

Check Out



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Prepared on behalf of Private

Property inspected by James Wilson

Address

Example
Check-out
Report



Carried Out

May
31st 2025

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Disclaimers

1. WILSON INVENTORIES SERVICES covers the property only to the extent that the condition of the premises permits. It only extends to the parts of the premises that are readily accessible. All other parts of the premises i.e. attics, garages, lofts and communal areas that are not relevant to the inventory, are specifically excluded.
2. This document is considered to be an accurate assessment of the contents and condition of the property. You have 14 days from the date of this report to notify us in writing of any amendments you wish to make. These should be sent to james@wilsoninventories.co.uk. If no amendments are received within this time you are deemed to have agreed with the contents of this report. Amendments will only be made to the report with all parties' agreement. It is the responsibility of the Landlord and Tenant to agree to amendments prior to sending any request to WI.
3. Unless the Inventory is carried out in daylight hours, the exterior and belongings will not have been inspected.
4. If a garden needs inspecting WI will endeavour to mention plants and shrubs however WI considers plants to be perishable.
5. Lighting, electrical appliances, machinery and other similar items will be tested where practical, and in any event for power supply only. Burglar alarms and panic alarms are not tested.
6. Carpets, rugs and other floor coverings have been inspected to the extent that they are sufficiently clean so that stains and markings, including burns and other damage can be readily identified.
7. Unless otherwise stated in writing, items in boxes, plastic sacks and other containers are assumed to be awaiting removal and are specifically excluded from the inventory.
8. All items are described only so that they can be identified. Sizes of objects are given only as approximate and are purely an aid for identification.
9. It should be noted that the compiler of this report is not an expert in fabrics, woods, materials, antiques, etc and not a qualified surveyor. This inventory should not in any way be used as a report for valuation purposes for the premises and its contents or as a structural survey report.
10. Every effort has been made to carefully check the property and its contents, however, WI representative cannot move extremely heavy Contents, nor can we undertake to attempt entry to inaccessible places. Our clerks will not report on areas such as overcrowded drawers & cupboards.
11. The WI representative is not aware of recently bought items. New is only stated if the item is still within packaging. This inventory has been compiled on the basis that, unless otherwise stated, an item is free from visible soiling, defects or damage.
12. Newspapers, magazines, perishables, houseplants are not included unless specifically requested. Books, compact discs, DVDs, videotapes and other similar items will not be listed individually but will be stated as 'collections'.
13. Properties containing large amounts of assorted crockery, cutlery, glasses etc will not have items listed individually but will be listed as "assorted items".
14. The person preparing the Inventory is not an expert in The Fire and Safety Regulations in relation to soft furnishings. It assumes that all furnishings & fabrics have been checked by the landlord and/or managing agent to ensure they comply with the relevant regulations at date of compilation.
15. Any Inventories compiled with the tenants in situ may contain inaccuracies for which we cannot be held responsible.
16. Smoke alarms will be listed on the inventory but will only be tested for sound in accordance with the legislation of October 2015 and only where practically possible to do so. Liability for ensuring the property complies with the legislation remains with the Landlord.
17. Meter readings can only be taken if meters are accessible and clearly marked. Otherwise the reading must be taken by the relevant boards.
18. It is essential that all items are returned to respective rooms as listed on the original Inventory before the Check Out is due to be carried out. Where items have not been returned to their original position and are not easily seen they may be noted as "Not Seen" on the Check Out and their replacement may be charged for.
19. All personal items should be removed prior to the Check Out and the tenant should be ready to vacate the property at the end of the Check Out returning all sets of keys.
20. Unless otherwise stated, the report was carried out at the date and time stated on the front cover and all photos were taken during the inspection.
21. Blinds in the premises are visually checked. We are unable to verify that the blinds comply with child safety requirements of BS EN 13120:2009 + A1:2014 placed on the manufacturer, supplier and professional installation of internal window blinds.

1. SCHEDULE OF CONDITION		
Ref	Name	Condition
1.1	Decorative Order	Hundreds of dead flies to bedroom 1 en-suite Multiple loose and shaky door handles
1.2	Ceilings	Minor cobweb and dust Few light marks to multiple rooms
1.3	Lights	1x spotlight not working to bedroom 1 Under unit kitchen lights not working
1.4	Walls	Scattered black rub and scuffs Dusty in areas
1.5	Windows & Sills	Dusty and debris to top window edges Mould to window and door in reception
1.6	Curtains / Blinds	Heavily marked and stained All functional
1.7	Woodwork	Few marks seen Heavy wear, stains and cracking to kickboards
1.8	Flooring	Shaded mark to carpet areas Light stains to bedroom one Light furniture pressure marks
1.9	Kitchen & Appliances	Heavy wear and staining to extractor hood Yellow staining to rubber seal of fridge
1.10	Bathroom & Appliances	Dead flies scattered to en-suite 1 Chip to toilet seat lid in WC
1.11	Contents	Mostly seen unfurnished Black shading to mattress in bedroom 2

2. CLEANING SUMMARY		
Ref	Name	Condition
2.1	General Cleanliness	Domestic level clean
2.2	Carpets & Flooring	Domestic clean
2.3	Windows & Sills	Not fully clean
2.4	Kitchen & Appliances	Domestic clean
2.5	Bathroom & Appliances	Domestic clean
2.6	Contents	Not fully clean

3. METRE READINGS			
Ref	Name	Description	Reading
3.1	Gas Meter	Location: Coal hole Serial Number: G4K80592830701	18735
3.2	Electric Meter	Location: interior to property, basement cupboard Serial Number: L88A03599	36986



Ref #3.1



Ref #3.2

4. KEY SETS		
Ref	Name	Description
4.1	Key sets	2x tenant sets 2x chrome yale types 2x brass chubbs Collected and returned to agent
 31 May 2025 16:30 Ref #4.1		

5. SMOKE AND CO2 ALARMS			
Ref	Name	Location Room & Floor	Test Result
5.1	Smoke Alarms	Floor: 1x to each floor Location: Hallway, kitchen, bedroom	Audible sound heard to all
5.2	Heat Sensor Alarms	Floor: basement Location: kitchen	Audible sound heard
5.3	Carbon Monoxide Alarms	Floor: first floor Location: Near to boiler, attached to wall	Audible sound heard



31 May 2025 16:09

Ref #5.1



31 May 2025 16:27

Ref #5.1



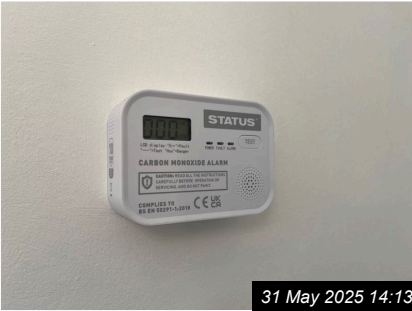
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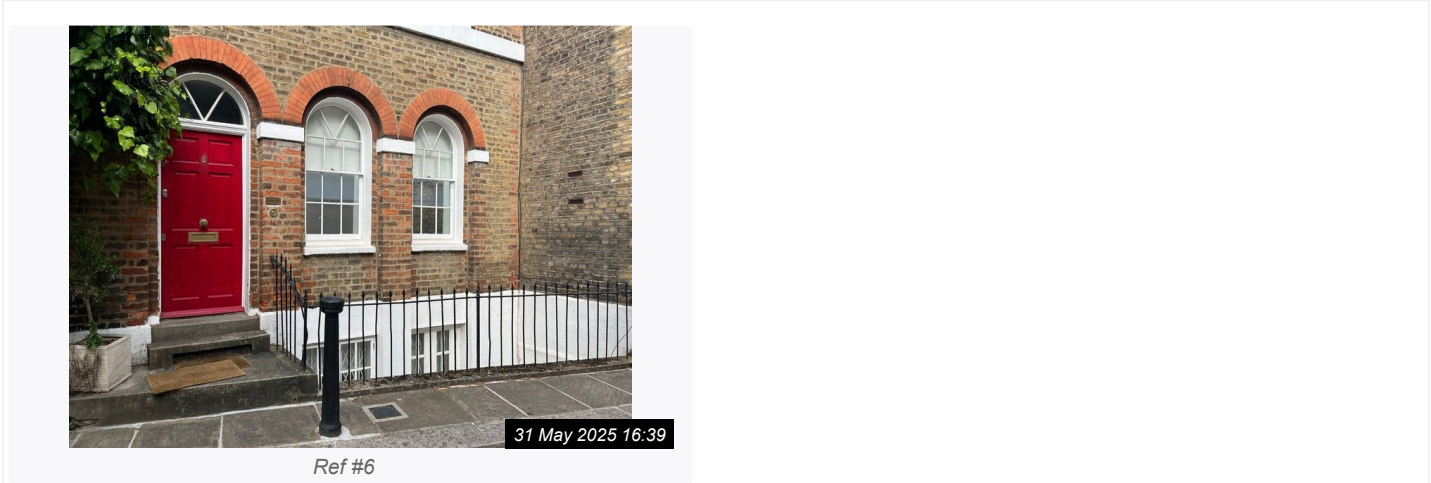
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31 May 2025 14:13

Ref #5.3

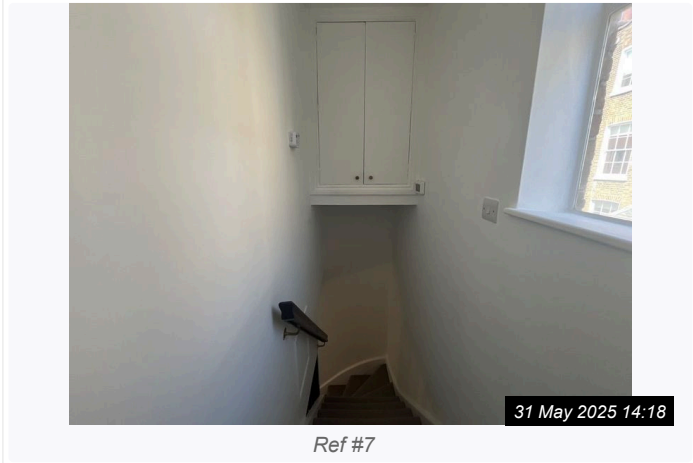
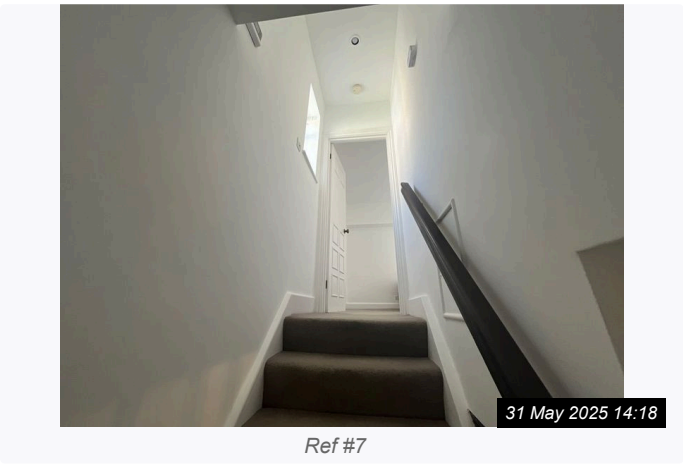
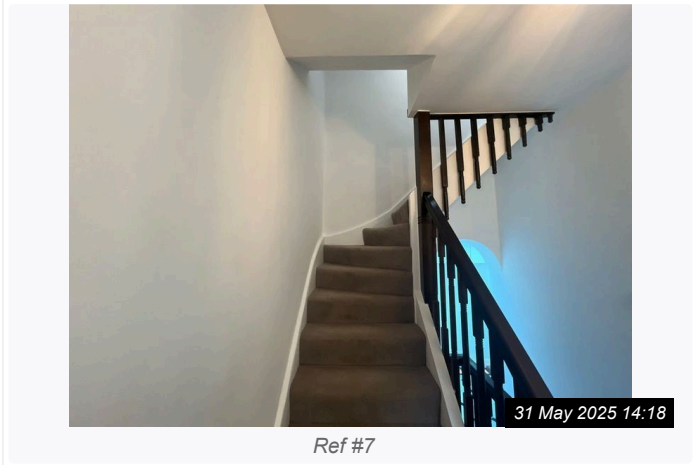
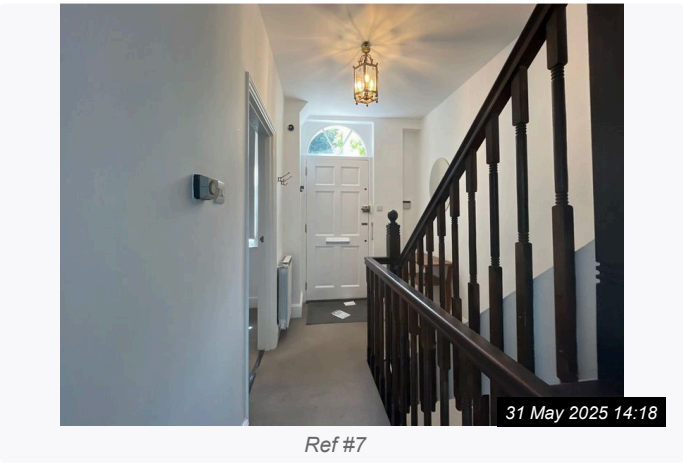
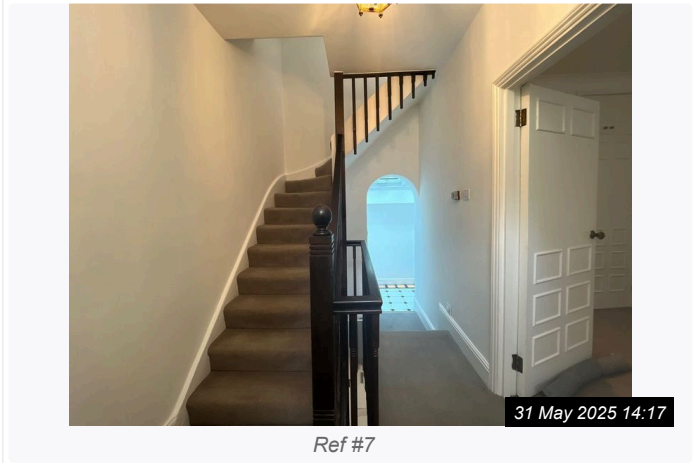
6. FRONT AREA



Ref	Name	Condition
6.1	Description	As per inventory + Few scattered items and rubbish to basement area
6.2	Outside lighting	As per inventory
Cleanliness		
6.3	Cleanliness	Somewhat clean

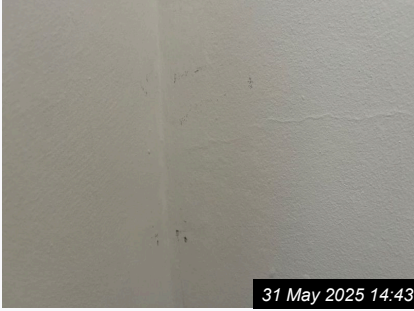
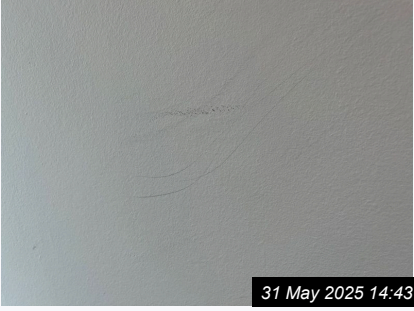


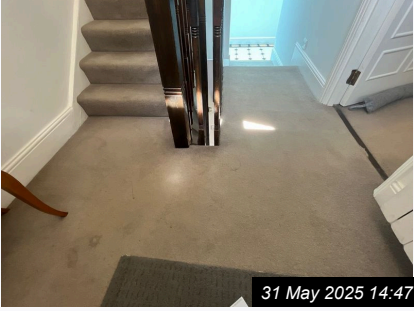
7. ENTRANCE & HALLWAY



Ref	Name	Condition
7.1	Door & Frame	As per inventory
7.2	Door Fixtures	As per inventory + Loose keyhole plate Also loose in check in Review - Investigate
7.3	Ceiling	As per inventory
7.4	Lighting	As per inventory

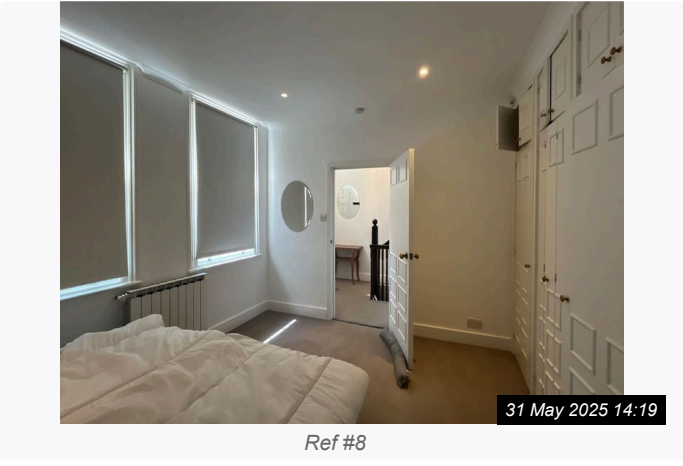
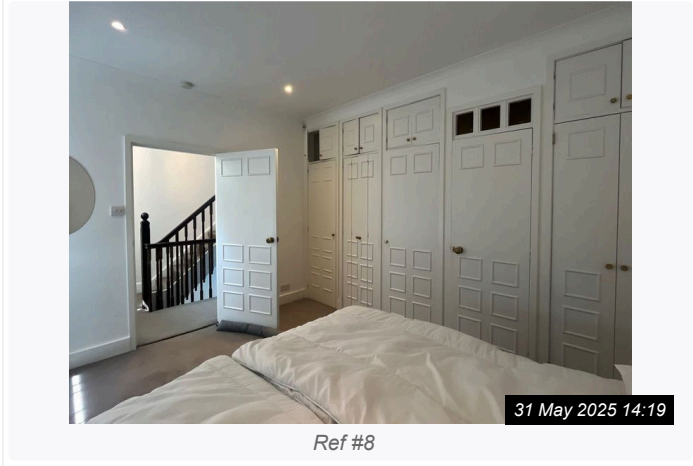
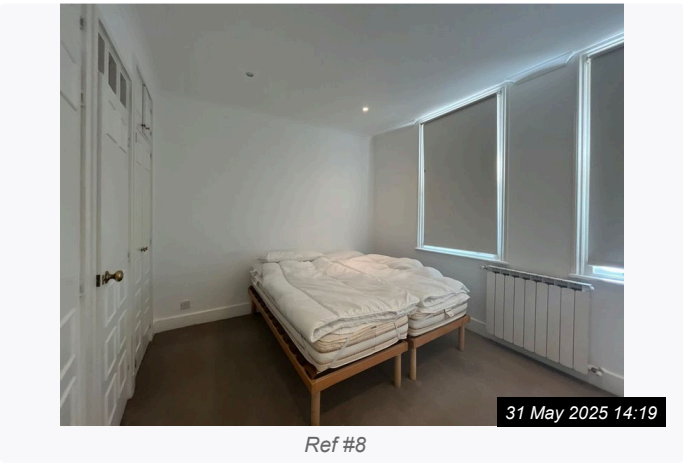
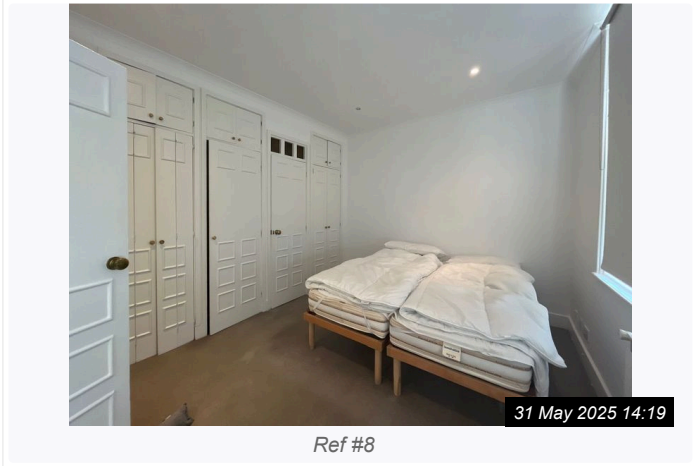
7. ENTRANCE & HALLWAY (CONT.)		
Ref	Name	Condition
7.5	Walls	As per inventory + Chip low level next to entry Indent to right wall angle Scattered black scuffs and rubs Brown rub marks prior to reception Scattered scuffs to walls of both stairs Cracking along stairs leading to top bedroom
7.6	Woodwork	As per inventory + Minor scuffs to skirting 1x shaky spindle (corner) as pictured
7.7	Switch / Sockets	As per inventory
7.8	Heating	As per inventory + Scattered rub marks
7.9	Flooring	As per inventory + Scattered shaded marks Heavier on entry Shading to steps leading to dining room Review - Investigate
7.10	Built-In-Storage	As per inventory + Odd contents to interior Shading and cracking to unit doors
Contents		
7.11	Table	As per inventory + Marks to top surface
7.12	Mat	As per inventory
7.13	Pegs	As per inventory
7.14	Boiler	As per inventory + Brown marks left surface Appears in working order
Cleanliness		
7.15	Cleanliness	Domestic clean

7. ENTRANCE & HALLWAY (CONT.)		
Ref	Name	Condition
Ref #7.2	31 May 2025 14:40	 A close-up of a red door handle with a silver-colored metal plate.
		 A close-up of a silver-colored metal door handle with a black grip.
		 A close-up of a ceiling light fixture with a brass-colored frame and a glass globe.
Ref #7.4	31 May 2025 14:42	 A close-up of a ceiling light fixture with a brass-colored frame and a glass globe.
		 A close-up of a silver-colored metal door handle with a black grip.
		 A close-up of a ceiling light fixture with a brass-colored frame and a glass globe.
Ref #7.5	31 May 2025 14:43	 A close-up of a silver-colored metal door handle with a black grip.
		 A close-up of a silver-colored metal door handle with a black grip.
		 A close-up of a ceiling light fixture with a brass-colored frame and a glass globe.
Ref #7.5	31 May 2025 14:43	 A close-up of a silver-colored metal door handle with a black grip.
		 A close-up of a silver-colored metal door handle with a black grip.
		 A close-up of a ceiling light fixture with a brass-colored frame and a glass globe.
Ref #7.6	31 May 2025 14:46	 A close-up of a silver-colored metal door handle with a black grip.
		 A close-up of a silver-colored metal door handle with a black grip.
		 A close-up of a ceiling light fixture with a brass-colored frame and a glass globe.

7. ENTRANCE & HALLWAY (CONT.)		
Ref	Name	Condition
Ref #7.6	Ref #7.8	 31 May 2025 14:50
		 31 May 2025 14:47
		 31 May 2025 14:47
Ref #7.8	Ref #7.9	 31 May 2025 14:47
		 31 May 2025 14:47
		 31 May 2025 14:48
Ref #7.9	Ref #7.9	 31 May 2025 14:48
		 31 May 2025 14:48
		 31 May 2025 14:48
Ref #7.9	Ref #7.10	 31 May 2025 14:49
		 31 May 2025 14:49
		 31 May 2025 14:51

7. ENTRANCE & HALLWAY (CONT.)		
Ref	Name	Condition
	Ref #7.10	
		
	Ref #7.12	
		
	Ref #7.14	
		

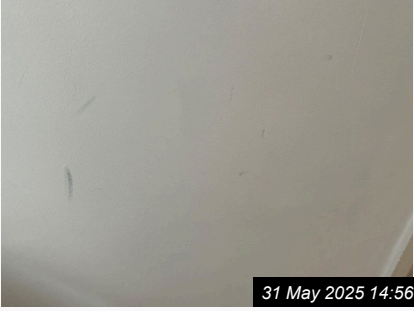
8. BEDROOM ONE

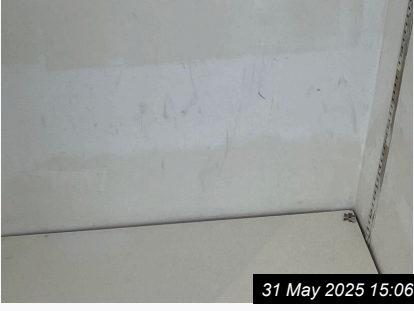
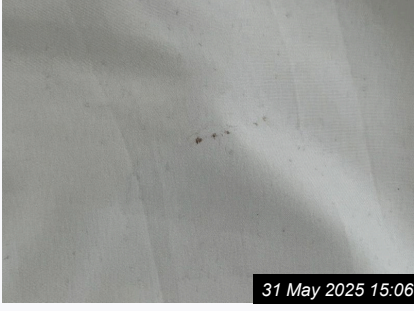


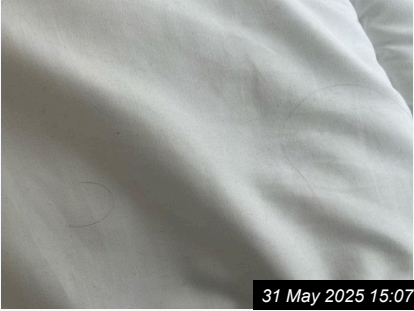
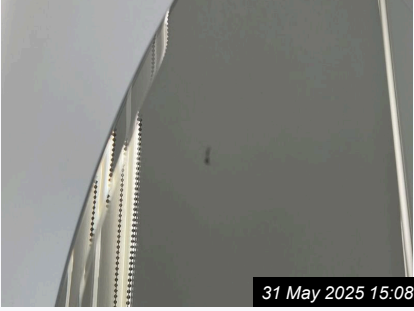
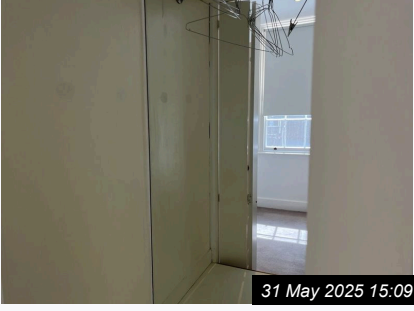
Ref	Name	Condition
8.1	Door & Frame	As per inventory + Few chips to frame
8.2	Door Fixtures	As per inventory + Loose knobs Review - Investigate
8.3	Ceiling	As per inventory
8.4	Lighting	As per inventory + 1x spotlight not working Review - Investigate
8.5	Walls	As per inventory + Blue and black scuffs mid to low entry wall
8.6	Skirting	As per inventory
8.7	Windows & Sills	As per inventory + Dusty to top window edges Moderate cobweb seen to left window Review - Investigate

8. BEDROOM ONE (CONT.)		
Ref	Name	Condition
8.8	Blinds / Curtains	As per inventory + Moderate surface tear to left blind Minor brown spots to reverse of right blind
8.9	Switch / Sockets	As per inventory
8.10	Heating	As per inventory + Scuffing to low facing surface Brown residue stain to high level and left edge
8.11	Flooring	As per inventory + Discoloured patches and stains Furniture pressure marks
8.12	Built-In-Storage	As per inventory + Interior light not working Few chips and marks to interior
Contents		
8.13	Bed	As per inventory + Minor stain marks and hair follicles to mattress protector Review - Investigate
8.14	Mirror	As per inventory + Minor dust
8.15	Door stop	As per inventory
8.16	Miscellaneous	As per inventory
Cleanliness		
8.17	Cleanliness	Domestic clean

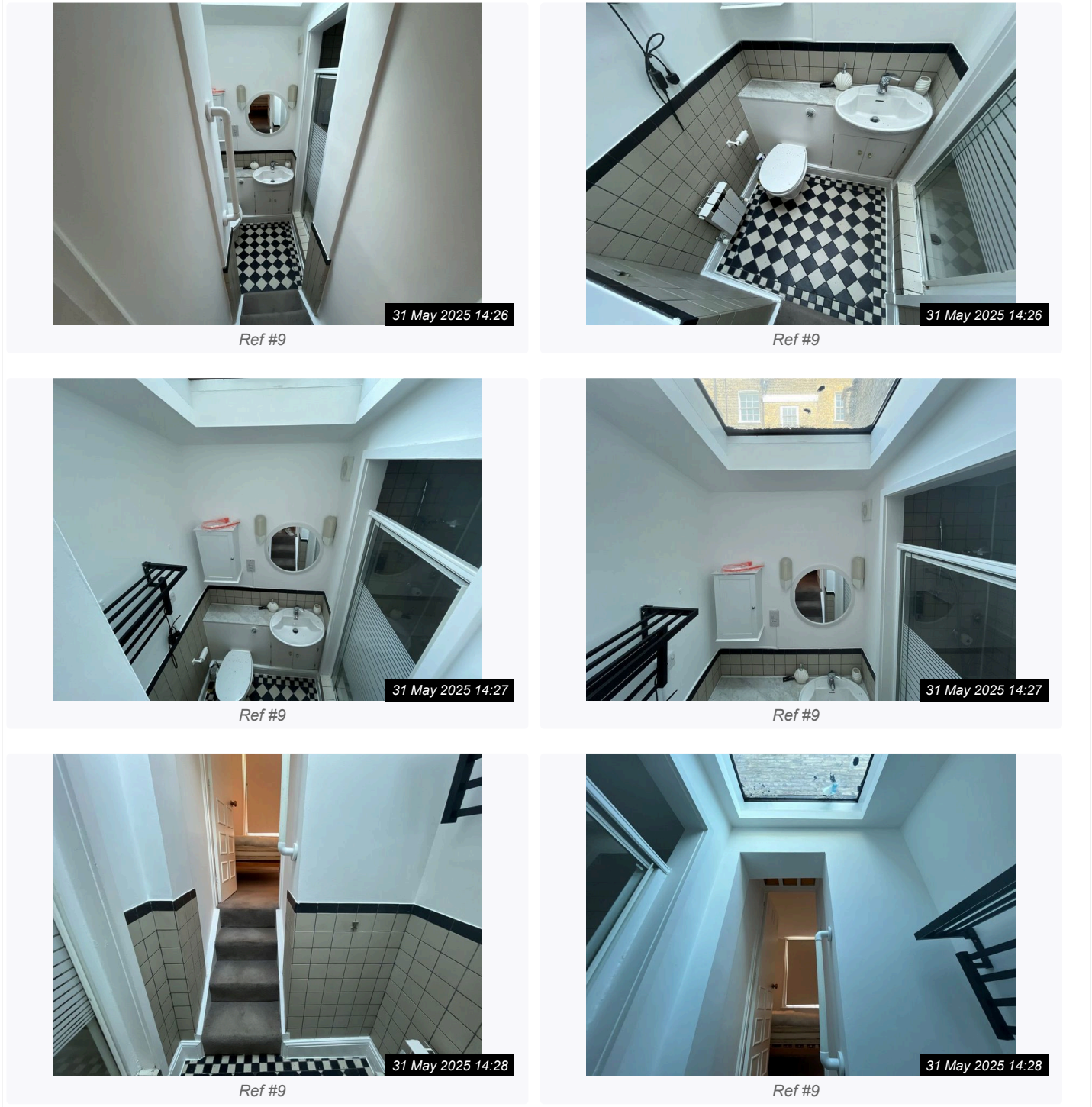


8. BEDROOM ONE (CONT.)		
Ref	Name	Condition
Ref #8.3	31 May 2025 14:55	
		
		
Ref #8.5	31 May 2025 14:56	
		
		
Ref #8.8	31 May 2025 15:00	
		
		
Ref #8.10	31 May 2025 15:01	
		
		

8. BEDROOM ONE (CONT.)		
Ref	Name	Condition
Ref #8.11		 31 May 2025 15:02
		 31 May 2025 15:03
		 31 May 2025 15:03
Ref #8.11		 31 May 2025 15:03
		 31 May 2025 15:03
		 31 May 2025 15:04
Ref #8.12		 31 May 2025 15:04
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Ref #8.12		 31 May 2025 15:06
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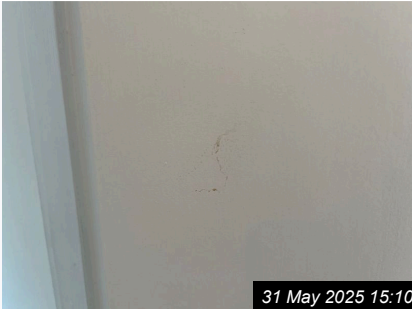
8. BEDROOM ONE (CONT.)		
Ref	Name	Condition
 31 May 2025 15:07 Ref #8.13	 31 May 2025 15:07 Ref #8.13	 31 May 2025 15:08 Ref #8.14
 31 May 2025 15:08 Ref #8.14	 31 May 2025 15:09 Ref #8.15	 31 May 2025 15:09 Ref #8.16
 31 May 2025 15:09 Ref #8.16	 31 May 2025 15:09 Ref #8.16	

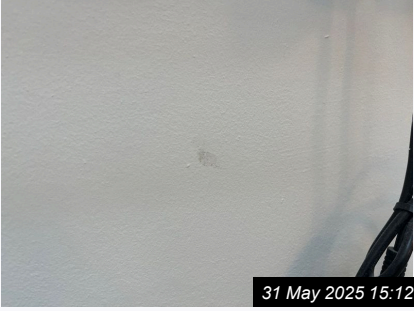
9. EN-SUITE

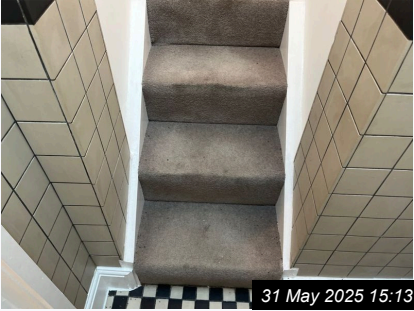
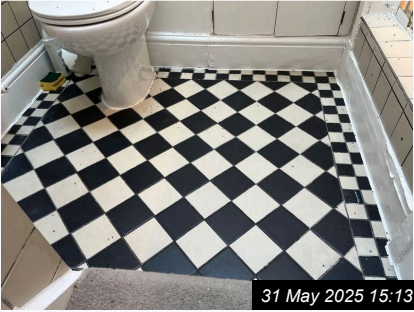
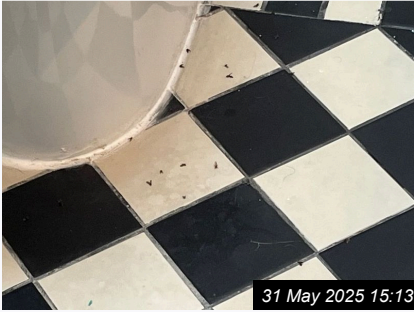


Ref	Name	Condition
9.1	Door & Frame	As per inventory + Chip defect to base of door Few brown residue spots and marks to door Indented scrape mark to exterior door Review - Investigate
9.2	Door Fixtures	As per inventory + Lock is temperamental Loose handles Review - Investigate

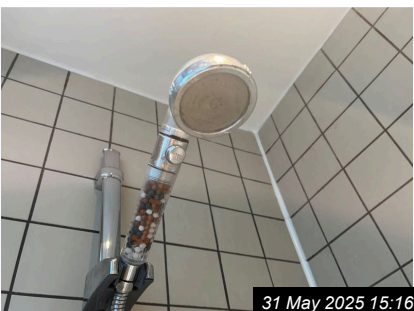
9. EN-SUITE (CONT.)		
Ref	Name	Condition
9.3	Ceiling	As per inventory
9.4	Extractor Fan	As per inventory
9.5	Lighting	As per inventory
9.6	Walls	As per inventory + Minor brown rub mark to painted wall Light splattered residue and odd marks to tiles
9.7	Windows & Sills	As per inventory + Weathering to exterior
9.8	Switch / Sockets	As per inventory + Rub mark and dust to 1x socket
9.9	Heating	As per inventory + Chip and surface swelling to low level Yellow discolouration to high level
9.10	Flooring	As per inventory + Dead flies all over Review - Investigate
9.11	Built-In-Storage	Medicine cabinet As per inventory + Minor stain and odd marks Chip to edge Hair follicle seen Under basin cabinet As per inventory + Marks to interior of unit door Rusted hinges 1x unit door under basin is loose Dead flies to interior Review - Investigate
Bathroom Appliances		
9.12	Toilet	As per inventory + Drip staining to interior Dead flies to lid and interior Review - Investigate
9.13	Basin	As per inventory + Tape to overflow Flies to interior of basin Review - Investigate

9. EN-SUITE (CONT.)		
Ref	Name	Condition
9.14	Shower & Taps	As per inventory + Wear and staining to shower door edge Yellow wear to shower tray edge Chip and few marks to frame Dead flies on entry Potential mould to tray edge Review - Investigate
Contents		
9.15	Toilet roll holder	As per inventory + Chipped and slightly loose
9.16	Toilet brush	As per inventory
9.17	Soap dispenser	As per inventory
9.18	Open container	As per inventory
9.19	Mirror	As per inventory
9.20	Shelf	As per inventory
9.21	White rail	As per inventory + Black markings
Cleanliness		
9.22	Cleanliness	Domestic clean
 31 May 2025 15:10 Ref #9.1  31 May 2025 15:10 Ref #9.1  31 May 2025 15:10 Ref #9.1  31 May 2025 15:10 Ref #9.1  31 May 2025 14:26 Ref #9.2  31 May 2025 15:10 Ref #9.3		

9. EN-SUITE (CONT.)		
Ref	Name	Condition
	Ref #9.3	 31 May 2025 15:11
		 31 May 2025 15:11
		 31 May 2025 15:11
	Ref #9.6	 31 May 2025 15:12
		 31 May 2025 15:12
		 31 May 2025 15:12
	Ref #9.7	 31 May 2025 15:12
		 31 May 2025 15:12
		 31 May 2025 15:12
	Ref #9.8	 31 May 2025 15:14
		 31 May 2025 15:13
		 31 May 2025 15:13

9. EN-SUITE (CONT.)		
Ref	Name	Condition
Ref #9.9	Ref #9.9	 31 May 2025 15:13
		 31 May 2025 15:13
		 31 May 2025 15:13
Ref #9.10	Ref #9.10	 31 May 2025 15:13
		 31 May 2025 15:13
		 31 May 2025 15:13
Ref #9.11	Ref #9.11	 31 May 2025 15:13
		 31 May 2025 15:13
		 31 May 2025 15:13
Ref #9.11	Ref #9.11	 31 May 2025 15:13
		 31 May 2025 15:14
		 31 May 2025 15:14

9. EN-SUITE (CONT.)		
Ref	Name	Condition
Ref #9.11		 31 May 2025 15:14
		 31 May 2025 15:14
		 31 May 2025 15:14
Ref #9.11		 31 May 2025 15:14
		 31 May 2025 15:15
		 31 May 2025 15:15
Ref #9.13		 31 May 2025 15:15
		 31 May 2025 15:15
		 31 May 2025 15:15
Ref #9.13		 31 May 2025 15:15
		 31 May 2025 15:15
		 31 May 2025 15:15

9. EN-SUITE (CONT.)		
Ref	Name	Condition
Ref #9.14	31 May 2025 15:16	
		
		
		
Ref #9.14	31 May 2025 15:16	
		
		
		
Ref #9.14	31 May 2025 15:16	
		
		
		

9. EN-SUITE (CONT.)			
Ref	Name	Condition	
	 31 May 2025 15:16 Ref #9.14	 31 May 2025 15:17 Ref #9.15	 31 May 2025 15:17 Ref #9.16
	 31 May 2025 15:17 Ref #9.17	 31 May 2025 15:17 Ref #9.18	 31 May 2025 15:17 Ref #9.19
	 31 May 2025 15:17 Ref #9.20	 31 May 2025 15:17 Ref #9.21	

10. DINING ROOM



Ref	Name	Condition
10.1	Lighting	As per inventory
10.2	Walls	As per inventory + 1x white plastic peg Moderate scuffs and marks to mid level Review - Investigate
10.3	Skirting	As per inventory + Minor cracking in areas Few light marks
10.4	Windows & Sill	As per inventory + Yellow adhesive tape Few light brown drip marks
10.5	Switch / Sockets	As per inventory
10.6	Heating	As per inventory + Appears further stain marks Scuffed as per inventory
10.7	Flooring	As per inventory + Scattered black marks

10. DINING ROOM (CONT.)		
Ref	Name	Condition
Contents		
10.8	Mirror	As per inventory
10.9	Table and chairs	As per inventory + Slight damaged wicker sections to seats
10.10	Vase	As per inventory
Cleanliness		
10.11	Cleanliness	Domestic clean



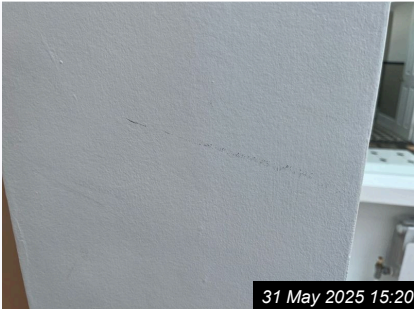
31 May 2025 15:20

Ref #10.1



31 May 2025 15:20

Ref #10.1



31 May 2025 15:20

Ref #10.2



31 May 2025 15:20

Ref #10.2



31 May 2025 15:20

Ref #10.2



31 May 2025 15:21

Ref #10.2



31 May 2025 15:21

Ref #10.2



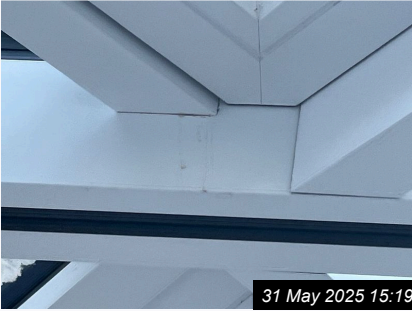
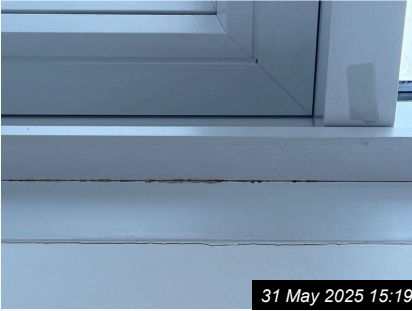
31 May 2025 15:21

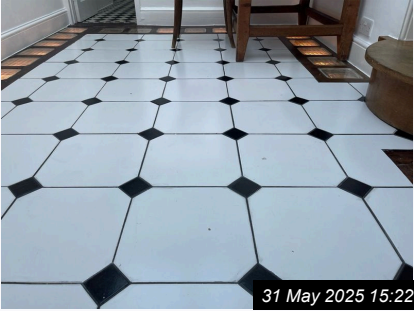
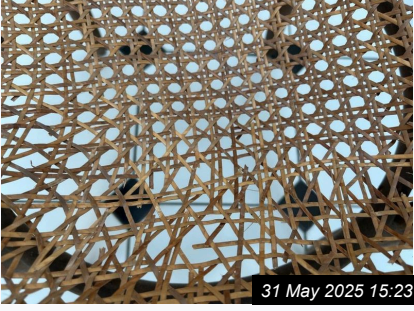
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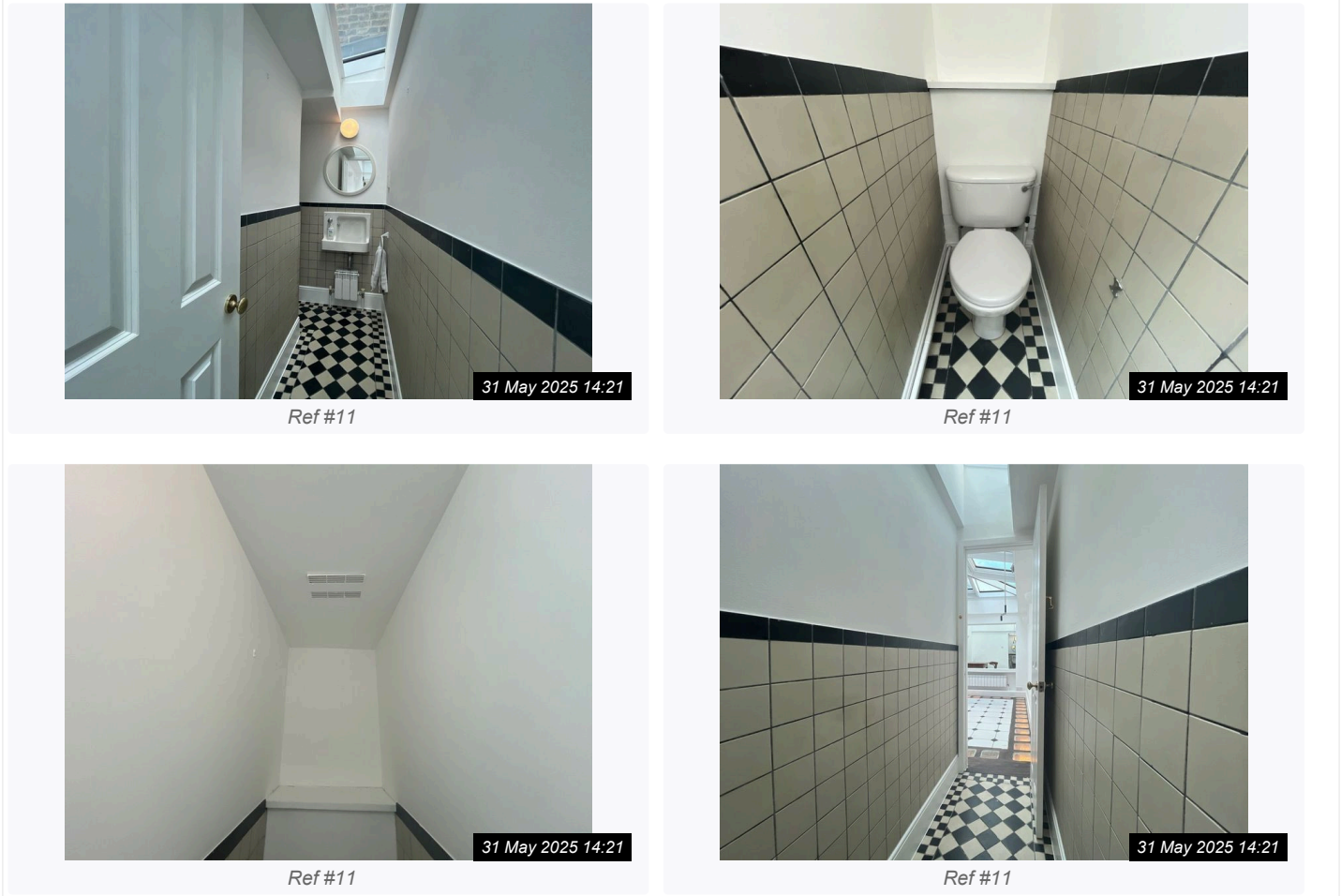
31 May 2025 15:21

Ref #10.3

10. DINING ROOM (CONT.)		
Ref	Name	Condition
Ref #10.3		 31 May 2025 15:21
		 31 May 2025 15:21
		 31 May 2025 15:18
Ref #10.4		 31 May 2025 15:19
		 31 May 2025 15:19
		 31 May 2025 15:19
Ref #10.4		 31 May 2025 15:19
		 31 May 2025 15:19
		 31 May 2025 15:20
Ref #10.6		 31 May 2025 15:21
		 31 May 2025 15:21
		 31 May 2025 15:21

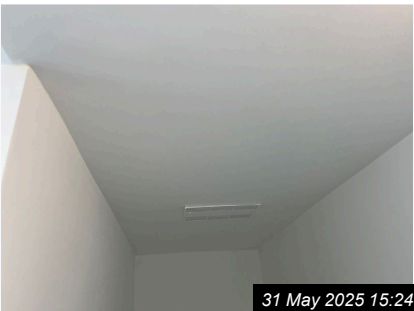
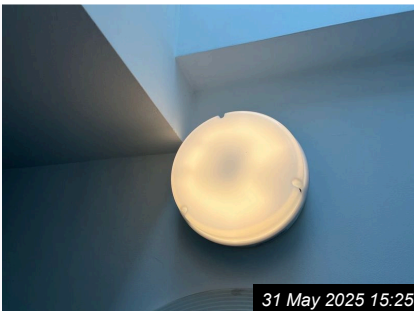
10. DINING ROOM (CONT.)		
Ref	Name	Condition
Ref #10.7		 31 May 2025 15:22
		 31 May 2025 15:22
		 31 May 2025 15:22
Ref #10.8		 31 May 2025 15:22
		 31 May 2025 15:22
		 31 May 2025 15:22
Ref #10.9		 31 May 2025 15:23
		 31 May 2025 15:23
		 31 May 2025 15:23

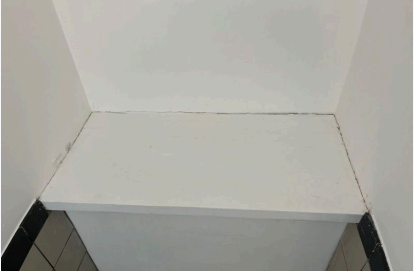
11. WC



Ref	Name	Condition
11.1	Door & Frame	As per inventory + Minor black marks to mid frame Drip stains to door Minor scuff and stains to door
11.2	Door Fixtures	As per inventory
11.3	Ceiling	As per inventory + Minor dust to angle Generally as per check in
11.4	Extractor Fan	As per inventory
11.5	Lighting	As per inventory
11.6	Walls	As per inventory + Heavy coloured marks throughout Scattered black marks and spots to tiles
11.7	Windows & Sills	As per inventory + Weathered to exterior Cobweb to interior

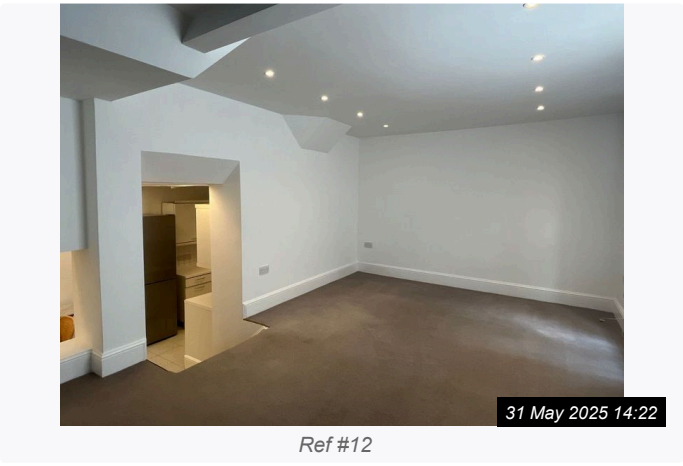
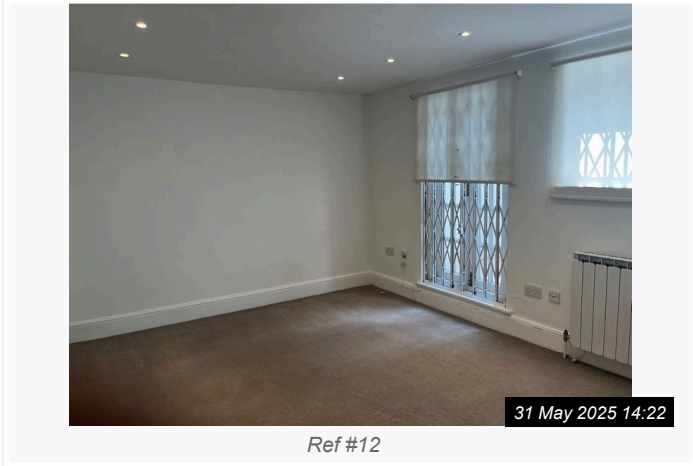
11. WC (CONT.)		
Ref	Name	Condition
11.8	Switch / Sockets	As per inventory + Light rub to shavers socket
11.9	Flooring	As per inventory + Chip defect forward of entry Scattered paint specs Discolouration under radiator, possibly slow leak Review - Investigate
11.10	Built-In-Storage	As per inventory + Ring mark to surface
Bathroom Appliances		
11.11	Toilet	As per inventory + Drip stain to interior Chip to edge of seat
11.12	Basin	As per inventory + Staining to interior
Contents		
11.13	Mirror	As per inventory
11.14	Towel holder	As per inventory + Chip to surface
11.15	Toilet brush	As per inventory
Cleanliness		
11.16	Cleanliness	Domestic clean
 31 May 2025 15:24 Ref #11.1  31 May 2025 15:24 Ref #11.1  31 May 2025 15:24 Ref #11.1		

11. WC (CONT.)		
Ref	Name	Condition
Ref #11.1	Ref #11.1	 31 May 2025 15:24
		 31 May 2025 15:24
		 31 May 2025 15:24
Ref #11.1	Ref #11.1	 31 May 2025 15:24
		 31 May 2025 15:24
		 31 May 2025 15:24
Ref #11.3	Ref #11.3	 31 May 2025 15:24
		 31 May 2025 15:24
		 31 May 2025 15:25
Ref #11.4	Ref #11.4	 31 May 2025 15:25
		 31 May 2025 15:25
		 31 May 2025 15:25

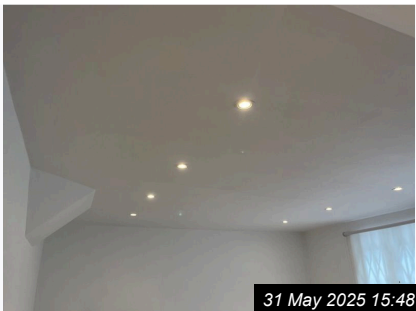
11. WC (CONT.)		
Ref	Name	Condition
	 31 May 2025 15:25 Ref #11.6	 31 May 2025 16:36 Ref #11.6
		 31 May 2025 15:26 Ref #11.7
	 31 May 2025 15:26 Ref #11.7	 31 May 2025 15:26 Ref #11.7
		 31 May 2025 15:26 Ref #11.8
	 31 May 2025 15:27 Ref #11.9	 31 May 2025 15:27 Ref #11.9
		 31 May 2025 15:27 Ref #11.9
	 31 May 2025 15:27 Ref #11.9	 31 May 2025 15:27 Ref #11.10
		 31 May 2025 15:27 Ref #11.10

11. WC (CONT.)		
Ref	Name	Condition
 31 May 2025 15:27 Ref #11.10  31 May 2025 15:27 Ref #11.11  31 May 2025 15:28 Ref #11.11		
 31 May 2025 15:29 Ref #11.11  31 May 2025 15:29 Ref #11.12  31 May 2025 15:29 Ref #11.12		
 31 May 2025 15:30 Ref #11.13  31 May 2025 15:30 Ref #11.14  31 May 2025 15:32 Ref #11.14		
 31 May 2025 15:32 Ref #11.15		

12. RECEPTION

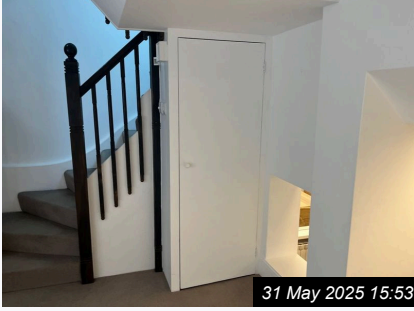
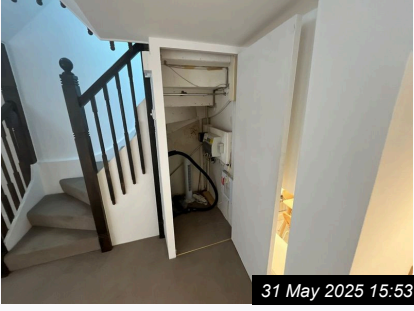
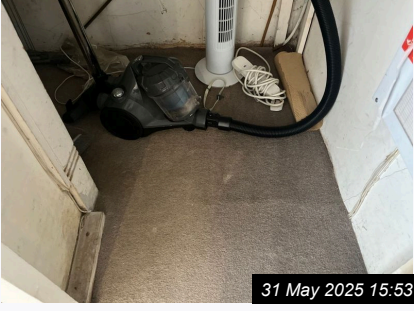


Ref	Name	Condition
12.1	Ceiling	As per inventory
12.2	Lighting	As per inventory
12.3	Walls	As per inventory + Few light scuff and rub marks Dusty to far right corner Grubby hand print to angle leading to kitchen Review - Investigate
12.4	Skirting	As per inventory + Few light marks
12.5	Windows & Sill	Window As per inventory + 2x keys seen Heavy dust, debris and potential mould Door As per inventory + Marks and few chips Debris, dust and potential mould Review - Investigate

12. RECEPTION (CONT.)		
Ref	Name	Condition
12.6	Blinds / Curtains	As per inventory + Heavy marks and stains to both
12.7	Switch / Sockets	As per inventory
12.8	Heating	As per inventory + Scuffing and marks to facing surface Few residue marks to high level
12.9	Flooring	As per inventory + Light marks and shaded areas Furniture pressure mark, possibly removal of bed
12.10	Built-In-Storage	As per inventory + Minor cracking above entry Marks and shading to door Heavy stain marks and dusty to interior walls
Contents		
12.11	Table	As per inventory
12.12	Fuse box	As per inventory
12.13	Miscellaneous	As per inventory Please see photos
Cleanliness		
12.14	Cleanliness	Not clean
 31 May 2025 15:48 Ref #12.1  31 May 2025 15:48 Ref #12.1  31 May 2025 15:48 Ref #12.2		
 31 May 2025 15:49 Ref #12.3  31 May 2025 15:49 Ref #12.3  31 May 2025 15:49 Ref #12.3		

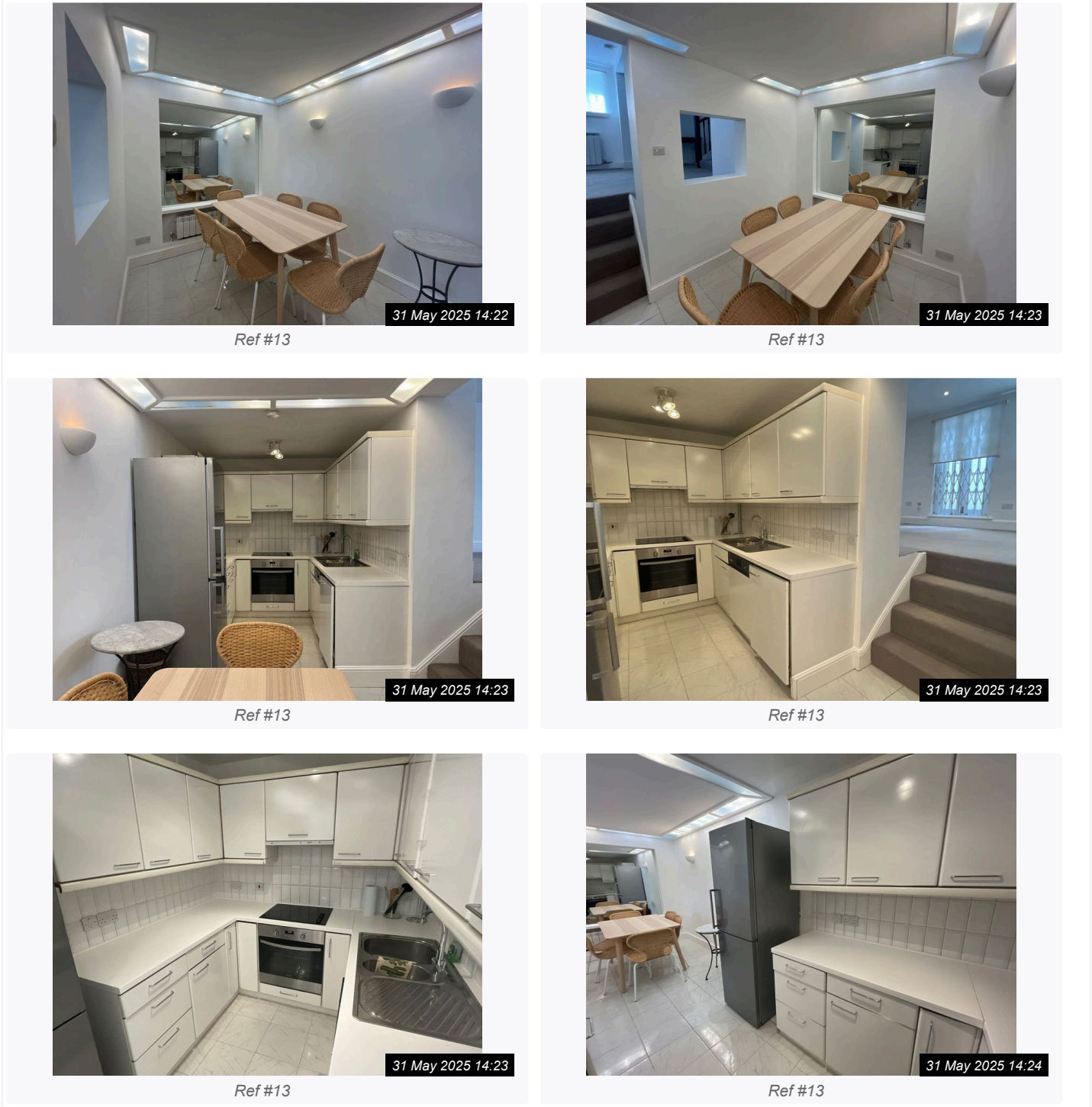
12. RECEPTION (CONT.)		
Ref	Name	Condition
Ref #12.3	31 May 2025 15:49	
		
		
Ref #12.4	31 May 2025 15:49	
		
		
Ref #12.5	31 May 2025 15:50	
		
		
Ref #12.5	31 May 2025 15:50	
		
		

12. RECEPTION (CONT.)		
Ref	Name	Condition
Ref #12.6	31 May 2025 15:51	
		
		
Ref #12.6	31 May 2025 15:51	
		
		
Ref #12.6	31 May 2025 15:51	
		
		
Ref #12.8	31 May 2025 15:52	
		
		

12. RECEPTION (CONT.)		
Ref	Name	Condition
Ref #12.9		 31 May 2025 15:52
		 31 May 2025 15:52
		 31 May 2025 15:52
Ref #12.9		 31 May 2025 15:52
		 31 May 2025 15:52
		 31 May 2025 15:53
Ref #12.10		 31 May 2025 15:53
		 31 May 2025 15:53
		 31 May 2025 15:53
Ref #12.10		 31 May 2025 15:53
		 31 May 2025 15:53
		 31 May 2025 15:53

12. RECEPTION (CONT.)		
Ref	Name	Condition
Ref #12.10		
Ref #12.11		
Ref #12.12		
Ref #12.13		

13. KITCHEN



Ref	Name	Condition
13.1	Ceiling	As per inventory + Minor cobweb left on entry Appears few residue marks to glass edges Light marks to kitchen area
13.2	Lighting	As per inventory + Under unit lights not working Review - Investigate

13. KITCHEN (CONT.)		
Ref	Name	Condition
13.3	Walls	As per inventory + Few light marks and scuffs Moderate shading to low facing wall Shaded mark to 1x tile
13.4	Skirting	As per inventory + Few brown spots to skirting Heavy wear, stains and cracking to kickboards
13.5	Switch / Sockets	As per inventory
13.6	Heating	As per inventory + Moderate residue and paint marks
13.7	Flooring	As per inventory
13.8	Kitchen Units	As per inventory + Tape seen to multiple unit doors Scattered brown stains to underside of wall units Chipped edges to exterior of units Minor residue marks to top edges of base unit doors Minor rusting to chrome pulls Light dust to exterior of unit doors
13.9	Worktops	As per inventory + Minor spot marks toward left side Few hair follicles and debris
Kitchen Appliances		
13.10	Sink	As per inventory + Brown staining to surround of drain White scaling to underneath tap
13.11	Extractor Hood	As per inventory + Black marks to front edge Heavily staining, black shading, rusted Review - Investigate
13.12	Hob	As per inventory
13.13	Oven	As per inventory + White staining under door Grease staining to interior trays Scattered white marks to interior
13.14	Fridge / Freezer	As per inventory + Brown stained dents to exterior right surface Yellow staining to rubber door seals
13.15	Dishwasher	As per inventory + Marks to chrome panel Marks and light stains to interior door

13. KITCHEN (CONT.)		
Ref	Name	Condition
Contents		
13.16	Table and chairs	As per inventory
13.17	Table	As per inventory + Black marks to top surface
13.18	Basket	As per inventory
13.19	Mirror	As per inventory + Few marks to surface
13.20	Utensils	As per inventory
13.21	Miscellaneous	As per inventory Please see photos for more details
Cleanliness		
13.22	Cleanliness	Domestic clean



31 May 2025 15:54

Ref #13.1



31 May 2025 15:54

Ref #13.1



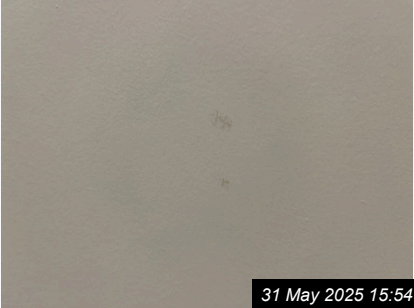
31 May 2025 15:54

Ref #13.1



31 May 2025 15:54

Ref #13.1



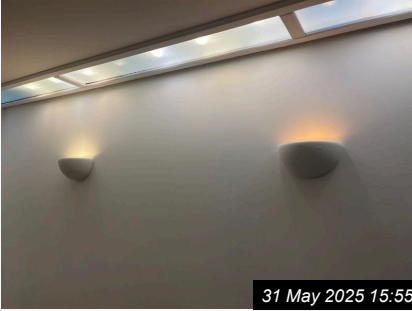
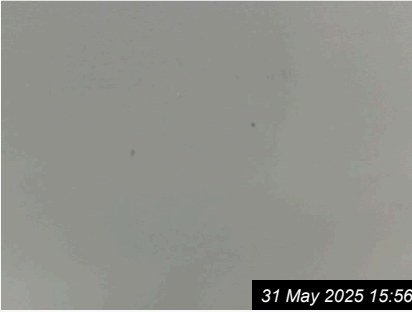
31 May 2025 15:54

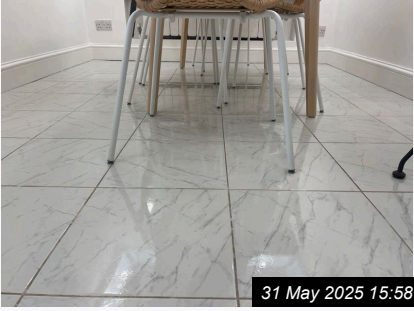
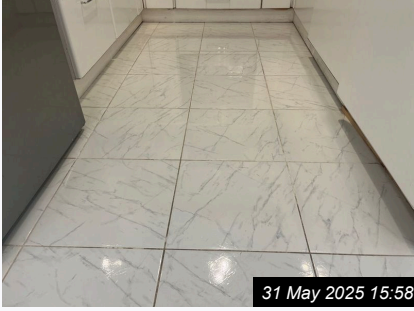
Ref #13.1

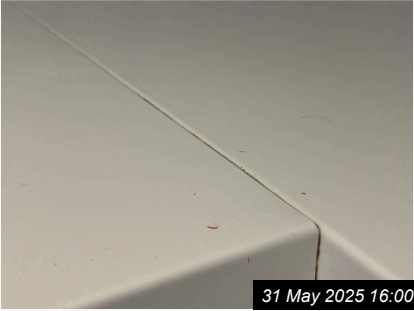


31 May 2025 15:55

Ref #13.2

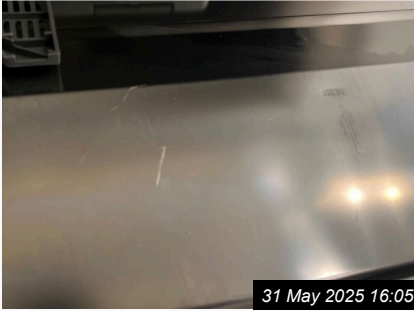
13. KITCHEN (CONT.)		
Ref	Name	Condition
Ref #13.2		
		
		
Ref #13.3		
		
Ref #13.4		
		

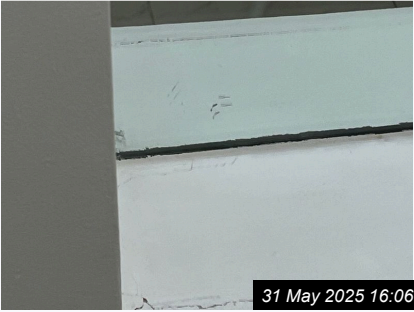
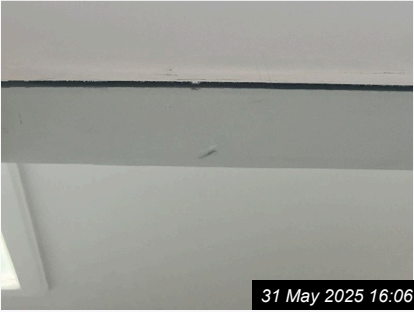
13. KITCHEN (CONT.)		
Ref	Name	Condition
Ref #13.5	31 May 2025 15:57	
		
		
Ref #13.6	31 May 2025 15:58	
		
		
Ref #13.7	31 May 2025 15:58	
		
		
Ref #13.8	31 May 2025 15:58	
		
		

13. KITCHEN (CONT.)		
Ref	Name	Condition
Ref #13.8		 31 May 2025 15:59
		 31 May 2025 15:59
		 31 May 2025 16:00
Ref #13.8		 31 May 2025 16:00
		 31 May 2025 16:00
		 31 May 2025 16:00
Ref #13.9		 31 May 2025 16:00
		 31 May 2025 16:00
		 31 May 2025 16:00
Ref #13.10		 31 May 2025 16:00
		 31 May 2025 16:00
		 31 May 2025 16:01

13. KITCHEN (CONT.)		
Ref	Name	Condition
Ref #13.10	Ref #13.10	 31 May 2025 16:01
		 31 May 2025 16:01
		 31 May 2025 16:01
Ref #13.10	Ref #13.10	 31 May 2025 16:01
		 31 May 2025 16:01
		 31 May 2025 16:01
Ref #13.11	Ref #13.11	 31 May 2025 16:01
		 31 May 2025 16:01
		 31 May 2025 16:02
Ref #13.11	Ref #13.11	 31 May 2025 16:02
		 31 May 2025 16:02
		 31 May 2025 16:02

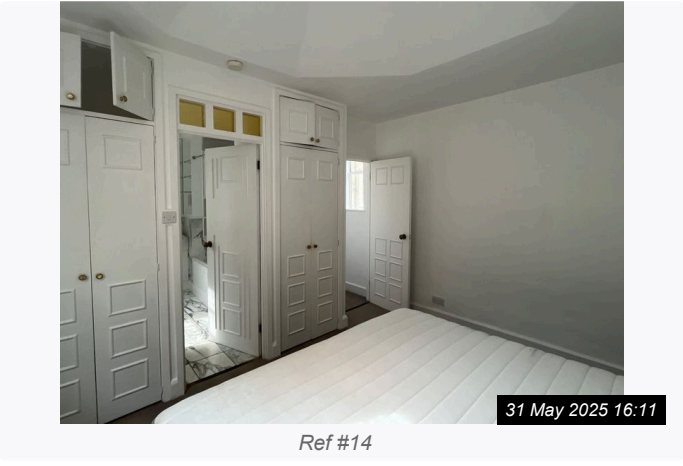
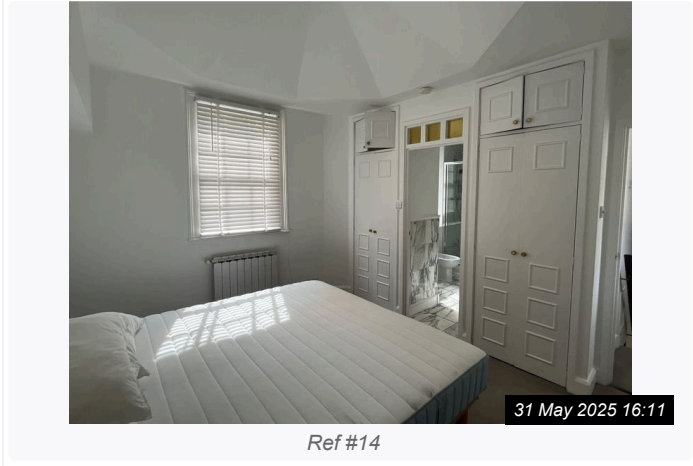
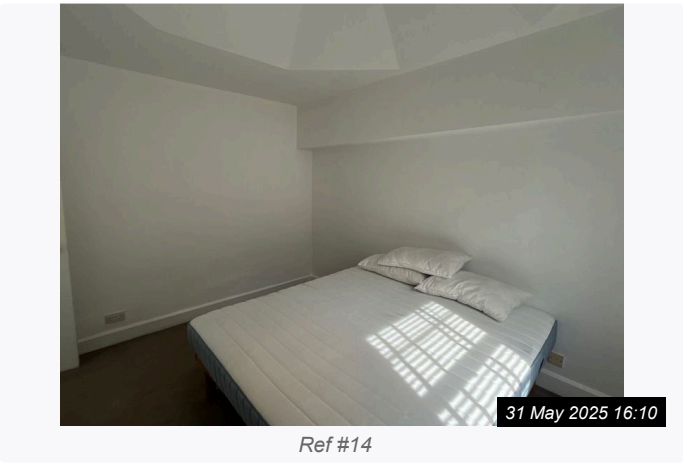
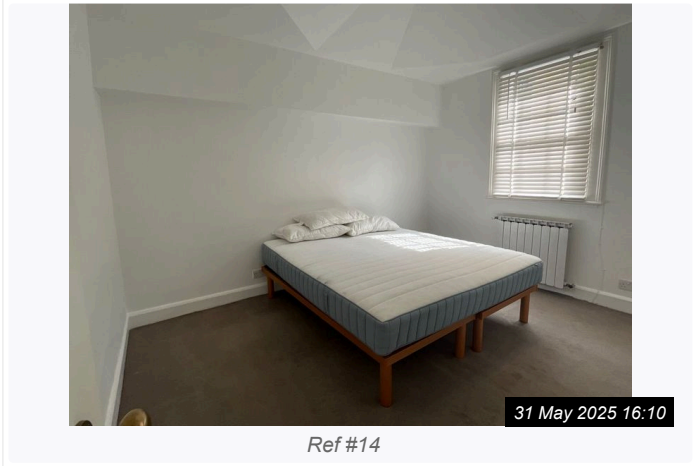
13. KITCHEN (CONT.)		
Ref	Name	Condition
Ref #13.13		 31 May 2025 16:02
		 31 May 2025 16:02
		 31 May 2025 16:02
Ref #13.13		 31 May 2025 16:02
		 31 May 2025 16:03
		 31 May 2025 16:03
Ref #13.14		 31 May 2025 16:03
		 31 May 2025 16:03
		 31 May 2025 16:03
Ref #13.14		 31 May 2025 16:04
		 31 May 2025 16:04
		 31 May 2025 16:04

13. KITCHEN (CONT.)		
Ref	Name	Condition
Ref #13.14		 31 May 2025 16:04
		 31 May 2025 16:04
		 31 May 2025 16:04
Ref #13.15		 31 May 2025 16:04
		 31 May 2025 16:04
		 31 May 2025 16:04
Ref #13.15		 31 May 2025 16:05
		 31 May 2025 16:05
		 31 May 2025 16:05
Ref #13.15		 31 May 2025 16:05
		 31 May 2025 16:05
		 31 May 2025 16:06

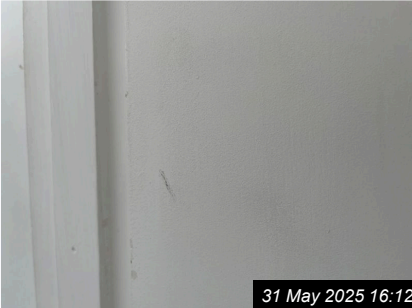
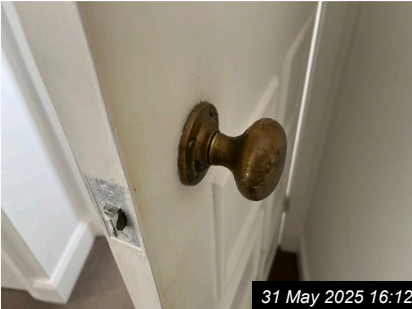
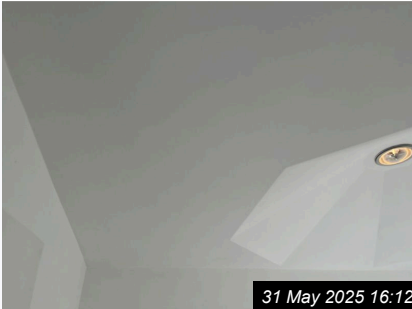
13. KITCHEN (CONT.)		
Ref	Name	Condition
 31 May 2025 16:06 Ref #13.17  31 May 2025 16:06 Ref #13.18  31 May 2025 16:06 Ref #13.19		
 31 May 2025 16:06 Ref #13.19  31 May 2025 16:06 Ref #13.19  31 May 2025 16:06 Ref #13.20		
 31 May 2025 16:07 Ref #13.21  31 May 2025 16:07 Ref #13.21  31 May 2025 16:07 Ref #13.21		
 31 May 2025 16:07 Ref #13.21  31 May 2025 16:07 Ref #13.21  31 May 2025 16:07 Ref #13.21		

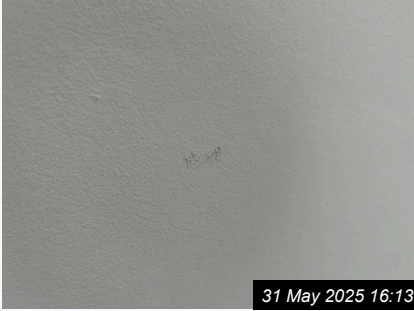
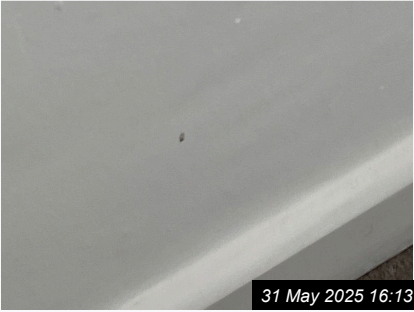
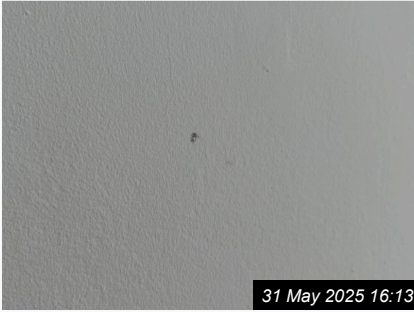
13. KITCHEN (CONT.)		
Ref	Name	Condition
Ref #13.21		
		
		

14. BEDROOM TWO



Ref	Name	Condition
14.1	Door & Frame	As per inventory + Scuffing and marks to door Brown shading to leading door edge
14.2	Door Fixtures	As per inventory + Loose/ shaky knobs Review - Investigate
14.3	Ceiling	As per inventory
14.4	Lighting	As per inventory
14.5	Walls	As per inventory + Few minor rub and odd marks 1x nail seen
14.6	Skirting	As per inventory + Light brown stain marks and surface cracking
14.7	Windows & Sills	As per inventory
14.8	Blinds / Curtains	As per inventory + Dusty slats

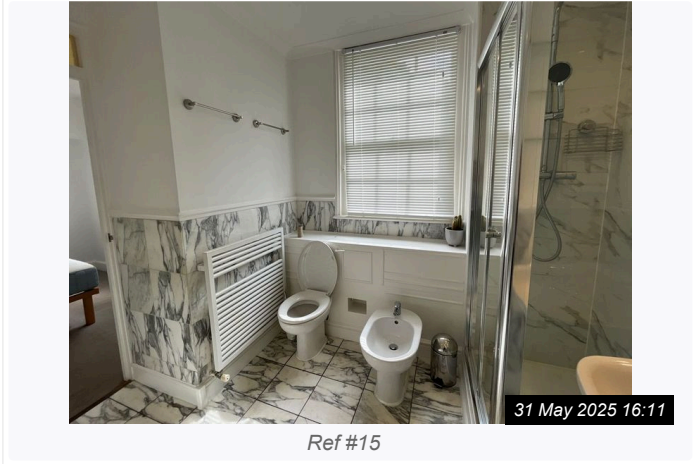
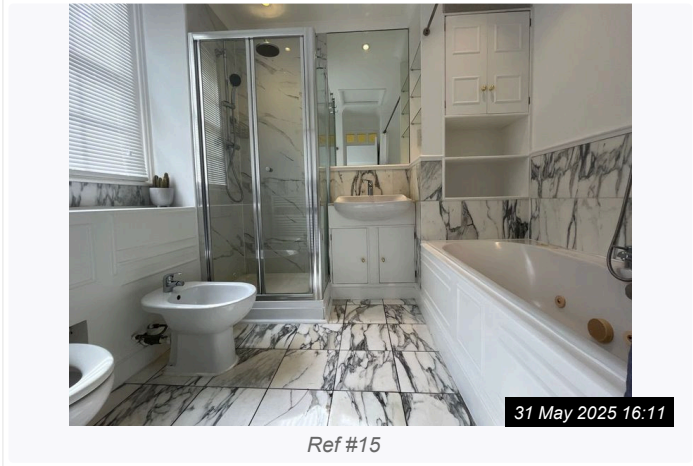
14. BEDROOM TWO (CONT.)		
Ref	Name	Condition
14.9	Switch / Sockets	As per inventory
14.10	Heating	As per inventory + Scattered yellow stain marks and scuffs
14.11	Flooring	As per inventory + Light shaded marks and furniture pressure marks Green spot mark under radiator
14.12	Built-In-Storage	As per inventory + Few black marks, chips and stains Item to interior
Contents		
14.13	Bed	As per inventory + Moderate black shading to mattress Review - Investigate
Cleanliness		
14.14	Cleanliness	Domestic clean
 31 May 2025 16:12 Ref #14.1  31 May 2025 16:12 Ref #14.1  31 May 2025 16:12 Ref #14.1  31 May 2025 16:12 Ref #14.1  31 May 2025 16:12 Ref #14.2  31 May 2025 16:12 Ref #14.3		

14. BEDROOM TWO (CONT.)		
Ref	Name	Condition
 31 May 2025 16:13 Ref #14.3		
 31 May 2025 16:13 Ref #14.4		
 31 May 2025 16:13 Ref #14.5		
 31 May 2025 16:13 Ref #14.5		
 31 May 2025 16:13 Ref #14.5		
 31 May 2025 16:13 Ref #14.5		
 31 May 2025 16:13 Ref #14.6		
 31 May 2025 16:13 Ref #14.6		
 31 May 2025 16:14 Ref #14.7		
 31 May 2025 16:14 Ref #14.8		
 31 May 2025 16:15 Ref #14.10		
 31 May 2025 16:15 Ref #14.10		

14. BEDROOM TWO (CONT.)		
Ref	Name	Condition
Ref #14.10	31 May 2025 16:15	
		
		
Ref #14.11	31 May 2025 16:15	
		
		
Ref #14.11	31 May 2025 16:15	
		
		
Ref #14.12	31 May 2025 16:16	
		
		

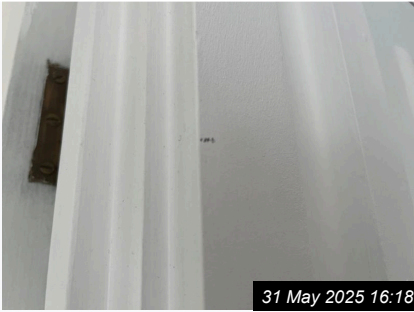
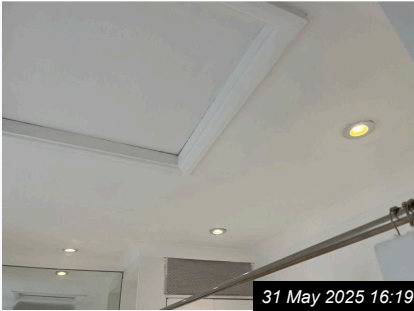
14. BEDROOM TWO (CONT.)		
Ref	Name	Condition
Ref #14.12	31 May 2025 16:16	
		
		
Ref #14.12	31 May 2025 16:16	
		
		
Ref #14.12	31 May 2025 16:16	
		
		
Ref #14.13	31 May 2025 16:17	
		
		

15. EN-SUITE

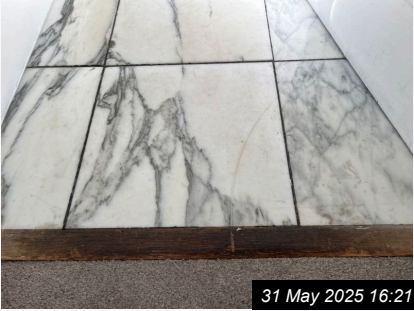
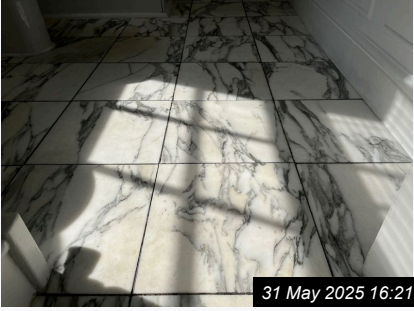
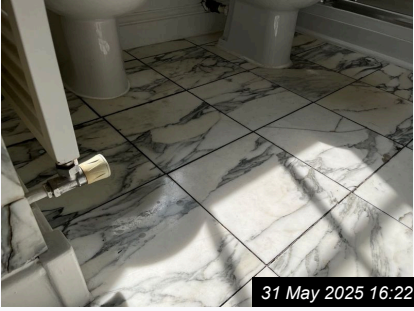
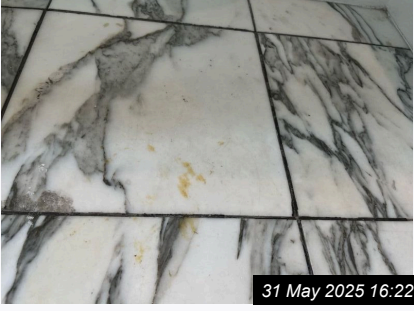


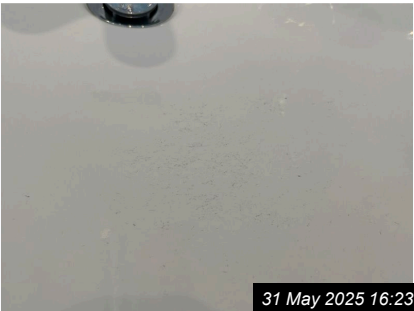
Ref	Name	Condition
15.1	Door & Frame	As per inventory + Indent to left frame Light marks to frame and door
15.2	Door Fixtures	As per inventory + Shaky knobs
15.3	Ceiling	As per inventory
15.4	Extractor Fan	As per inventory
15.5	Lighting	As per inventory
15.6	Walls	As per inventory + Shading to angle Light marks to painted section and tiles Discolouration to grouting in shower cubicle
15.7	Windows & Sills	As per inventory + Dusty to top edge of window Mouldy to glazing edge Review - Investigate

15. EN-SUITE (CONT.)		
Ref	Name	Condition
15.8	Blinds / Curtains	As per inventory + Dusty slats
15.9	Switch / Sockets	As per inventory + Light marks to light switch and shavers socket
15.10	Heating	As per inventory + Dusty and hair follicle Shading and splattered stains to panels
15.11	Flooring	As per inventory + Circular scuffing under door Moderate brown marks
15.12	Built-In-Storage	High level cabinet As per inventory + Under basin cabinet As per inventory + Faint stains to exterior Moderate brown staining to interior base Heavy mould to interior wall Review - Investigate
Bathroom Appliances		
15.13	Toilet	As per inventory + Blue staining and hair follicle to lid
15.14	Bidet	As per inventory + Dusty and hair follicle to exterior base
15.15	Basin	As per inventory + Light dust
15.16	Shower & Taps	As per inventory + Brown stain to corner seal of tray White scaling to hose
15.17	Bath & Taps	As per inventory + Hair follicle under tap Minor black spots to interior Scratches to surround of drain
Contents		
15.18	Rail	As per inventory + 1x loose rail Review - Investigate
15.19	Toilet brush	As per inventory
15.20	Plant pot	As per inventory

15. EN-SUITE (CONT.)		
Ref	Name	Condition
15.21	Bin	As per inventory
15.22	Mirror	As per inventory + Few minor residue spots
Cleanliness		
15.23	Cleanliness	Domestic clean
 31 May 2025 16:18 Ref #15.1  31 May 2025 16:18 Ref #15.1  31 May 2025 16:18 Ref #15.1		
 31 May 2025 16:18 Ref #15.1  31 May 2025 16:19 Ref #15.3  31 May 2025 16:19 Ref #15.3		
 31 May 2025 16:19 Ref #15.6  31 May 2025 16:19 Ref #15.6  31 May 2025 16:19 Ref #15.6		
 31 May 2025 16:19 Ref #15.6  31 May 2025 16:20 Ref #15.6  31 May 2025 16:20 Ref #15.6		

15. EN-SUITE (CONT.)		
Ref	Name	Condition
Ref #15.7		 31 May 2025 16:20
		 31 May 2025 16:20
		 31 May 2025 16:20
Ref #15.7		 31 May 2025 16:20
		 31 May 2025 16:20
		 31 May 2025 16:21
Ref #15.8		 31 May 2025 16:21
		 31 May 2025 16:21
		 31 May 2025 16:21
Ref #15.10		 31 May 2025 16:21
		 31 May 2025 16:21
		 31 May 2025 16:21

15. EN-SUITE (CONT.)		
Ref	Name	Condition
Ref #15.10		 31 May 2025 16:21
Ref #15.11		 31 May 2025 16:21
Ref #15.11		 31 May 2025 16:21
Ref #15.11		 31 May 2025 16:21
Ref #15.11		 31 May 2025 16:22
Ref #15.11		 31 May 2025 16:22
Ref #15.11		 31 May 2025 16:22
Ref #15.12		 31 May 2025 16:22
Ref #15.12		 31 May 2025 16:22
Ref #15.12		 31 May 2025 16:22
Ref #15.12		 31 May 2025 16:22
Ref #15.12		 31 May 2025 16:22

15. EN-SUITE (CONT.)		
Ref	Name	Condition
 31 May 2025 16:22 Ref #15.12	 31 May 2025 16:22 Ref #15.12	 31 May 2025 16:22 Ref #15.13
		 31 May 2025 16:23 Ref #15.14
 31 May 2025 16:23 Ref #15.13	 31 May 2025 16:23 Ref #15.13	 31 May 2025 16:23 Ref #15.15
 31 May 2025 16:23 Ref #15.14	 31 May 2025 16:23 Ref #15.14	 31 May 2025 16:24 Ref #15.16
 31 May 2025 16:23 Ref #15.15	 31 May 2025 16:24 Ref #15.16	

15. EN-SUITE (CONT.)		
Ref	Name	Condition
Ref #15.16		
		
		
Ref #15.16		
		
		
Ref #15.17		
		
		
Ref #15.17		
		
		

15. EN-SUITE (CONT.)		
Ref	Name	Condition
Ref #15.19		
Ref #15.20		
Ref #15.21		

16. PROPERTY COMPLIANCE			
Ref	Name	Answer	Comments
16.1	Is the Property Compliant?	Yes	

Actions Required			
Ref	Action Required	Responsibility	Comments
7.2 ENTRANCE & HALLWAY » Door Fixtures	Review	Investigate	Loose keyhole plate
7.9 ENTRANCE & HALLWAY » Flooring	Review	Investigate	Scattered shaded marks
8.2 BEDROOM ONE » Door Fixtures	Review	Investigate	Loose knobs
8.4 BEDROOM ONE » Lighting	Review	Investigate	1x spotlight not working
8.7 BEDROOM ONE » Windows & Sills	Review	Investigate	Dusty to top window edges Moderate cobweb seen to left window
8.13 BEDROOM ONE » Bed	Review	Investigate	Minor stain marks and hair follicles to mattress protector
9.1 EN-SUITE » Door & Frame	Review	Investigate	Indented scrape mark to exterior door Few brown residue spots and marks to door
9.2 EN-SUITE » Door Fixtures	Review	Investigate	Loose handles
9.10 EN-SUITE » Flooring	Review	Investigate	Dead flies all over
9.11 EN-SUITE » Built-In-Storage	Review	Investigate	1x unit door under basin is loose Dead flies to interior
9.12 EN-SUITE » Toilet	Review	Investigate	Drip staining to interior Dead flies to lid and interior
9.13 EN-SUITE » Basin	Review	Investigate	Flies to interior of basin
9.14 EN-SUITE » Shower & Taps	Review	Investigate	Dead flies on entry Potential mould to tray edge
10.2 DINING ROOM » Walls	Review	Investigate	Moderate scuffs and marks to mid level
11.9 WC » Flooring	Review	Investigate	Discolouration under radiator, possibly slow leak
12.3 RECEPTION » Walls	Review	Investigate	Grubby hand print to angle leading to kitchen
12.5 RECEPTION » Windows & Sill	Review	Investigate	Heavy dust, debris and potential mould
13.2 KITCHEN » Lighting	Review	Investigate	Under unit lights not working

Actions Required			
13.11 KITCHEN » Extractor Hood	Review	Investigate	Heavily staining, black shading, rusted
14.2 BEDROOM TWO » Door Fixtures	Review	Investigate	Loose/ shaky knobs
14.13 BEDROOM TWO » Bed	Review	Investigate	Moderate black shading to mattress
15.7 EN-SUITE » Windows & Sills	Review	Investigate	Mouldy to glazing edge
15.12 EN-SUITE » Built-In-Storage	Review	Investigate	Moderate brown staining to interior base Heavy mould to interior wall
15.18 EN-SUITE » Rail	Review	Investigate	1x loose rail

Declaration

I/We the undersigned, affirm that if I/we do not comment on the Inventory in writing within seven days of receipt of this Inventory then I/we accept the Inventory as being an accurate record of the contents and condition of the property.

Signed by the

Signatures

Print Name

Date / /

Signed by the

Signatures

Print Name

Date / /