

Checkout Defects



Report date	03-12-2025	Ref No	IVY15031
Address	5 The Grange, 51 Gwendolyn Drive, Coventry, CV3 1QU	Tenancy type	
Compiled for	Example Client	Tenancy date	
Property type	Apartment	Tenant names	

[View photo gallery](#)

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Definitions

Definition of condition

All items in the report are assumed to be in good, working and undamaged condition unless qualified by a marginal note.

Factors taken into account when assessing condition levels in the property, include but not limited to: chips, scratches, dents, cracks, peeling paint, rusting, discolouration, weathering and functionality.

The following terms have been used in the report to accurately detail the state and condition of items:

Excellent	Item/area is brand new and evidenced in original manufacturers packaging and/or freshly painted.
Good	Item/area is good and looks new and free from any marks and defects.
Fair	Item/area is fair and has minor signs of wear and/or marks and defects.
Poor	Item/area is poor and has significant signs of wear and/or marks and defects

Definition of cleanliness

All items in the report are assumed to be in clean condition unless qualified by a marginal note. Factors taken into account when assessing cleanliness levels in the property, include but not limited to: litter, dust, cobwebs, hair, grease marks, mold and mildew, liquid stains and dirt and grime.

The following terms have been used in the report to accurately detail the cleanliness level of items:

Excellent	Item/area is brand new and evidenced in original manufacturers packaging and/or freshly painted.
Good	Item/area is clean and has been washed down and free from dirt, dust and/or grease.
Fair	Item/area is fair and has minor dirt, dust and/or grease present and requires wipe down.
Poor	Item/area is poor and has significant dirt, dust and/or grease and requires a professional clean.

Schedule of Condition

Room/Area	Description
Entrance/hallway 11 photo	Professional clean. Redecoration. Smoking odour
Kitchen/lounge 11 photo	Professional clean. Damage. Redecoration. Missing items. Window cleaning. Smoking odour
Bathroom 12 photo	Professional clean. Lightbulb maintenance
Bedroom 1 11 photo	Minor cleaning/dusting. Carpet clean. Repair required. Window cleaning
Bedroom 2 9 photo	Minor cleaning/dusting. Carpet clean. Redecoration. Window cleaning
Bedroom 2 Ensuite 13 photo	Minor cleaning/dusting. Lightbulb maintenance

Check Out Overview

Question	Response
Property returned in good overall condition?	No
Property cleaned to a good standard?	No
Minor cleaning/dusting required?	Yes
Professional clean required?	Yes
Carpet cleaning required?	Yes
Evidence of mould?	No
Is this due to a lack of ventilation during tenancy?	N/A
Evidence of damage outside of fair wear and tear?	Yes
Is this due to neglect by the tenant?	Yes
Redecoration or repainting required?	Yes
Alarms all cited correctly and in working order?	Yes
Lightbulbs all present and in working order?	No
External areas maintained to a good standard and kept tidy?	N/A
Garden maintenance required?	N/A
Keys returned same as check in?	Yes
All tenants personal items, rubbish and food removed?	No

Inspector Notes

Property returned in poor condition with a professional clean required throughout. Walls throughout will redecoration due to heavy scuff/smudge marks however assigned as landlord liability due to length of tenancy. A large number of missing items have been recorded as well as several damages including burns marks to carpets and cracked window glazing. Other defects and maintenance issues have been recorded to assist the landlord.

Property Information

The following items were left by the landlord in the property the day after the tenants vacated:

- Bags containing cleaning products left on the worktops, along with a box.
- Some painting equipment left in a cupboard.
- A set of ladders left behind the sofa.
- Lightbulbs left in the bathroom.

Maintenance Overview

Entrance/hallway	Defects	Liability
Ceiling	Light clean/dusting	Tenant
Walls	Light clean/dusting	Tenant
Heating	Light clean/dusting	Tenant
Lighting	Light clean/dusting	Tenant
Fuse Board	Light clean/dusting	Tenant
Walls	Redecoration	Fair wear & tear
Woodwork	Light clean/dusting	Tenant

Kitchen/lounge	Defects	Liability
Can Opener	Missing item	Tenant
Chopping Board	Missing item	Tenant
Tea Towel	Missing item	Tenant
Appliance Manuals	Missing item	Tenant
Corkscrew	Missing item	Tenant
Plastic Measuring Jug	Missing item	Tenant
Lighting	Professional clean	Tenant
Oven	Damage	Tenant
Hob	Professional clean	Tenant
Extractor Cooker Hood	Light clean/dusting	Tenant
Washing Machine	Professional clean	Tenant
Dishwasher	Light clean/dusting	Tenant
Kitchen Units	Professional clean	Tenant
Kitchen Drawers	Professional clean	Tenant
Fridge Freezer	Damage	Tenant
Windows	Damage	Tenant
Roasting Tin	Missing item	Tenant
Dinner Set	Missing item	Tenant
Saucepans	Missing item	Tenant
Mugs	Missing item	Tenant

Kitchen/lounge	Defects	Liability
Cutlery	Missing item	Tenant
Washing Bowl	Missing item	Tenant
Knife Set	Missing item	Tenant
Utensils	Missing item	Tenant
Ceiling	Professional clean	Tenant
Woodwork	Damage	Tenant
Walls	Redecoration	Fair wear & tear
Picture	Professional clean	Tenant
Armchair	Professional clean	Tenant
Sofa	Professional clean	Tenant
Blinds	Damage	Tenant
Dining Table	Damage	Tenant
Items Left Behind	Rubbish removal	Tenant

Bathroom	Defects	Liability
Toilet	Professional clean	Tenant
Ceiling	Light clean/dusting	Tenant
Lighting	Lightbulb maintenance	Tenant
Cabinet	Professional clean	Tenant
Walls	Light clean/dusting	Tenant

Bedroom 1	Defects	Liability
Drawers	Repair item	Tenant
Floor	Carpet clean	Tenant
Blinds	Light clean/dusting	Tenant
Windows	Window cleaning	Tenant
Mattress	Professional clean	Tenant
Ceiling	Light clean/dusting	Tenant

Bedroom 2	Defects	Liability
Floor	Carpet clean	Tenant
Walls	Redecoration	Fair wear & tear
Mattress	Professional clean	Tenant

Bedroom 2	Defects	Liability
Windows	Window cleaning	Tenant
Blinds	Light clean/dusting	Tenant
Lighting	Light clean/dusting	Tenant
Ceiling	Light clean/dusting	Tenant

Bedroom 2 ensuite	Defects	Liability
Ceiling	Light clean/dusting	Tenant
Toilet	Professional clean	Tenant
Lighting	Lightbulb maintenance	Tenant
Shelf	Professional clean	Tenant
Walls	Light clean/dusting	Tenant

Meters

Type	Location	Serial No.	Check In Reading	Check Out Reading
Electric (2 photo)	Communal entrance utility cupboard	22L3836840	21463 (05-11-2021)	27845 (03-12-2025)
Water (2 photo)	Pavement	18BU026566	00078 (05-11-2021)	285.658 (03-12-2025)

Inspector Notes

Electric - Meter changed during tenancy.

Photos



Electric



Electric



Water



Water

H&S Compliance

Question	Response
Are all floors fitted with a heat/smoke alarm?	Yes
Are all heat/smoke alarms functional?	Yes
Are any heat/smoke alarms approaching the end of their life cycle?	No
Are all rooms with a fuel burning source (excluding gas cooking appliances) fitted with a CO alarm?	N/A
Are all CO alarms functional?	N/A
Are any CO alarms approaching the end of their life cycle?	N/A

Inspector Notes

Utilities

Type	Location
Keys (1 photo)	N/A

Inspector Notes

Photos



Keys

Rooms

1. Entrance/hallway

1.1 Overview

Overview (11 photos)	Professional clean. Redecoration. Smoking odour
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1.2 Defects

1.2.1 Ceiling (2 photos)	Cobwebs	Condition	Good
		Cleanliness	Fair
Tenant	Light clean/dusting		
1.2.2 Walls (6 photos)	Cobwebs.	Condition	Good
		Cleanliness	Fair
Tenant	Light clean/dusting		
1.2.3 Lighting (1 photos)	Dusty	Condition	Good
		Cleanliness	Fair
Tenant	Light clean/dusting		
1.2.4 Fuse Board (2 photos)	Dusty.	Condition	Good
		Cleanliness	Fair
Tenant	Light clean/dusting		
1.2.5 Walls (6 photos)	Heavily scuffed.	Condition	Poor
		Cleanliness	Good
Fair wear & tear	Redecoration		
1.2.6 Woodwork (1 photos)	Dusty.	Condition	Good
		Cleanliness	Fair
Tenant	Light clean/dusting		
1.2.7 Heating (2 photos)	Dusty	Condition	Good
		Cleanliness	Fair
Tenant	Light clean/dusting		

1.3 Photos



1.3.1 - General Overview



1.3.2 - General Overview



1.3.3 - General Overview



1.3.4 - General Overview



1.3.5 - General Overview



1.3.6 - General Overview



1.3.7 - General Overview



1.3.8 - General Overview



1.3.9 - General Overview



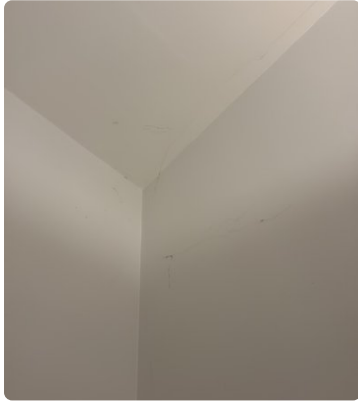
1.3.10 - General Overview



1.3.11 - General Overview



1.3.12 - Ceiling



1.3.13 - Ceiling



1.3.14 - Walls



1.3.15 - Walls



1.3.16 - Walls



1.3.17 - Walls



1.3.18 - Walls



1.3.19 - Walls



1.3.20 - Lighting



1.3.21 - Fuse Board



1.3.22 - Fuse Board



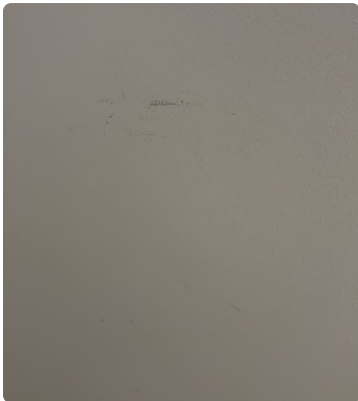
1.3.23 - Walls



1.3.24 - Walls



1.3.25 - Walls



1.3.26 - Walls



1.3.27 - Walls



1.3.28 - Walls



1.3.29 - Woodwork



1.3.30 - Heating



1.3.31 - Heating

2. Kitchen/lounge

2.1 Overview

Overview (11 photos)	Professional clean. Damage. Redecoration. Missing items. Window cleaning. Smoking odour
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2.2 Defects

2.2.1 Items Left Behind (2 photos)	Items/rubbish left behind require removal	Condition	Poor
		Cleanliness	Poor
Tenant	Rubbish removal		
2.2.2 Roasting Tin (0 photos)		Condition	Poor
		Cleanliness	Poor
Tenant	Missing item		
2.2.3 Dinner Set (0 photos)		Condition	Poor
		Cleanliness	Poor
Tenant	Missing item		
2.2.4 Saucepans (0 photos)		Condition	Poor
		Cleanliness	Poor
Tenant	Missing item		
2.2.5 Mugs (0 photos)		Condition	Poor
		Cleanliness	Poor
Tenant	Missing item		
2.2.6 Cutlery (0 photos)		Condition	Poor
		Cleanliness	Poor
Tenant	Missing item		
2.2.7 Washing Bowl (0 photos)		Condition	Poor
		Cleanliness	Poor
Tenant	Missing item		
2.2.8 Knife Set (0 photos)		Condition	Poor
		Cleanliness	Poor
Tenant	Missing item		

2.2.9 Utensils (0 photos)		Condition	Poor
		Cleanliness	Poor
Tenant	Missing item		
2.2.10 Ceiling (7 photos)	Cobwebs	Condition	Good
		Cleanliness	Fair
Tenant	Professional clean		
2.2.11 Woodwork (3 photos)	Paintwork marked	Condition	Poor
		Cleanliness	Good
Tenant	Damage		
2.2.12 Walls (5 photos)	Heavily scuffed.	Condition	Poor
		Cleanliness	Good
Fair wear & tear	Redecoration		
2.2.13 Picture (2 photos)	Dirty. Dusty.	Condition	Good
		Cleanliness	Fair
Tenant	Professional clean		
2.2.14 Armchair (3 photos)	Stains present	Condition	Fair
		Cleanliness	Poor
Tenant	Professional clean		
2.2.15 Sofa (3 photos)	Stains present.	Condition	Fair
		Cleanliness	Poor
Tenant	Professional clean		
2.2.16 Blinds (5 photos)	Wand damaged. Dusty.	Condition	Fair
		Cleanliness	Fair
Tenant	Damage		
2.2.17 Windows (11 photos)	Glazing cracked. Cobwebs present. Frame dusty.	Condition	Poor
		Cleanliness	Fair
Tenant	Damage		
2.2.18 Dining Table (2 photos)	Chipped. Smeared.	Condition	Fair
		Cleanliness	Fair
Tenant	Damage		

2.2.19 Fridge Freezer (7 photos)	Cracked drawer.	Condition	Poor
		Cleanliness	Good
Tenant	Damage		
2.2.20 Kitchen Drawers (4 photos)	Dirt present.	Condition	Good
		Cleanliness	Fair
Tenant	Professional clean		
2.2.21 Kitchen Units (10 photos)	Wall units. Floor units. Shelving laminate peeling. Dirty/stained (shelving).	Condition	Fair
		Cleanliness	Fair
Tenant	Professional clean		
2.2.22 Dishwasher (3 photos)	Dirt present	Condition	Good
		Cleanliness	Fair
Tenant	Light clean/dusting		
2.2.23 Washing Machine (3 photos)	Detergent drawer dirty. Inner seal soiled/mould. Door dusty.	Condition	Good
		Cleanliness	Poor
Tenant	Professional clean		
2.2.24 Extractor Cooker Hood (4 photos)	Casing Dusty.	Condition	Good
		Cleanliness	Fair
Tenant	Light clean/dusting		
2.2.25 Hob (4 photos)	Greasy. Smeared.	Condition	Good
		Cleanliness	Poor
Tenant	Professional clean		
2.2.26 Oven (8 photos)	Door insecurely fitted. Loose debris. Grease to oven sides.	Condition	Fair
		Cleanliness	Poor
Tenant	Damage		
2.2.27 Lighting (3 photos)	Dusty. Cobwebs.	Condition	Good
		Cleanliness	Fair
Tenant	Professional clean		
2.2.28 Appliance Manuals (0 photos)		Condition	Poor
		Cleanliness	Poor
Tenant	Missing item		

2.2.29 Tea Towel (0 photos)		Condition	Poor
		Cleanliness	Poor
Tenant	Missing item		
2.2.30 Chopping Board (0 photos)		Condition	Poor
		Cleanliness	Poor
Tenant	Missing item		
2.2.31 Can Opener (0 photos)		Condition	Poor
		Cleanliness	Poor
Tenant	Missing item		
2.2.32 Corkscrew (0 photos)		Condition	Poor
		Cleanliness	Poor
Tenant	Missing item		
2.2.33 Plastic Measuring Jug (0 photos)		Condition	Poor
		Cleanliness	Poor
Tenant	Missing item		

2.3 Photos



2.3.1 - General Overview



2.3.2 - General Overview



2.3.3 - General Overview



2.3.4 - General Overview



2.3.5 - General Overview



2.3.6 - General Overview



2.3.7 - General Overview



2.3.8 - General Overview



2.3.9 - General Overview



2.3.10 - General Overview



2.3.11 - General Overview



2.3.12 - Items Left Behind



2.3.13 - Items Left Behind



2.3.14 - Ceiling



2.3.15 - Ceiling



2.3.16 - Ceiling



2.3.17 - Ceiling



2.3.18 - Ceiling



2.3.19 - Ceiling



2.3.20 - Ceiling



2.3.21 - Woodwork



2.3.22 - Woodwork



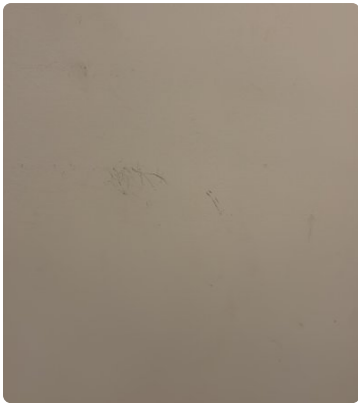
2.3.23 - Woodwork



2.3.24 - Walls



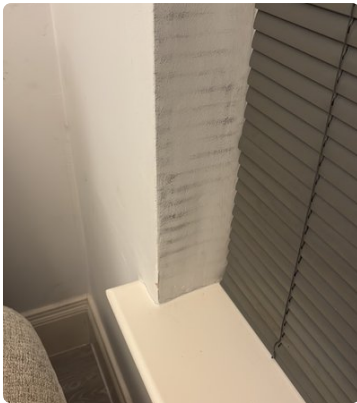
2.3.25 - Walls



2.3.26 - Walls



2.3.27 - Walls



2.3.28 - Walls



2.3.29 - Picture



2.3.30 - Picture



2.3.31 - Armchair



2.3.32 - Armchair



2.3.33 - Armchair



2.3.34 - Sofa



2.3.35 - Sofa



2.3.36 - Sofa



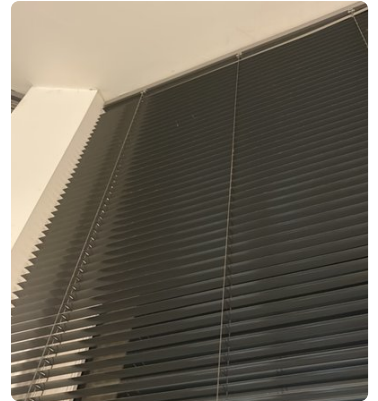
2.3.37 - Blinds



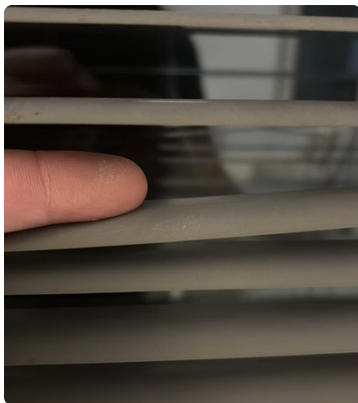
2.3.38 - Blinds



2.3.39 - Blinds



2.3.40 - Blinds



2.3.41 - Blinds



2.3.42 - Windows



2.3.43 - Windows



2.3.44 - Windows



2.3.45 - Windows



2.3.46 - Windows



2.3.47 - Windows



2.3.48 - Windows



2.3.49 - Windows



2.3.50 - Windows



2.3.51 - Windows



2.3.52 - Windows



2.3.53 - Dining Table



2.3.54 - Dining Table



2.3.55 - Fridge Freezer



2.3.56 - Fridge Freezer



2.3.57 - Fridge Freezer



2.3.58 - Fridge Freezer



2.3.59 - Fridge Freezer



2.3.60 - Fridge Freezer



2.3.61 - Fridge Freezer



2.3.62 - Kitchen Drawers



2.3.63 - Kitchen Drawers



2.3.64 - Kitchen Drawers



2.3.65 - Kitchen Drawers



2.3.66 - Kitchen Units



2.3.67 - Kitchen Units



2.3.68 - Kitchen Units



2.3.69 - Kitchen Units



2.3.70 - Kitchen Units



2.3.71 - Kitchen Units



2.3.72 - Kitchen Units



2.3.73 - Kitchen Units



2.3.74 - Kitchen Units



2.3.75 - Kitchen Units



2.3.76 - Dishwasher



2.3.77 - Dishwasher



2.3.78 - Dishwasher



2.3.79 - Washing Machine



2.3.80 - Washing Machine



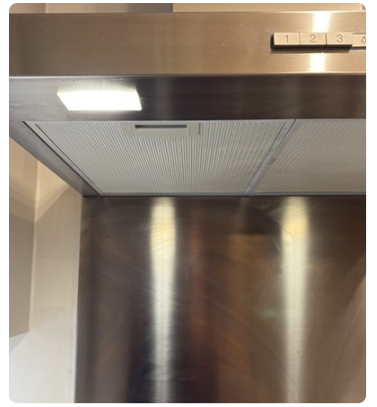
2.3.81 - Washing Machine



2.3.82 - Extractor Cooker Hood



2.3.83 - Extractor Cooker Hood



2.3.84 - Extractor Cooker Hood



2.3.85 - Extractor Cooker Hood



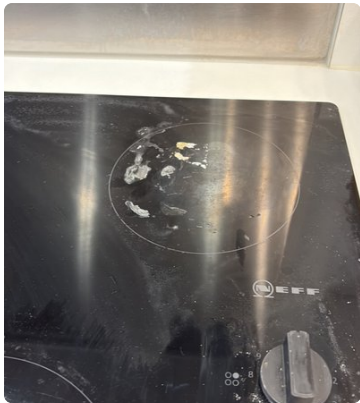
2.3.86 - Hob



2.3.87 - Hob



2.3.88 - Hob



2.3.89 - Hob



2.3.90 - Oven



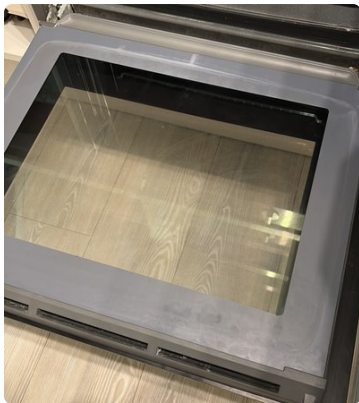
2.3.91 - Oven



2.3.92 - Oven



2.3.93 - Oven



2.3.94 - Oven



2.3.95 - Oven



2.3.96 - Oven



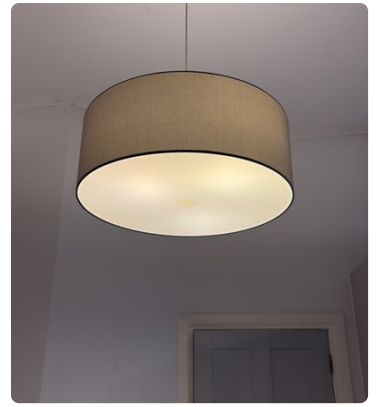
2.3.97 - Oven



2.3.98 - Lighting



2.3.99 - Lighting



2.3.100 - Lighting

3. Bathroom

3.1 Overview

Overview (12 photos)	Professional clean. Lightbulb maintenance
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3.2 Defects

3.2.1 Ceiling (2 photos)	Cobwebs.	Condition	Good
		Cleanliness	Fair
Tenant	Light clean/dusting		
3.2.2 Toilet (4 photos)	Soiled inside. Hairs	Condition	Good
		Cleanliness	Poor
Tenant	Professional clean		
3.2.3 Lighting (1 photos)	1 bulb missing.	Condition	Fair
		Cleanliness	Good
Tenant	Lightbulb maintenance		
3.2.4 Cabinet (4 photos)	Blue stains. Hairs.	Condition	Fair
		Cleanliness	Fair
Tenant	Professional clean		
3.2.5 Walls (3 photos)	Cobwebs	Condition	Good
		Cleanliness	Fair
Tenant	Light clean/dusting		

3.3 Photos



3.3.1 - General Overview



3.3.2 - General Overview



3.3.3 - General Overview



3.3.4 - General Overview



3.3.5 - General Overview



3.3.6 - General Overview



3.3.7 - General Overview



3.3.8 - General Overview



3.3.9 - General Overview



3.3.10 - General Overview



3.3.11 - General Overview



3.3.12 - General Overview



3.3.13 - Ceiling



3.3.14 - Ceiling



3.3.15 - Toilet



3.3.16 - Toilet



3.3.17 - Toilet



3.3.18 - Toilet



3.3.19 - Lighting



3.3.20 - Cabinet



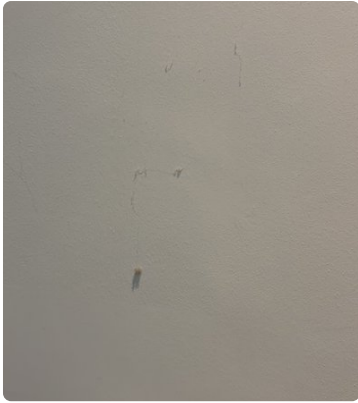
3.3.21 - Cabinet



3.3.22 - Cabinet



3.3.23 - Cabinet



3.3.24 - Walls



3.3.25 - Walls



3.3.26 - Walls

4. Bedroom 1

4.1 Overview

Overview (11 photos)	Minor cleaning/dusting. Carpet clean. Repair required. Window cleaning
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4.2 Defects

4.2.1 Ceiling (4 photos)	Cobwebs.	Condition	Good
		Cleanliness	Fair
Tenant	Light clean/dusting		
4.2.2 Floor (3 photos)	Staining to high-traffic areas.	Condition	Fair
		Cleanliness	Fair
Tenant	Carpet clean		
4.2.3 Drawers (2 photos)	Loose runners	Condition	Fair
		Cleanliness	Good
Tenant	Repair item		
4.2.4 Blinds (3 photos)	Dusty.	Condition	Good
		Cleanliness	Fair
Tenant	Light clean/dusting		
4.2.5 Windows (5 photos)	Frame dirty.	Condition	Good
		Cleanliness	Fair
Tenant	Window cleaning		
4.2.6 Mattress (6 photos)	Stains present (both sides).	Condition	Fair
		Cleanliness	Fair
Tenant	Professional clean		

4.3 Photos



4.3.1 - General Overview



4.3.2 - General Overview



4.3.3 - General Overview



4.3.4 - General Overview



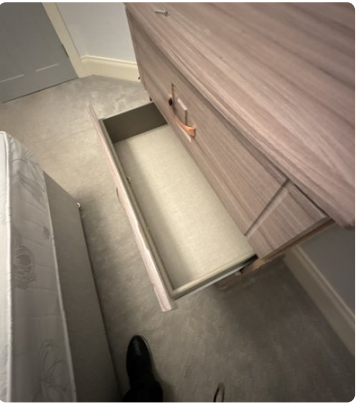
4.3.5 - General Overview



4.3.6 - General Overview



4.3.7 - General Overview



4.3.8 - General Overview



4.3.9 - General Overview



4.3.10 - General Overview



4.3.11 - General Overview



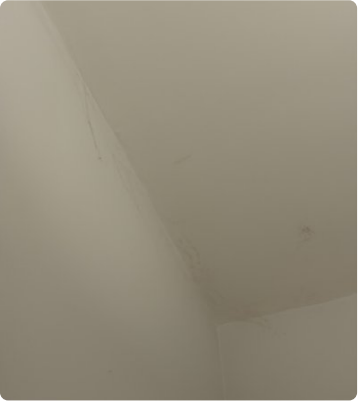
4.3.12 - Ceiling



4.3.13 - Ceiling



4.3.14 - Ceiling



4.3.15 - Ceiling



4.3.16 - Floor



4.3.17 - Floor



4.3.18 - Floor



4.3.19 - Drawers



4.3.20 - Drawers



4.3.21 - Blinds



4.3.22 - Blinds



4.3.23 - Blinds



4.3.24 - Windows



4.3.25 - Windows



4.3.26 - Windows



4.3.27 - Windows



4.3.28 - Windows



4.3.29 - Mattress



4.3.30 - Mattress



4.3.31 - Mattress



4.3.32 - Mattress



4.3.33 - Mattress



4.3.34 - Mattress

5. Bedroom 2

5.1 Overview

Overview (9 photos)	Minor cleaning/dusting. Carpet clean. Redecoration. Window cleaning
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5.2 Defects

5.2.1 Ceiling (2 photos)	Cobwebs.	Condition	Good
		Cleanliness	Fair
Tenant	Light clean/dusting		
5.2.2 Floor (4 photos)	Staining to high-traffic areas.	Condition	Fair
		Cleanliness	Fair
Tenant	Carpet clean		
5.2.3 Lighting (1 photos)	Cobwebs.	Condition	Good
		Cleanliness	Fair
Tenant	Light clean/dusting		
5.2.4 Blinds (1 photos)	Dusty.	Condition	Good
		Cleanliness	Fair
Tenant	Light clean/dusting		
5.2.5 Windows (5 photos)	Frame dirty.	Condition	Good
		Cleanliness	Fair
Tenant	Window cleaning		
5.2.6 Mattress (6 photos)	Stains present (both sides).	Condition	Fair
		Cleanliness	Fair
Tenant	Professional clean		
5.2.7 Walls (5 photos)	Heavily scuffed.	Condition	Poor
		Cleanliness	Good
Fair wear & tear	Redecoration		

5.3 Photos



5.3.1 - General Overview



5.3.2 - General Overview



5.3.3 - General Overview



5.3.4 - General Overview



5.3.5 - General Overview



5.3.6 - General Overview



5.3.7 - General Overview



5.3.8 - General Overview



5.3.9 - General Overview



5.3.10 - Ceiling



5.3.11 - Ceiling



5.3.12 - Floor



5.3.13 - Floor



5.3.14 - Floor



5.3.15 - Floor



5.3.16 - Lighting



5.3.17 - Blinds



5.3.18 - Windows



5.3.19 - Windows



5.3.20 - Windows



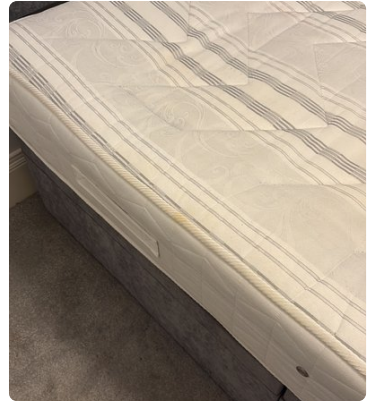
5.3.21 - Windows



5.3.22 - Windows



5.3.23 - Mattress



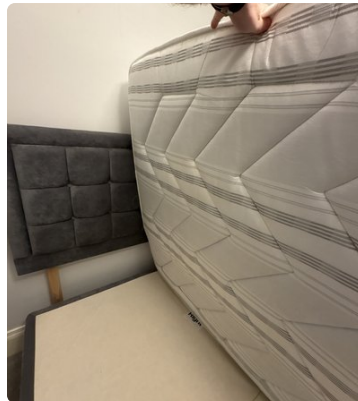
5.3.24 - Mattress



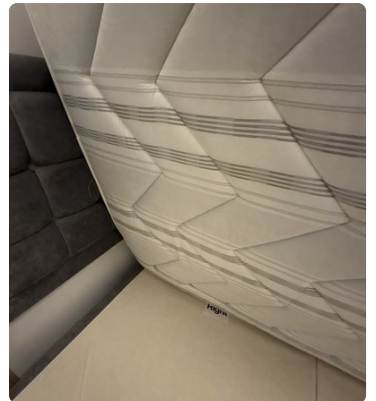
5.3.25 - Mattress



5.3.26 - Mattress



5.3.27 - Mattress



5.3.28 - Mattress



5.3.29 - Walls



5.3.30 - Walls



5.3.31 - Walls



5.3.32 - Walls



5.3.33 - Walls

6. Bedroom 2 Ensuite

6.1 Overview

Overview (13 photos)	Minor cleaning/dusting. Lightbulb maintenance
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6.2 Defects

6.2.1 Ceiling (5 photos)	Cobwebs.	Condition	Good
		Cleanliness	Fair
Tenant	Light clean/dusting		
6.2.2 Toilet (2 photos)	Soiled inside.	Condition	Good
		Cleanliness	Poor
Tenant	Professional clean		
6.2.3 Lighting (1 photos)	1 bulb not working.	Condition	Fair
		Cleanliness	Good
Tenant	Lightbulb maintenance		
6.2.4 Shelf (1 photos)	Blue stains.	Condition	Fair
		Cleanliness	Fair
Tenant	Professional clean		
6.2.5 Walls (1 photos)	Cobwebs	Condition	Good
		Cleanliness	Fair
Tenant	Light clean/dusting		

6.3 Photos



6.3.1 - General Overview



6.3.2 - General Overview



6.3.3 - General Overview



6.3.4 - General Overview



6.3.5 - General Overview



6.3.6 - General Overview



6.3.7 - General Overview



6.3.8 - General Overview



6.3.9 - General Overview



6.3.10 - General Overview



6.3.11 - General Overview



6.3.12 - General Overview



6.3.13 - General Overview



6.3.14 - Ceiling



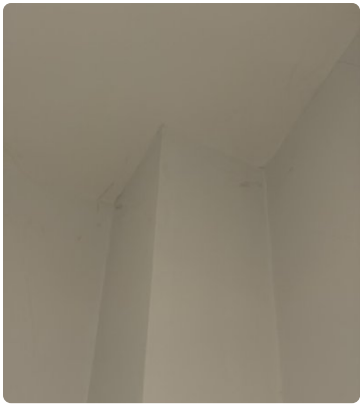
6.3.15 - Ceiling



6.3.16 - Ceiling



6.3.17 - Ceiling



6.3.18 - Ceiling



6.3.19 - Toilet



6.3.20 - Toilet



6.3.21 - Lighting



6.3.22 - Shelf



6.3.23 - Walls

Declaration

I/We acknowledge receipt of the report and confirm all details recorded within are in the condition and cleanliness stated and a true and accurate record at the time of inspection.

I/We understand that if we do not amend this report within the specified timeframe, the original copy shall form the basis of any future assessment of dilapidation on subsequent vacation of the property.

I/We confirm should only one signature be provided, all tenants residing in the property and under the tenancy agreement, will still be responsible for its condition and cleanliness at the end of tenancy.

Inspector Name: Dan Gallear

Date of Report: 03-12-2025

Signature

A rectangular box containing a handwritten signature in black ink. The signature appears to be 'Dan Gallear' written in a cursive style.

Disclaimer

General Disclaimer

The person preparing the report is not an expert in fabrics, woods, materials, antiques etc. nor a qualified surveyor. The report relates only to the furniture and all the landlord's equipment and contents in the property. It is no guarantee, or report on, the adequacy of, or safety of, any such equipment or contents; merely a record that such items exist in the property at the date of preparing the report and the superficial condition and cleanliness of them.

Heavy Items & Access

The report is non-invasive, which means the clerk does not take up carpets, floorcoverings or floorboards, move bulky or large items of furniture, remove secured panels or undo electrical fittings. Common parts in relation to flats, exterior structural elements of the main building and structure of any outbuildings will not be inspected.

Ancillary Rooms and Areas

Lofts, cellars, garages and outbuildings, are also not included unless they are fit for habitation and form part of the tenancy. In addition, any areas which are locked or where full access is restricted, such as overcrowded drawers or excessively full cupboards, will not be inspected.

Safety Disclaimer

The report does not guarantee the safety or working order of any equipment or contents within the property and only states the item or fixture is present and its condition and cleanliness, at the time of the inspection. Electrical appliances, machinery, boilers, gas appliances, heating systems, water supplies and other similar items are not tested unless individually mentioned. Lighting is solely tested to indicate whether light bulbs are working at time of inspection however, this is not an indicator that such items are functioning correctly or comply with the relevant safety regulations.

Furniture & Furnishings (Fire Safety) Regulations 1994

The report may also contain a reference to 'fire safety labels', this is a comment on a label that refers to fire & safety and it attached to an item of furniture. It is not a guarantee that the specified furniture complies to any current legislation. If not recorded on the inventory, identification was either not accessible or present.

Smoke & Carbon Monoxide Alarm Regulations (England) 1st October 2025

Smoke and carbon monoxide detectors are tested when the report is completed. The pressing of 'test functions' is merely to confirm audibility of the alarm and in no way confirming functionality of the detection system. It is the responsibility of the tenant to make sure that, where fitted, all alarms are working correctly at all times and regularly tested as per the manufacturer's instructions.

Accuracy

Where a report is completed with tenants in situ in the property, there may be difficulties for the clerk to ascertain which items belong to the tenant or landlord. At such, there may be slight inaccuracies in the report for this reason and for which the clerk will not be held accountable.

Though every effort has been made to ensure reports compiled are fair and an accurate record of the property's external and internal condition and contents, it should not be taken as 100% accurate nor as a structural survey report.

Inventory Report

The inventory report has been prepared as a 'snap shot' of the property and provides a fair and accurate record of its contents and condition on the specified date of inspection.

The inventory aims to reduce disputes at the end of the tenancy term and enable the tenants deposit to be returned in a timely manner.

The tenant has 7 days from the date of moving in to sign and return the report along with any amendments. If not returned, the report will be accepted in its current condition.

Inspection Report

During the course of tenancy and should the tenancy agreement permit, periodical inspection visits will be carried out at regular intervals throughout the tenancy.

This purpose of this report will be to enable the letting agent and/or landlord to obtain an overview of the property's cleanliness and condition at the time of the inspection.

This will involve accessing all areas both inside/outside a property and taking overview photos and recording any tenancy agreement breaches. The clerk will endeavour to ensure close-up photos of personal or sensitive items are not photographed.

It will also provide the opportunity for the tenant to document any maintenance issues or concerns that have come to light since the commencement of tenancy.

Check Out Report

The check out report is a direct comparison to the inventory report where any defects or maintenance issues, outside of fair wear and tear, are recorded and assigned either as landlord or tenant liability.

The purpose of the report is to determine whether there is any damage, maintenance works or missing items which would have to be paid for, out of the tenants deposit. The tenant must ensure the property is returned in the same condition as check in to avoid any dilapidation charges.

The check out report is advisory and based on information available to the inspector at the time of the inspection. It must not be treated as a final statement of tenant responsibility. It remains the responsibility of the agent/landlord and tenant to fully agree any issues and/or deductions (if any) from the deposit.