

Check Out



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Prepared on behalf of Private

Property inspected by James Wilson

Address

Example
Check-out
Report



Carried Out

**March
29th 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	Good decorative order Few cleaning issues and little defects
1.2	Ceilings	Cracking to corner Cobweb above wardrobe
1.3	Lights	All lights tested and working
1.4	Walls	Few scuffs, shading and stain spots Moderate crack
1.5	Windows & Sills	Moderate dust to top of windows Functional
1.6	Curtains / Blinds	Good condition, functional
1.7	Woodwork	Chips, scuffing and dust
1.8	Flooring	Moderate dust under bed Gapping between boards
1.9	Kitchen & Appliances	Moderate grease staining to interior of oven door Moderate ring mark to interior of 1x wall unit Light food debris and stains to interior units
1.10	Bathroom & Appliances	Shower screen door not clean Cracking to interior of toilet Dust and few spots to toilet
1.11	Contents	Mattress is in good, clean condition

2. CLEANING SUMMARY		
Ref	Name	Condition
2.1	General Cleanliness	Domestic clean; Professional clean yet to take place
2.2	Carpets & Flooring	Domestic clean
2.3	Windows & Sills	Domestic clean
2.4	Kitchen & Appliances	Domestic clean
2.5	Bathroom & Appliances	Domestic clean
2.6	Contents	Domestic clean

3. METRE READINGS			
Ref	Name	Description	Reading
3.1	Electric Meter	Location: outside flat 8 to cabinet Serial Number: 18L2072461	15444 kWh



Ref #3.1

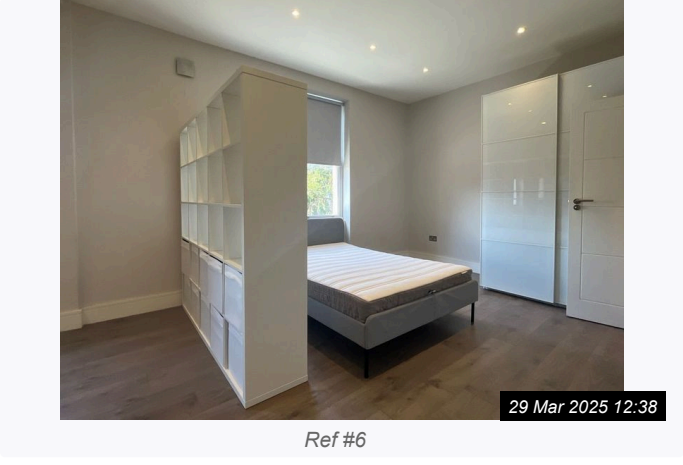
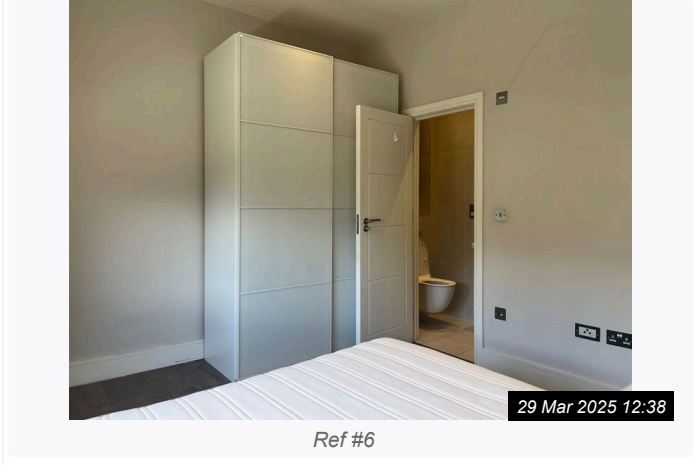
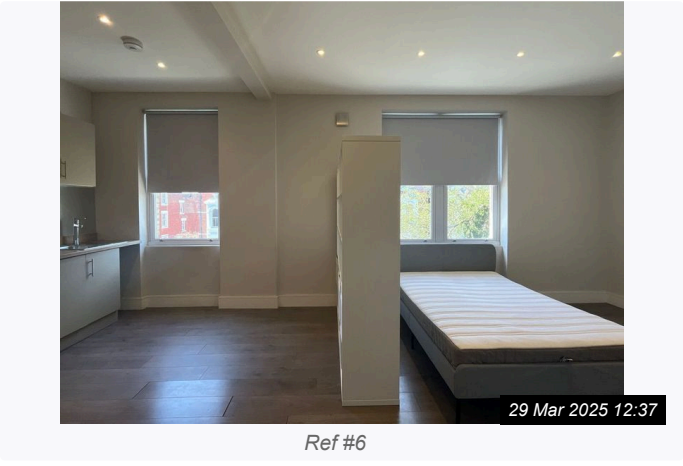
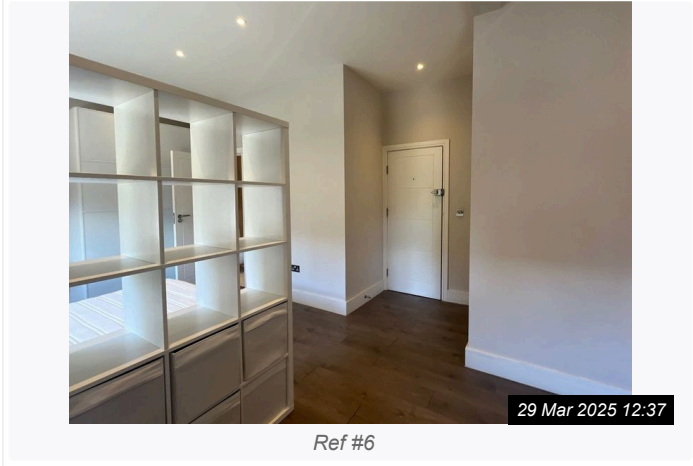
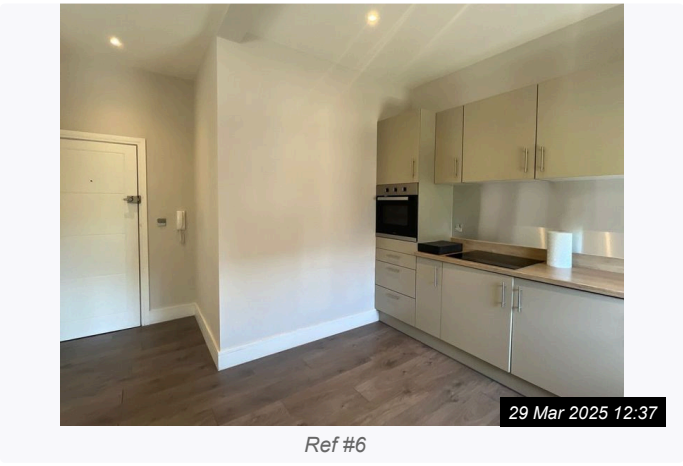
4. KEY SETS		
Ref	Name	Description
4.1	Key sets	2x chrome yale type keys 1x postbox key Collected from tenant, returned to agent
 29 Mar 2025 12:30 Ref #4.1		

5. SMOKE AND CO2 ALARMS			
Ref	Name	Location Room & Floor	Test Result
5.1	Smoke Alarms	Floor: 1 level Location: Kitchen	Audible sound heard
5.2	Carbon Monoxide Alarms	Floor: N/A Location: N/A	Not required



Ref #5.1

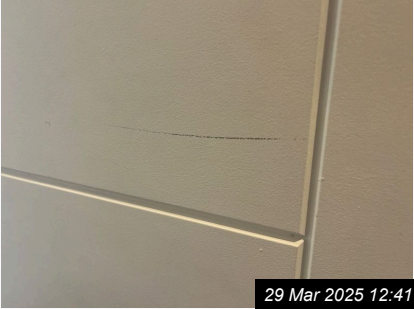
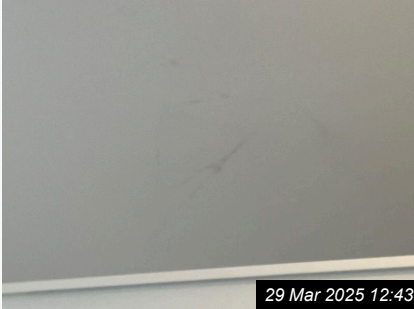
6. ENTRANCE & STUDIO

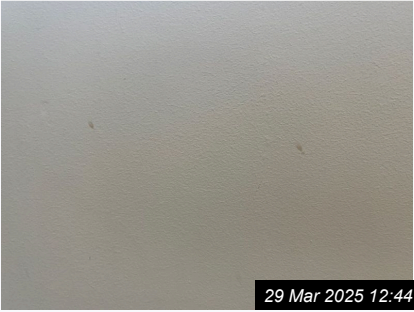
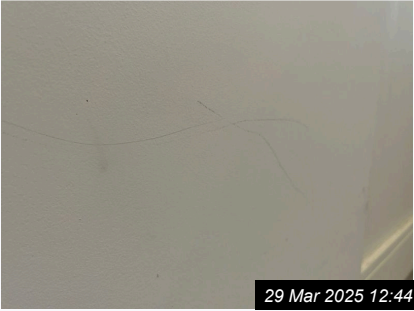


Ref	Name	Condition
6.1	Door & Frame	As per inventory + Minor scuffs and chips to framework Black shading to inner frame Moderate scuffing and light chips to door Odd mark to interior of frame
6.2	Door Fixtures	As per inventory + Light tarnish to latch

6. ENTRANCE & STUDIO (CONT.)		
Ref	Name	Condition
6.3	Ceiling	As per inventory + Cracking to far left corner above wall unit Cobweb above wardrobe
6.4	Lighting	As per inventory
6.5	Walls	As per inventory + Moderate scuffing and shading 2x orange spots above hob Few stain marks and water stains under sink to wall Cracking and water stain left windows Cobweb above right side window Moderate crack right of bathroom frame Grubby marks to surround of light switch Review - Investigate
6.6	Skirting	As per inventory + Moderate brown rubs left on entry Few minor chips and scuffs More moderate scuff left of wardrobe ; Moderate dust to top edges Few splattered orange spots close to radiator Review - Investigate
6.7	Windows & Sills	As per inventory + Moderate dust to top edge of windows Chips to sill edge under window
6.8	Blinds / Curtains	As per inventory + Faint rubs to weighted end Functional
6.9	Switch / Sockets	As per inventory
6.10	Heating	As per inventory
6.11	Flooring	As per inventory + Minor gapping between boards Light dust Heavy dust under bed Review - Investigate
6.12	Kitchen Units	As per inventory + Few light stains and food debris Chip and scuff to exterior Minor stains and debris to interior of base unit; Moderate ring mark to 1x wall unit Review - Investigate
6.13	Worktops	As per inventory + Sealant detaching behind sink Clean condition
Kitchen Appliances		

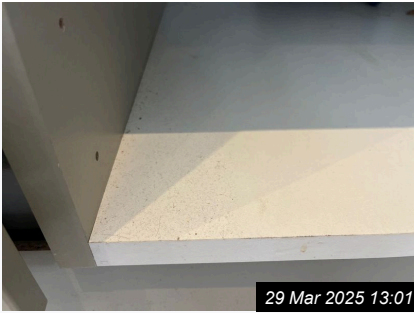
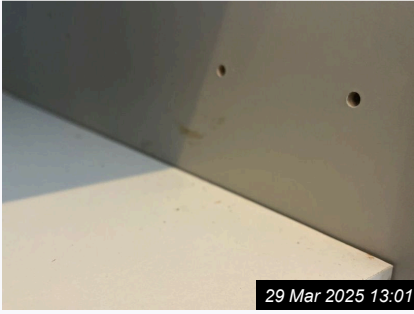
6. ENTRANCE & STUDIO (CONT.)		
Ref	Name	Condition
6.14	Sink	As per inventory
6.15	Hob	As per inventory + Dusty surface
6.16	Oven	As per inventory + Moderate grease staining to interior of door and to back end of tray Review - Investigate
6.17	Fridge / Freezer	As per inventory + Light stains to interior base Minor debris to 1x door shelf 1x door shelf detached and placed inside of fridge Minor black spots to Interior of freezer Scuff mark to chrome panel
6.18	Washing Machine	As per inventory + Dusty to exterior Brown drip staining to exterior Hair follicle to rubber seal
6.19	Boiler	As per inventory
Contents		
6.20	Kitchen roll	As per inventory Left by tenant
6.21	Appliance manuals	As per inventory
6.22	Open shelving	As per inventory + Minor dust and few hair follicles Few light marks to boxes
6.23	Bed	As per inventory
6.24	Wardrobe	As per inventory + Dusty to interior base Scuffing to shelf Appears very faint residue spots to exterior of door
6.25	Telecom	As per inventory
Cleanliness		
6.26	Cleanliness	Light domestic clean

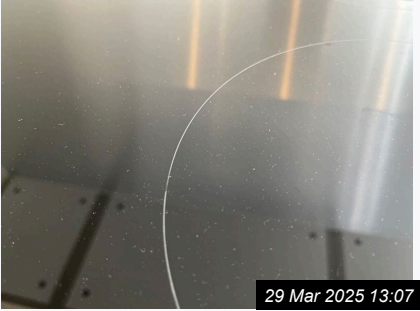
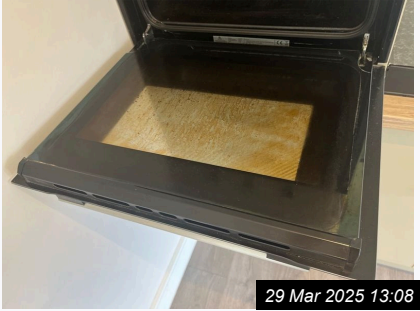
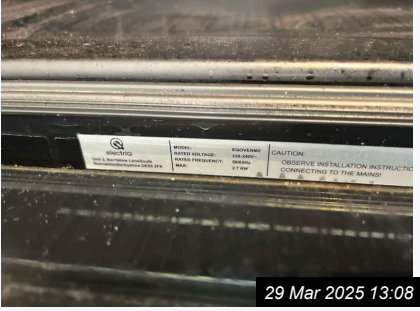
6. ENTRANCE & STUDIO (CONT.)		
Ref	Name	Condition
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		 29 Mar 2025 12:41
		 29 Mar 2025 12:41
		 29 Mar 2025 12:41
		 29 Mar 2025 12:41
		 29 Mar 2025 12:41
Ref #6.2		 29 Mar 2025 12:42
		 29 Mar 2025 12:42
		 29 Mar 2025 12:42
Ref #6.3		 29 Mar 2025 12:43
		 29 Mar 2025 12:43
		 29 Mar 2025 12:43

6. ENTRANCE & STUDIO (CONT.)		
Ref	Name	Condition
Ref #6.5	Ref #6.5	
		
		
		
		
		
		
		
		
		
		
		

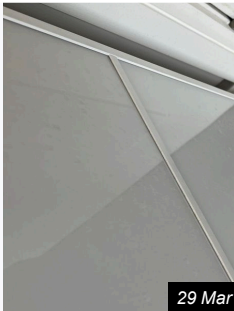
6. ENTRANCE & STUDIO (CONT.)		
Ref	Name	Condition
Ref #6.5	29 Mar 2025 13:37	
		
		
Ref #6.6	29 Mar 2025 12:48	
		
		
Ref #6.6	29 Mar 2025 13:02	
		
		
Ref #6.7	29 Mar 2025 12:51	
		
		

6. ENTRANCE & STUDIO (CONT.)		
Ref	Name	Condition
Ref #6.8	Ref #6.8	 29 Mar 2025 12:51
		 29 Mar 2025 12:51
		 29 Mar 2025 12:52
Ref #6.11	Ref #6.11	 29 Mar 2025 12:52
		 29 Mar 2025 12:52
		 29 Mar 2025 12:52
Ref #6.11	Ref #6.11	 29 Mar 2025 12:52
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Ref #6.12	Ref #6.12	 29 Mar 2025 12:53
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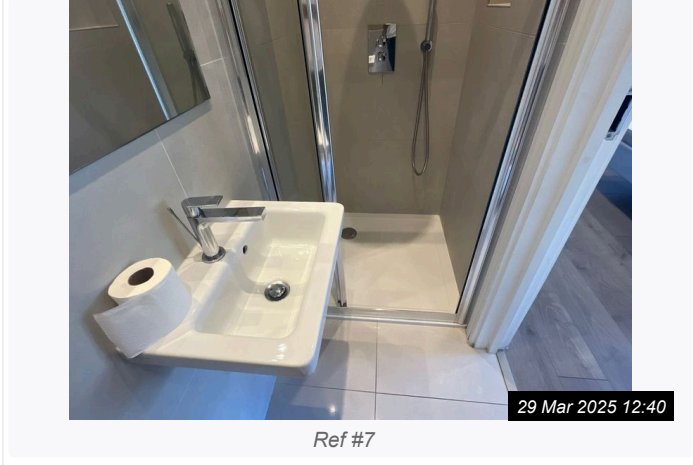
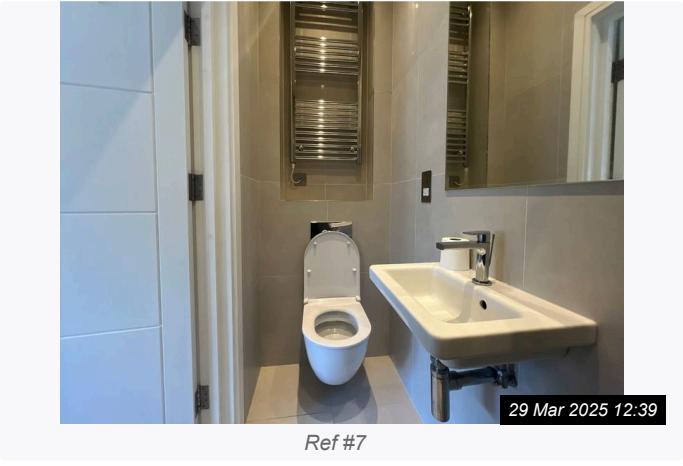
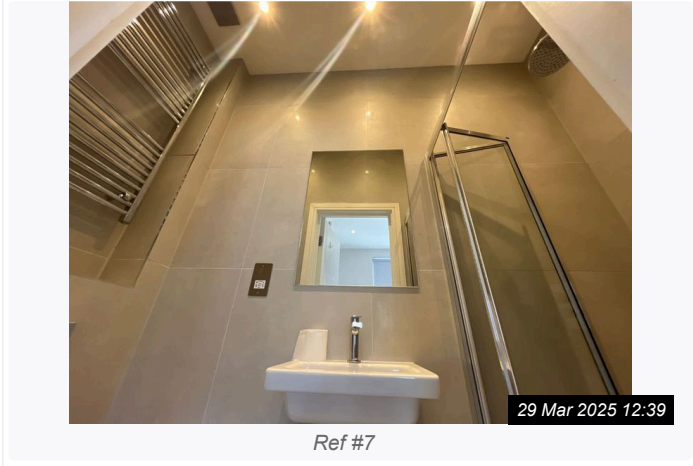
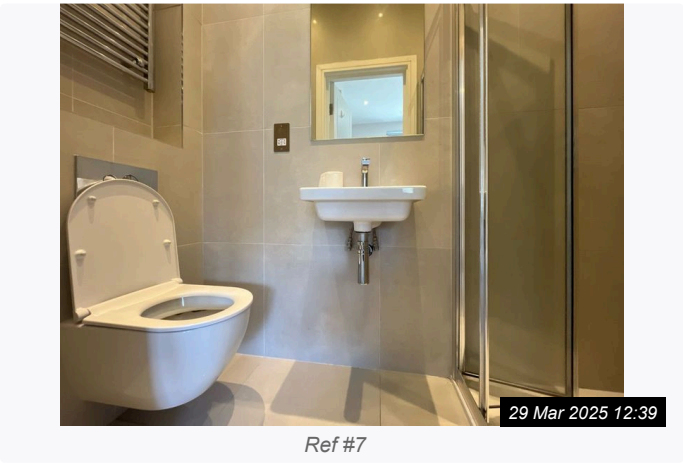
6. ENTRANCE & STUDIO (CONT.)		
Ref	Name	Condition
Ref #6.12		 29 Mar 2025 12:58
		 29 Mar 2025 12:58
		 29 Mar 2025 13:01
		 29 Mar 2025 13:01
		 29 Mar 2025 13:01
		 29 Mar 2025 13:01
Ref #6.13		 29 Mar 2025 13:01
		 29 Mar 2025 13:01
		 29 Mar 2025 13:02
Ref #6.14		 29 Mar 2025 13:02
		 29 Mar 2025 13:02
		 29 Mar 2025 13:07

6. ENTRANCE & STUDIO (CONT.)		
Ref	Name	Condition
Ref #6.15	Ref #6.16	 29 Mar 2025 13:07
		 29 Mar 2025 13:08
		 29 Mar 2025 13:08
Ref #6.16	Ref #6.16	 29 Mar 2025 13:08
		 29 Mar 2025 13:08
		 29 Mar 2025 13:08
Ref #6.17	Ref #6.17	 29 Mar 2025 13:09
		 29 Mar 2025 13:09
		 29 Mar 2025 13:09
Ref #6.17	Ref #6.17	 29 Mar 2025 13:09
		 29 Mar 2025 13:09
		 29 Mar 2025 13:09

6. ENTRANCE & STUDIO (CONT.)			
Ref	Name	Condition	
	 29 Mar 2025 13:09 Ref #6.17	 29 Mar 2025 13:10 Ref #6.18	 29 Mar 2025 13:10 Ref #6.18
	 29 Mar 2025 13:11 Ref #6.18	 29 Mar 2025 13:11 Ref #6.18	 29 Mar 2025 13:11 Ref #6.18
	 29 Mar 2025 13:11 Ref #6.18	 29 Mar 2025 13:11 Ref #6.18	 29 Mar 2025 13:12 Ref #6.20
	 29 Mar 2025 13:12 Ref #6.21	 29 Mar 2025 13:12 Ref #6.22	 29 Mar 2025 13:13 Ref #6.22

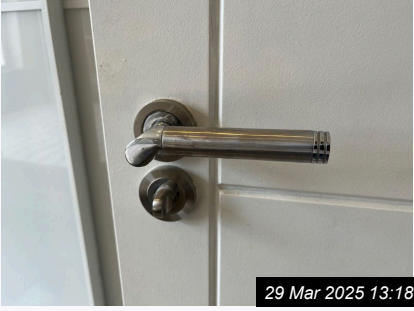
6. ENTRANCE & STUDIO (CONT.)			
Ref	Name	Condition	
	 29 Mar 2025 13:13 Ref #6.22	 29 Mar 2025 13:14 Ref #6.23	 29 Mar 2025 13:14 Ref #6.24
	 29 Mar 2025 13:16 Ref #6.24	 29 Mar 2025 13:16 Ref #6.24	 29 Mar 2025 13:16 Ref #6.24
	 29 Mar 2025 13:36 Ref #6.25		

7. BATHROOM

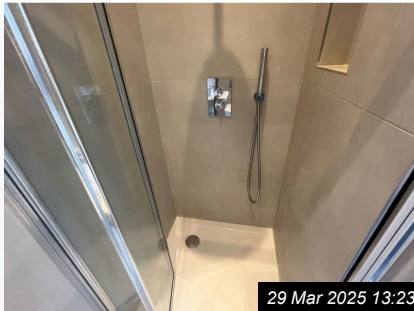


Ref	Name	Condition
7.1	Door & Frame	As per inventory + Light dust to door Faint yellow drip stain to exterior door Yellow hue to mid leading door edge Dusty inner frame Brown residue mark to low level frame
7.2	Door Fixtures	As per inventory + Tarnished

7. BATHROOM (CONT.)		
Ref	Name	Condition
7.3	Ceiling	As per inventory
7.4	Extractor Fan	As per inventory
7.5	Lighting	As per inventory
7.6	Walls	As per inventory + Minor scuff and stain spot Odd cracking to sealant above toilet
7.7	Switch / Sockets	As per inventory + Tarnished spot
7.8	Heating	As per inventory + Moderate rust to panels
7.9	Flooring	As per inventory + Discolouration to grouting Minor debris and hair follicles
7.10	Built-In-Storage	As per inventory
Bathroom Appliances		
7.11	Toilet	As per inventory + Cracking to interior Hair follicles to toilet edge Few brown spots to seat Dusty to back end
7.12	Basin	As per inventory + Minor white residue to tap
7.13	Shower & Taps	As per inventory + Staining low level shower frame Screen not clean Staining to interior grouting Dusty to top of shower door Minor marks to hose and shower head
Contents		
7.14	Mirror	As per inventory
Cleanliness		
7.15	Cleanliness	Light domestic clean

7. BATHROOM (CONT.)		
Ref	Name	Condition
Ref #7.1		 29 Mar 2025 13:17
		 29 Mar 2025 13:17
		 29 Mar 2025 13:17
Ref #7.1		 29 Mar 2025 13:17
		 29 Mar 2025 13:18
		 29 Mar 2025 13:18
Ref #7.2		 29 Mar 2025 13:18
		 29 Mar 2025 13:19
		 29 Mar 2025 13:19
Ref #7.3		 29 Mar 2025 13:19
		 29 Mar 2025 13:19
		 29 Mar 2025 13:19

7. BATHROOM (CONT.)		
Ref	Name	Condition
	Ref #7.6	 29 Mar 2025 13:20
		 29 Mar 2025 13:20
		 29 Mar 2025 13:20
	Ref #7.7	
	Ref #7.8	
	Ref #7.9	
	Ref #7.9	
	Ref #7.9	
	Ref #7.11	
	Ref #7.11	
	Ref #7.11	

7. BATHROOM (CONT.)			
Ref	Name	Condition	
	 29 Mar 2025 13:22 Ref #7.11	 29 Mar 2025 13:22 Ref #7.11	 29 Mar 2025 13:22 Ref #7.12
	 29 Mar 2025 13:23 Ref #7.12	 29 Mar 2025 13:23 Ref #7.13	 29 Mar 2025 13:23 Ref #7.13
	 29 Mar 2025 13:23 Ref #7.13	 29 Mar 2025 13:23 Ref #7.13	 29 Mar 2025 13:23 Ref #7.13
	 29 Mar 2025 13:23 Ref #7.13	 29 Mar 2025 13:24 Ref #7.13	 29 Mar 2025 13:24 Ref #7.13

7. BATHROOM (CONT.)		
Ref	Name	Condition
 29 Mar 2025 13:24 Ref #7.13  29 Mar 2025 13:24 Ref #7.14		

8. PROPERTY COMPLIANCE			
Ref	Name	Answer	Comments
8.1	Is the Property Compliant?	Yes	No gas appliance so no gas metre

Actions Required			
Ref	Action Required	Responsibility	Comments
6.5 ENTRANCE & STUDIO » Walls	Review	Investigate	Cracking and water stain left windows Cobweb above right side window Moderate crack right of bathroom frame Grubby marks to surround of light switch;
6.6 ENTRANCE & STUDIO » Skirting	Review	Investigate	Moderate dust to top edges Few splattered orange spots close to radiator;
6.11 ENTRANCE & STUDIO » Flooring	Review	Investigate	Heavy dust under bed;
6.12 ENTRANCE & STUDIO » Kitchen Units	Review	Investigate	Moderate ring mark to 1x wall unit
6.16 ENTRANCE & STUDIO » Oven	Review	Investigate	Moderate grease staining to interior of door and to back end of tray;

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 / /