; router present in lounge as item added after check-in; kitchen floor slight dip / debris, grubby / stained area behind sink, and cracked / stained worktop; bathroom door tight to close, missing / deteriorated sealant, small wall gaps, detached cupboard hinge, grubby WC area, and unfinished plaster / edge around shower frame. Appliances visually checked only; hob shows visible use marks / residue.	

Declaration

I/We confirm that this report has been made available to us and that we have had the opportunity to review it. To the best of our knowledge, it is an accurate record of the property's condition and contents at the time of inspection, subject to the limitations stated in the report disclaimers. If you wish to raise any comments or discrepancies, we will do so within **7 days** of receiving the report.

Appendix

Comment Summary

Ref	Comments
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