

## Check Out Report



Flat 4, Willow Court, High Street, York, YO1 8AS

**Property Type:** Apartment  
**Tenancy:** From 09/06/2025  
**Landlord:** Hannah Bick  
**Tenant:** Sophie Bennett  
**Report Completed On:** 16/06/2026 11:49  
**Report Completed By:** Kerry (AO) Field / XYZ Sales & Lettings Ltd (Sample Reports)  
**Previous Report:** Inventory & Check-In Report on 09/06/2025 by Kerry (AO) Field

[View Report Photos](#)



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## About this Report

### Please Note:

This inventory report is a fair and accurate report which describes the property's contents, conditions and cleanliness for rental purposes only. This document is no guarantee of, or report on, the adequacy of, or safety of any such equipment of contents, merely a record that such items exist in the property as at the date of the inventory report and check-in and the superficial condition of the same.

The inventory only extends to parts of the property that are readily accessible. All other parts of the premises, for example attics, garages, basements, lofts and cupboards full of items which are not relevant to the inventory, are specifically excluded. The compiler cannot undertake to search in inaccessible places, through overcrowded drawers or cupboards, nor will the compiler undertake to move heavy furniture or bulky items.

## General Information

### Property Type

Inventory & Check-In Report 09/06/2025

Apartment

Apartment

### Number of bedrooms

Inventory & Check-In Report 09/06/2025

2

2

### Is the property occupied?

Inventory & Check-In Report 09/06/2025

No

No

### Is the property furnished?

Inventory & Check-In Report 09/06/2025

Yes

Yes

## Schedule of Condition

### Grass/lawns

Inventory & Check-In Report 09/06/2025

D. N/A

D. N/A

### Garden/grounds

Inventory & Check-In Report 09/06/2025

D. N/A

D. N/A

### Exterior windows

Inventory & Check-In Report 09/06/2025

A. Recently cleaned

B. Reasonable

### Interior windows

Inventory & Check-In Report 09/06/2025

A. Recently cleaned

B. Reasonable

### Carpets/flooring

Inventory & Check-In Report 09/06/2025

B. Cleaned to a professional standard

C. Cleaned to a domestic standard

### Decor

Inventory & Check-In Report 09/06/2025

A. Newly decorated - no wear and tear

C. In average condition - medium wear and tear

### Kitchen

Inventory & Check-In Report 09/06/2025

A. Cleaned to a professional standard

B. Generally good

### Oven

Inventory & Check-In Report 09/06/2025

A. Cleaned to a professional standard

C. Reasonable

### Kitchen appliances

Inventory & Check-In Report 09/06/2025

A. Cleaned to a professional standard

C. Reasonable

### Light fittings

Inventory & Check-In Report 09/06/2025

A. All bulbs in working order

A. All bulbs in working order

### Mould and mildew

Inventory & Check-In Report 09/06/2025

A. None visible/present

A. None visible/present

### Bathroom/s and sanitaryware

Inventory & Check-In Report 09/06/2025

A. Cleaned to a professional standard

C. Reasonable

## Schedule of Condition - Continued

**Overall cleanliness of property**

*Inventory & Check-In Report 09/06/2025*  
A. Cleaned to a professional standard

B. Cleaned to a domestic standard

**Comments**

*Inventory & Check-In Report 09/06/2025*





# Utilities

## Meters

| Utility     | Meter Reading | Meter Location  | Serial Number    | Comment | Photo |
|-------------|---------------|-----------------|------------------|---------|-------|
| Electricity | 4791.3        | Airing Cupboard | S14-8845-9276-U5 |         |       |

*Comments from previous Inventory & Check-In Report 09/06/2025 in relation to the question above*

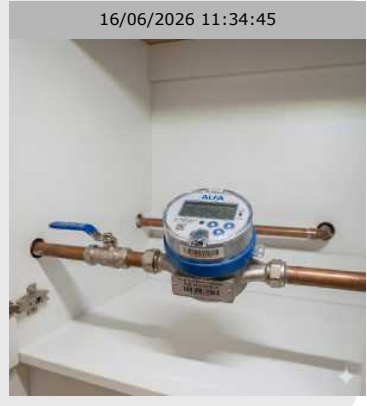
|             |        |                 |                  |  |   |
|-------------|--------|-----------------|------------------|--|---|
| Electricity | 1245.8 | Airing Cupboard | S14-8845-9276-U5 |  |  |
|-------------|--------|-----------------|------------------|--|---|

|       |        |                    |                  |  |  |
|-------|--------|--------------------|------------------|--|--|
| Water | 2345.7 | Under Kitchen Sink | 510-1234-5678-51 |  |  |
|-------|--------|--------------------|------------------|--|--|

## Utilities - Continued

Comments from previous Inventory & Check-In Report 09/06/2025 in relation to the question above

Water 42.1 Under Kitchen Sink 510-1234-5678-51



## Keys to the Property

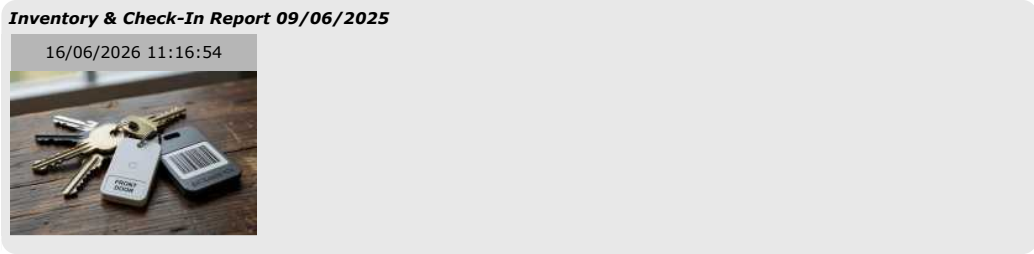
**Keys:**

*Inventory & Check-In Report 09/06/2025*  
2x Yale front door  
2x Padlock  
1x Fob Front Door  
1x Fob Communal entrance

1x Yale front door  
1x Padlock  
1x Front Door fob

| Issue        | Description  | Charge To    |
|--------------|--|--------------|
| Missing Keys | Missing from original keys handed over:<br>1x Yale front door<br>1x Padlock<br>1x Entrane Door fob | Tenant (£50) |

**Photos**



## Check Out | Forwarding Address

**Names of Tenant/s present at Check Out**

*Inventory & Check-In Report 09/06/2025*

**Tenant/s forwarding address**

*Inventory & Check-In Report 09/06/2025*

# Safety

**Safety Devices:**

| Device      | Location | Details                          | Expiry Date (if visible) | Comment | Photo |
|-------------|----------|----------------------------------|--------------------------|---------|-------|
| Smoke Alarm | Hall     | Tested for power and sound heard |                          |         |       |

**Comments from previous Inventory & Check-In Report 09/06/2025 in relation to the question above**

Smoke Alarm      Hall      Tested for power and sound heard



|             |         |                                  |  |  |  |
|-------------|---------|----------------------------------|--|--|--|
| Smoke Alarm | Kitchen | Tested for power and sound heard |  |  |  |
|-------------|---------|----------------------------------|--|--|--|

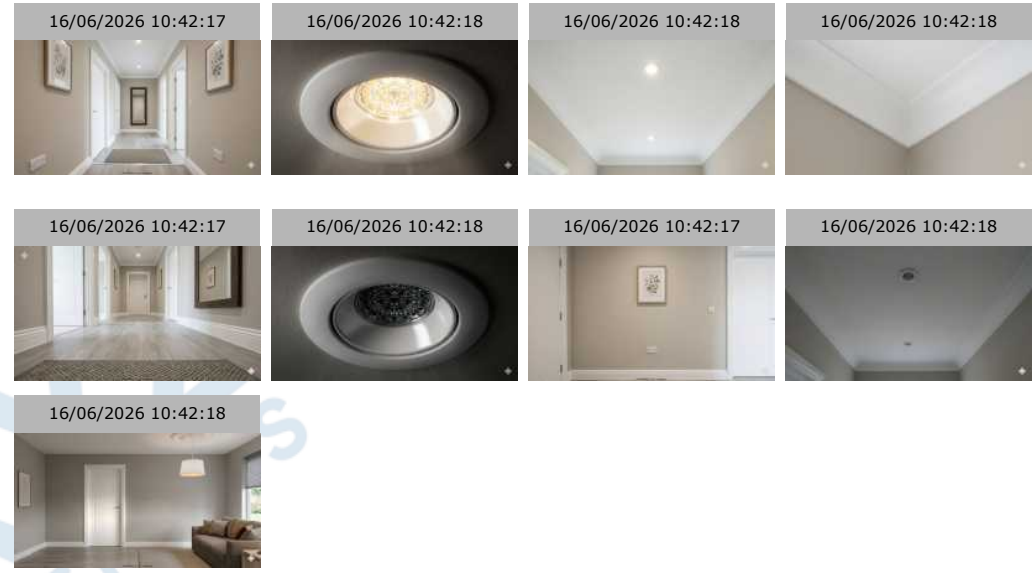
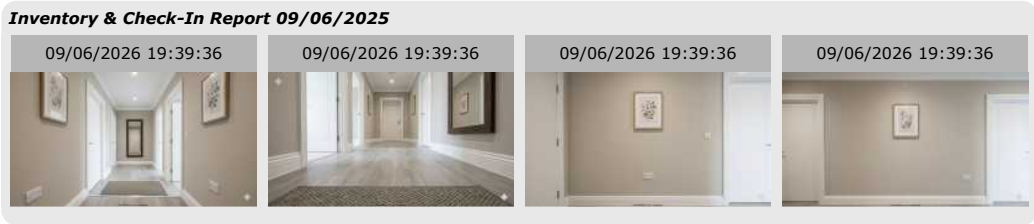
**Comments from previous Inventory & Check-In Report 09/06/2025 in relation to the question above**

Smoke Alarm      Kitchen      Tested for power and sound heard






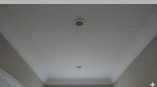









# Hallway

## Overview








| # | Item     | Description   | Condition (Previous)   | Condition   | Notes |
|---|----------|---|--|---|-------|
| 1 | Ceiling  | Smooth white painted plasterboard finish.   | <p><b>Inventory &amp; Check-In Report 09/06/2025</b><br/>Even white colour; clean; no visible marks or damage.</p> | Even white colour; clean; no visible marks or damage. |       |
| 2 | Lighting | Two white circular metal trim fittings with clear domed covers over visible LED arrays and white internal reflectors. | <p><b>Inventory &amp; Check-In Report 09/06/2025</b><br/>Clean with no visible marks, chips or damage.</p>         | Clean with no visible marks, chips or damage.         |       |

## Hallway - Continued

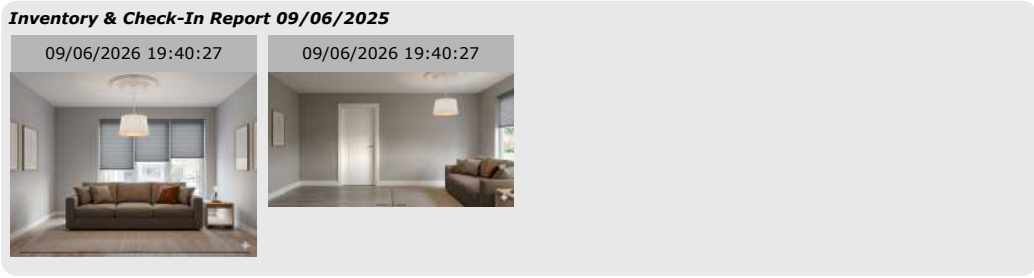
| # | Item  | Description   | Condition (Previous)   | Condition | Notes |
|---|-------|---|--|-----------|-------|
|   |       |   | <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">09/06/2026 19:36:14<br/></div> <div style="text-align: center;">09/06/2026 19:36:15<br/></div> <div style="text-align: center;">09/06/2026 19:36:14<br/></div> </div> <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <div style="text-align: center;">09/06/2026 19:36:15<br/></div> <div style="text-align: center;">16/06/2026 10:42:52<br/></div> <div style="text-align: center;">16/06/2026 10:42:52<br/></div> <div style="text-align: center;">16/06/2026 10:42:52<br/></div> </div> <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <div style="text-align: center;">16/06/2026 10:42:52<br/></div> </div> |           |       |
| 3 | Walls | Light beige matt emulsion paint on a smooth finish. | <p><b>Inventory &amp; Check-In Report 09/06/2025</b><br/><i>Even colour, clean with no visible marks or damage.</i></p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">09/06/2026 19:37:06<br/></div> <div style="text-align: center;">09/06/2026 19:37:06<br/></div> <div style="text-align: center;">09/06/2026 19:37:07<br/></div> </div> <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <div style="text-align: center;">09/06/2026 19:37:07<br/></div> <div style="text-align: center;">09/06/2026 19:37:07<br/></div> </div>  |           |       |






## Hallway - Continued

| # | Item                 | Description   | Condition (Previous)  | Condition   | Notes |
|---|----------------------|---|---|---|-------|
| 5 | Flooring             | Light grey oak-effect laminate boards with subtle wood-grain pattern. | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Even colour; clean; no visible marks, scratches or damage.</i></p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>09/06/2026 19:38:02</p>  </div> <div style="text-align: center;"> <p>09/06/2026 19:38:02</p>  </div> </div>   | <p>Even colour; clean; no visible marks, scratches or damage.</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>16/06/2026 10:43:30</p>  </div> <div style="text-align: center;"> <p>16/06/2026 10:43:30</p>  </div> </div>  |       |
| 6 | Sockets and Switches |   | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Minor surface marks and light dirt around plug apertures and screw heads; no visible cracks or broken components.</i></p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>09/06/2026 19:38:20</p>  </div> <div style="text-align: center;"> <p>09/06/2026 19:38:20</p>  </div> <div style="text-align: center;"> <p>09/06/2026 19:38:20</p>  </div> </div> <div style="margin-top: 10px;"> <p>09/06/2026 19:38:20</p>  </div> | <p>Minor surface marks and light dirt around plug apertures and screw heads; no visible cracks or broken components.</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>16/06/2026 10:43:39</p>  </div> <div style="text-align: center;"> <p>16/06/2026 10:43:39</p>  </div> </div> |       |






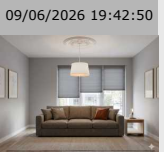
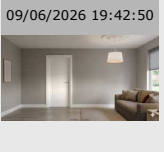

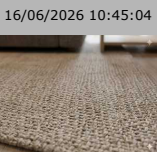
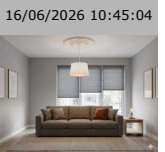
# Lounge

## Overview


















| # | Item    | Description  | Condition (Previous)  | Condition   | Notes |
|---|---------|--|---|---|-------|
| 7 | Door    | Single white painted timber leaf with one recessed rectangular panel and a chrome lever handle to the right. | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Uniform white painted finish; clean with no visible marks, scratches or damage.</i></p> <div style="text-align: center;"> <p>09/06/2026 19:41:19</p>  </div> | <p>Uniform white painted finish; clean with no visible marks, scratches or damage.</p> <div style="text-align: center;"> <p>16/06/2026 10:44:03</p>  </div>  |       |
| 8 | Ceiling | White smooth painted finish with circular moulded decorative ceiling rose.                                   | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Even white colour. Clean. No visible marks, stains or damage.</i></p> <div style="text-align: center;"> <p>09/06/2026 19:41:45</p>  </div>                 | <p>Even white colour. Clean. No visible marks, stains or damage.</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>16/06/2026 10:44:18</p>  </div> <div style="text-align: center;"> <p>16/06/2026 10:44:18</p>  </div> </div> |       |




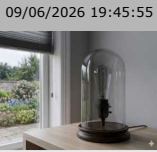
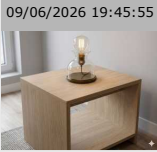
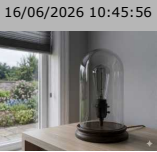
# Lounge - Continued

| #  | Item     | Description  | Condition (Previous)   | Condition   | Notes |
|----|----------|--|--|---|-------|
| 9  | Lighting | Cream fabric drum lampshade with a vertical seam and pale inner lining, clear filament-style bulb, twisted white fabric suspension cable and round white canopy. | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Even colour and clean; no visible stains, tears, fraying or cracks; bulb intact.</i></p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>09/06/2026 19:42:23</p>  </div> <div style="text-align: center;"> <p>09/06/2026 19:42:24</p>  </div> </div>  | <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>16/06/2026 10:44:30</p>  </div> <div style="text-align: center;"> <p>16/06/2026 10:44:30</p>  </div> </div>  |       |
| 10 | Walls    |  | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p>   | <div style="text-align: center;"> <p>16/06/2026 10:44:47</p>  </div>   |       |
| 11 | Skirting |  | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p>   |   |       |
| 12 | Flooring | Light grey-brown wood-effect laminate planks; large rectangular natural woven beige area rug.  | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Even colour, clean, no visible wear, marks or damage.</i></p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>09/06/2026 19:42:50</p>  </div> <div style="text-align: center;"> <p>09/06/2026 19:42:50</p>  </div> <div style="text-align: center;"> <p>09/06/2026 19:42:51</p>  </div> </div> | <p>Even colour, clean, no visible wear, marks or damage.</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>16/06/2026 10:45:04</p>  </div> <div style="text-align: center;"> <p>16/06/2026 10:45:04</p>  </div> </div> |       |

# Lounge - Continued

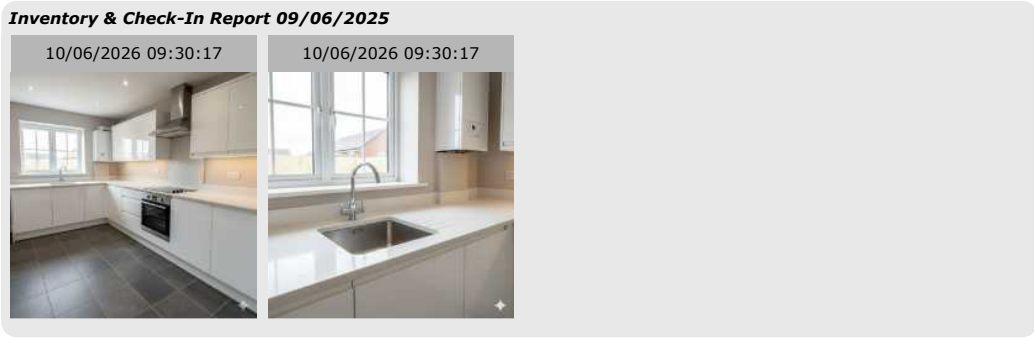
| #  | Item                 | Description  | Condition (Previous)   | Condition  | Notes |
|----|----------------------|--|--|--|-------|
| 13 | Windows              |  | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Frames, locking handles and glass clean; no visible cracks, scratches or other damage.</i></p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>09/06/2026 19:43:17</p>  </div> <div style="text-align: center;"> <p>09/06/2026 19:43:17</p>  </div> <div style="text-align: center;"> <p>09/06/2026 19:43:17</p>  </div> </div>                              | <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>16/06/2026 10:45:16</p>  </div> <div style="text-align: center;"> <p>16/06/2026 10:45:17</p>  </div> </div>   |       |
| 14 | Window Covering      | Two grey pleated honeycomb fabric panels with white plastic pull cords, small grey weighted end caps and aluminium bottom rails.   | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Even colour; clean; no visible stains, tears or damage; cords and weighted ends intact.</i></p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>09/06/2026 19:43:42</p>  </div> <div style="text-align: center;"> <p>09/06/2026 19:43:42</p>  </div> </div>   | <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>16/06/2026 10:45:25</p>  </div> <div style="text-align: center;"> <p>16/06/2026 10:45:25</p>  </div> </div>   |       |
| 15 | Sockets and Switches |  | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p>   |  |       |
| 16 | Sofa                 | Three-seater upholstered in mid-brown textured fabric with three seat cushions, three loose back cushions and three scatter cushions, one scatter in rust-coloured velvet. | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Even colour, clean, no visible stains, tears or abrasions, with slight creasing to seat and scatter cushions.</i></p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>09/06/2026 19:45:14</p>  </div> <div style="text-align: center;"> <p>09/06/2026 19:45:14</p>  </div> <div style="text-align: center;"> <p>09/06/2026 19:45:14</p>  </div> </div> | <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>16/06/2026 10:45:40</p>  </div> <div style="text-align: center;"> <p>16/06/2026 10:45:40</p>  </div> <div style="text-align: center;"> <p>16/06/2026 10:45:40</p>  </div> </div> |       |

## Lounge - Continued

| #  | Item       | Description  | Condition (Previous)   | Condition   | Notes   |  |
|----|------------|--|--|---|---|--|
| 17 | Side Table | Light oak-effect veneered rectangular unit with an open central shelf, square edges and visible wood grain.                                      | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Even colour; clean; no visible marks, scratches or damage.</i></p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>09/06/2026 19:45:38</p>  </div> <div style="text-align: center;"> <p>09/06/2026 19:45:38</p>  </div> </div>  | Even colour; clean; no visible marks, scratches or damage.  | <div style="text-align: center;"> <p>16/06/2026 10:45:49</p>  </div> |  |
| 18 | Lamp       | Clear glass dome encasing a single clear filament bulb with a black metal socket mounted on a dark wood circular base and a brown braided cable. | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Glass clear with no visible chips or cracks; bulb and socket intact; base and cable clean with no visible damage.</i></p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>09/06/2026 19:45:55</p>  </div> <div style="text-align: center;"> <p>09/06/2026 19:45:55</p>  </div> </div> | Glass clear with no visible chips or cracks; bulb and socket intact; base and cable clean with no visible damage. | <div style="text-align: center;"> <p>16/06/2026 10:45:56</p>  </div> |  |



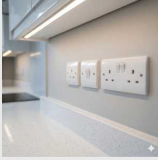





# Kitchen

## Overview









| #  | Item     | Description   | Condition (Previous)   | Condition   | Notes |
|----|----------|---|--|---|-------|
| 19 | Ceiling  | White painted plasterboard with a subtle stippled texture.            | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Even colour. Clean. No visible marks, stains or damage.</i></p>           | Even colour. Clean. No visible marks, stains or damage.           |       |
| 20 | Lighting | Seven circular stainless-steel ring fixtures with central lamp units. | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>All fixtures intact, clean and free from visible marks or damage.</i></p> | All fixtures intact, clean and free from visible marks or damage. |       |

## Kitchen - Continued

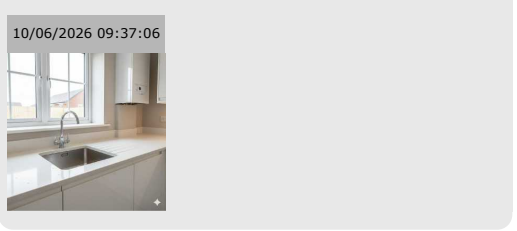
| #  | Item     | Description  | Condition (Previous)   | Condition  | Notes |
|----|----------|--|--|--|-------|
| 21 | Walls    | Smooth painted plaster in pale grey<br><br>White brick style wall tiles with white grout                             | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Even colour. Clean. No visible marks or damage.</i></p> <p><i>Clean. No visible marks or damage.</i></p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>10/06/2026 09:32:31</p>  </div> <div style="text-align: center;"> <p>10/06/2026 09:32:31</p>  </div> <div style="text-align: center;"> <p>10/06/2026 09:32:31</p>  </div> </div>                              | <p>Even colour. Clean. No visible marks or damage.</p> <p>Clean. No visible marks or damage.</p>                               |       |
| 22 | Flooring | Dark grey square textured tiles with light grey grout lines.   | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Even colour, clean and free from visible chips, cracks or stains.</i></p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>10/06/2026 09:44:50</p>  </div> <div style="text-align: center;"> <p>10/06/2026 09:44:50</p>  </div> </div>   | <p>Even colour, clean and free from visible chips, cracks or stains.</p>   |       |
| 23 | Windows  | White uPVC double-glazed casement frames with white Georgian-style glazing bars and two white locking lever handles. | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Frames and glazing intact; generally clean with minor water droplets on the lower frame; handles present and undamaged.</i></p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>10/06/2026 09:36:05</p>  </div> <div style="text-align: center;"> <p>10/06/2026 09:35:16</p>  </div> <div style="text-align: center;"> <p>10/06/2026 09:35:16</p>  </div> </div> | <p>Frames and glazing intact; generally clean with minor water droplets on the lower frame; handles present and undamaged.</p> |       |

## Kitchen - Continued

| #  | Item          | Description  | Condition (Previous)  | Condition   | Notes |
|----|---------------|--|---|---|-------|
| 24 | Kitchen Units | <p>White high-gloss fitted storage with gloss laminate fronts, multiple hinged doors and three horizontal drawer fronts, integrated plinth and handleless edge profiles.</p> <p>Strip-lights fitted to underside of wall units</p> | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Even colour, clean, no visible marks, chips or scratches.</i></p> <p><i>In working order</i></p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>10/06/2026 09:36:33</p>  </div> <div style="text-align: center;"> <p>10/06/2026 09:36:33</p>  </div> <div style="text-align: center;"> <p>10/06/2026 09:36:33</p>  </div> </div> | <p>Even colour, clean, no visible marks, chips or scratches.</p> <p>In working order</p>                    |       |
| 25 | Work Surface  | <p>White speckled engineered stone with matching low upstand and moulded drainer grooves.</p>  | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Even colour. Clean. No visible chips, scratches or stains.</i></p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>10/06/2026 09:39:16</p>  </div> <div style="text-align: center;"> <p>10/06/2026 09:39:16</p>  </div> <div style="text-align: center;"> <p>10/06/2026 09:39:16</p>  </div> </div>                            | <p>Even colour. Clean. No visible chips, scratches or stains.</p>   |       |
| 26 | Sink          | <p>Stainless-steel single rectangular undermount bowl.</p>   | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Clean appearance with light surface water droplets visible; no obvious dents, scratches or staining.</i></p>   | <p>Clean appearance with light surface water droplets visible; no obvious dents, scratches or staining.</p> |       |

## Kitchen - Continued

| # | Item | Description | Condition (Previous) | Condition | Notes |
|---|------|-------------|----------------------|-----------|-------|
|---|------|-------------|----------------------|-----------|-------|



27 Oven/Cooker

Stainless steel control panel with two rotary dials and a central digital display; black glass door with horizontal stainless steel handle; grey enamel interior with two chrome wire shelves and rear fan.

**Inventory & Check-In Report 09/06/2025**

*Glass and stainless steel surfaces clean; interior enamel and chrome shelves clean and intact; no visible dents, scratches or grease.*

10/06/2026 09:42:02

10/06/2026 09:42:02

Glass and stainless steel surfaces clean; interior enamel and chrome shelves clean and intact; no visible dents, scratches or grease.

28 Hob

Black glass-ceramic surface with four defined circular heating zones and five silver metal control knobs.

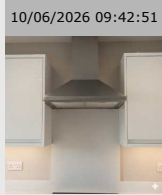

**Inventory & Check-In Report 09/06/2025**

*Glossy surface. Largely clean. No visible chips or cracks. Minor surface smears and faint fingerprints around controls.*

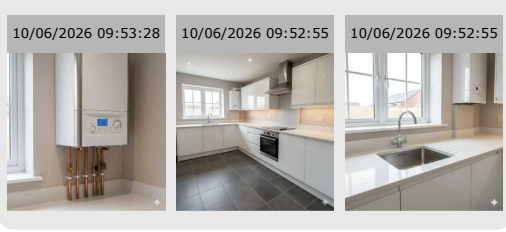
10/06/2026 09:42:29

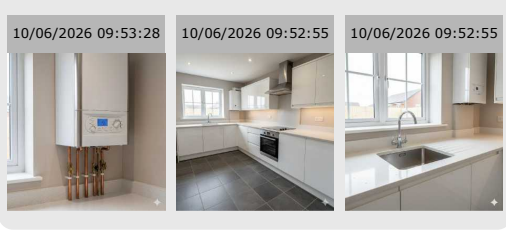
Glossy surface. Largely clean. No visible chips or cracks. Minor surface smears and faint fingerprints around controls.

## Kitchen - Continued

| #  | Item                 | Description   | Condition (Previous)  | Condition  | Notes |
|----|----------------------|---|---|--|-------|
| 29 | Extractor Hood       | Stainless-steel chimney-style canopy with rectangular flue, two underside mesh filters and five front push buttons.   | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Even stainless-steel finish, clean, with no visible dents, scratches or discolouration.</i></p>    | Even stainless-steel finish, clean, with no visible dents, scratches or discolouration.  |       |
| 30 | Sockets and Switches | Three white gloss plastic wall plates: a single-gang plate with one plug aperture and rocker, a single-gang plate with a single rocker, and a double-gang plate with two plug apertures and twin rockers.                       | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Even white gloss finish; generally clean; no visible cracks or breaks; minor surface marks and slight discolouration around screw heads.</i></p>  | Even white gloss finish; generally clean; no visible cracks or breaks; minor surface marks and slight discolouration around screw heads. |       |
| 31 | Boiler               | White rectangular wall-mounted heating unit with silver vertical side trims, white front control panel incorporating two round dials, three push buttons and a blue backlit LCD, with four exposed copper supply pipes beneath. | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Exterior surfaces clean; no visible marks, dents or corrosion; copper pipework bright and untarnished; controls and display intact.</i></p>  | Exterior surfaces clean; no visible marks, dents or corrosion; copper pipework bright and untarnished; controls and display intact.      |       |

# Kitchen - Continued

| # | Item | Description | Condition (Previous)   | Condition | Notes |
|---|------|-------------|--|-----------|-------|
|   |      |             |  |           |       |



# Bathroom













## Overview

### Inventory & Check-In Report 09/06/2025



| #  | Item    | Description   | Condition (Previous)  | Condition  | Notes |
|----|---------|---|---|--|-------|
| 32 | Door    | White painted smooth panel with a single recessed rectangular panel, fitted with a chrome lever handle, round thumbturn lock and a white-mounted rail with three chrome double hooks. | <b>Inventory &amp; Check-In Report 09/06/2025</b><br>Even painted finish, clean, with no visible marks, scratches or damage to the surface or fitted hardware.                    | Even painted finish, clean, with no visible marks, scratches or damage to the surface or fitted hardware.                    |       |
|    |         |   |   |  |       |
| 33 | Ceiling | White matt emulsion paint finish over plasterboard.   | <b>Inventory &amp; Check-In Report 09/06/2025</b><br>Even white colouration overall with minor paint chipping and light surface marks around a central circular fixture aperture. | Even white colouration overall with minor paint chipping and light surface marks around a central circular fixture aperture. |       |
|    |         |   |   |  |       |

## Bathroom - Continued

| #  | Item     | Description   | Condition (Previous)   | Condition   | Notes |
|----|----------|---|--|---|-------|
| 34 | Lighting | Circular chrome-rimmed fixture with frosted glass diffuser secured by three visible screws. | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Chrome rim with minor scratches and paint chipping; frosted glass cloudy with surface marks; visible screws intact.</i></p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>09/06/2026 19:48:11</p>  </div> <div style="text-align: center;"> <p>09/06/2026 19:48:11</p>  </div> </div> | <p>Chrome rim with minor scratches and paint chipping; frosted glass cloudy with surface marks; visible screws intact.</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>16/06/2026 10:46:55</p>  </div> <div style="text-align: center;"> <p>16/06/2026 10:46:56</p>  </div> </div>   |       |
| 35 | Walls    | White glazed rectangular ceramic tiles laid horizontally in a running-bond pattern.         | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Even colour; clean; no visible cracks, chips or staining; grout lines intact.</i></p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>09/06/2026 19:48:41</p>  </div> <div style="text-align: center;"> <p>09/06/2026 19:48:41</p>  </div> </div>                                       | <p>Even colour; clean; no visible cracks, chips or staining; grout lines intact.</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>16/06/2026 10:47:09</p>  </div> <div style="text-align: center;"> <p>16/06/2026 10:47:10</p>  </div> <div style="text-align: center;"> <p>16/06/2026 10:47:10</p>  </div> </div> |       |
| 36 | Mirror   | Rectangular reflective glass panel with a thin black metal frame.                           | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Clear reflective surface with no visible cracks, chips or staining; thin black frame intact.</i></p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>09/06/2026 19:49:07</p>  </div> <div style="text-align: center;"> <p>09/06/2026 19:49:07</p>  </div> </div>                    | <p>Clear reflective surface with no visible cracks, chips or staining; thin black frame intact.</p> <div style="text-align: center;"> <p>16/06/2026 10:47:17</p>  </div>   |       |
| 37 | Flooring | Dark grey square tiles with light grey grout lines.   | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Even colour, clean, no visible chips, cracks or stains.</i></p>   | <p>Even colour, clean, no visible chips, cracks or stains.</p>  |       |

## Bathroom - Continued

| # | Item | Description | Condition (Previous) | Condition | Notes |
|---|------|-------------|----------------------|-----------|-------|
|---|------|-------------|----------------------|-----------|-------|



38 Windows  
 White uPVC frame, clear double-glazed glass, chrome lever handle mounted to the right.

**Inventory & Check-In Report 09/06/2025**  
*Even colour and clean, no visible scratches, cracks or damage to the frame, glass or handle.*

Even colour and clean, no visible scratches, cracks or damage to the frame, glass or handle.

39 Heating  
 Chrome-plated tubular ladder-style wall-mounted rail with multiple horizontal bars and two circular valve covers.

**Inventory & Check-In Report 09/06/2025**  
*Bright polished chrome finish, clean, with no visible dents, corrosion or scratches.*

Bright polished chrome finish, clean, with no visible dents, corrosion or scratches.

40 Toilet

**Inventory & Check-In Report 09/06/2025**  
*Gloss white glaze, clean, no visible chips, cracks or staining.*

Surface generally clean; limescale and brown staining visible around the inner rim and bowl.

## Bathroom - Continued

| # | Item | Description | Condition (Previous) | Condition | Notes |
|---|------|-------------|----------------------|-----------|-------|
|---|------|-------------|----------------------|-----------|-------|



|                |                                  |                  |
|----------------|----------------------------------|------------------|
| <b>Issue</b>   | <b>Description</b>               | <b>Charge To</b> |
| Requires clean | Toilet stained requires cleaning | Tenant (£25)     |

|    |       |   |
|----|-------|---|
| 41 | Basin | White glazed ceramic pedestal-mounted oval bowl with integrated overflow. |
|----|-------|---|

**Inventory & Check-In Report 09/06/2025**

*Even white glaze; clean with no visible chips, cracks or stains.*

09/06/2026 19:50:37

09/06/2026 19:50:37

Light brown staining around the waste; otherwise intact with no visible chips or cracks.



|                   |                                       |                  |
|-------------------|---------------------------------------|------------------|
| <b>Issue</b>      | <b>Description</b>                    | <b>Charge To</b> |
| requires cleaning | Sink waste stained, requires cleaning | Tenant (£25)     |

|    |      |  |
|----|------|--|
| 42 | Bath | White acrylic panelled curved-front single-person unit with integral rim and chrome rim-mounted dual-handle mixer with handheld shower attachment. |
|----|------|--|

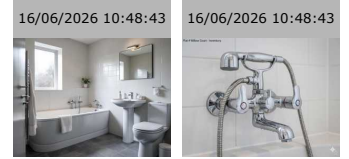
**Inventory & Check-In Report 09/06/2025**

*Even white finish, clean overall, light limescale and watermarks on chrome fittings, no visible chips or cracks to acrylic surface.*

09/06/2026 19:50:52

09/06/2026 19:50:52

Even white finish, clean overall, light limescale and watermarks on chrome fittings, no visible chips or cracks to acrylic surface.



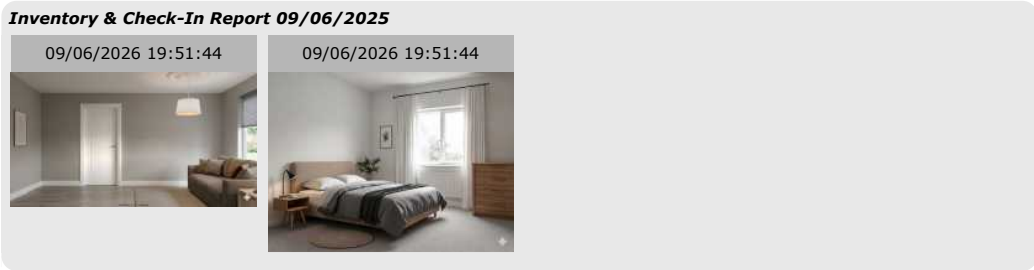
## Bathroom - Continued


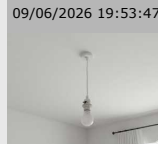
| #  | Item                 | Description | Condition (Previous)                              | Condition | Notes |
|----|----------------------|-------------|---|-----------|-------|
| 43 | Extractor            |             | <i>Inventory &amp; Check-In Report 09/06/2025</i> |           |       |
| 44 | Sockets and Switches |             | <i>Inventory &amp; Check-In Report 09/06/2025</i> |           |       |



# Bedroom 1

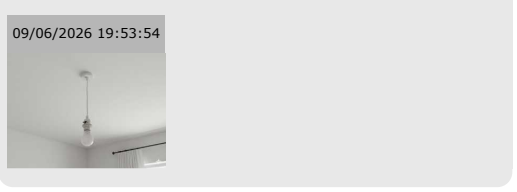
## Overview



| #  | Item     | Description   | Condition (Previous)  | Condition   | Notes |
|----|----------|---|---|---|-------|
| 45 | Door     | White painted smooth timber panel with a single recessed rectangular central panel and chrome-effect lever handle on the right. | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Even white finish; clean; no visible marks, scratches or damage to the surface or handle.</i></p> <div style="text-align: center;"> <p>09/06/2026 19:53:18</p>  </div> | Even white finish; clean; no visible marks, scratches or damage to the surface or handle. |       |
| 46 | Ceiling  | Smooth white painted finish.  | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Even colour, clean with no visible marks or damage.</i></p> <div style="text-align: center;"> <p>09/06/2026 19:53:47</p>  </div>                                     | Even colour, clean with no visible marks or damage.                                       |       |
| 47 | Lighting | White circular ceiling rose with white flex and a white lampholder containing one frosted pear-shaped bulb.                     | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Clean with no visible damage and the bulb intact.</i></p>  | Clean with no visible damage and the bulb intact.   |       |

## Bedroom 1 - Continued

| # | Item | Description | Condition (Previous) | Condition | Notes |
|---|------|-------------|----------------------|-----------|-------|
|---|------|-------------|----------------------|-----------|-------|








|    |       |   |  |   |  |
|----|-------|---|--|---|--|
| 48 | Walls | Light grey matt-painted plaster finish. | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Even colour; clean with no visible marks or damage.</i></p> | Even colour; clean with no visible marks or damage. |  |
|----|-------|---|--|---|--|

|    |          |  |  |  |  |
|----|----------|--|--|--|--|
| 49 | Skirting |  | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> |  |  |
|----|----------|--|--|--|--|

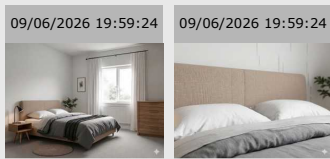


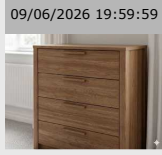
|    |          |   |  |   |  |
|----|----------|---|--|---|--|
| 50 | Flooring | Light grey loop-pile carpet with short dense texture and one round beige natural-fibre woven rug. | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Even colour and clean; no visible stains, tears or fraying.</i></p> | Even colour and clean; no visible stains, tears or fraying. |  |
|----|----------|---|--|---|--|

|    |         |   |   |  |  |
|----|---------|---|---|--|--|
| 51 | Windows | White uPVC double-glazed two-light casement unit with a central white lever handle. | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Frames and glass clean with no visible scratches, cracks or damage; handle intact.</i></p> | Frames and glass clean with no visible scratches, cracks or damage; handle intact. |  |
|----|---------|---|---|--|--|



## Bedroom 1 - Continued

| #  | Item                 | Description  | Condition (Previous)   | Condition   | Notes |
|----|----------------------|--|--|---|-------|
|    |                      |  | <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>09/06/2026 19:54:53</p>  </div> <div style="text-align: center;"> <p>09/06/2026 19:54:53</p>  </div> </div>  |   |       |
| 52 | Window Covering      | Pair of white sheer fabric panels on a black metal pole.   | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Even colour, clean with no visible stains, tears or fraying.</i></p> <div style="text-align: center;"> <p>09/06/2026 19:55:06</p>  </div>   | Even colour, clean with no visible stains, tears or fraying.  |       |
| 53 | Heating              | White enamelled steel panel radiator with vertical rectangular fins and one white plastic thermostatic control head.                               | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Even white finish; clean; no visible dents, scratches or corrosion.</i></p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>09/06/2026 19:55:26</p>  </div> <div style="text-align: center;"> <p>09/06/2026 19:55:26</p>  </div> </div> | Even white finish; clean; no visible dents, scratches or corrosion.                                       |       |
| 54 | Sockets and Switches |  | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p>   |   |       |
| 55 | Bed                  | Beige woven-fabric upholstered headboard with light timber platform base, white mattress and pillows, pale grey duvet and dark grey knitted throw. | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Upholstery, mattress and bedding appear clean with even colour; no visible stains, tears or other damage.</i></p>   | Upholstery, mattress and bedding appear clean with even colour; no visible stains, tears or other damage. |       |

## Bedroom 1 - Continued

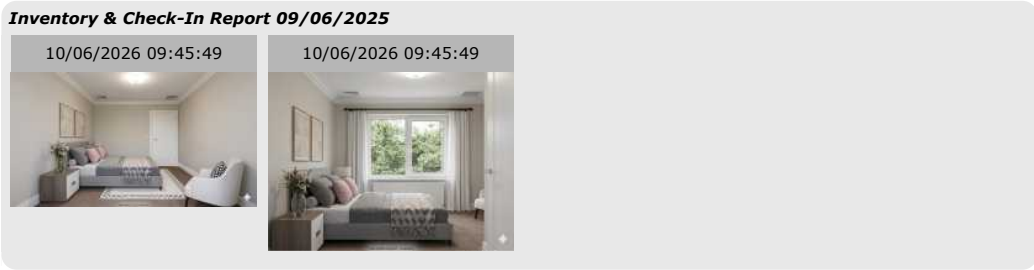
| #  | Item             | Description  | Condition (Previous)  | Condition  | Notes |
|----|------------------|--|---|--|-------|
|    |                  |  |   |  |       |
| 56 | Bedside Unit     | Light oak-coloured timber piece with rectangular top, open storage shelf and four tapered wooden legs. | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Even-coloured finish, clean with no visible marks, scratches or damage.</i></p>    | Even-coloured finish, clean with no visible marks, scratches or damage.  |       |
| 57 | Lamp             | Black metal task light with conical shade, slim angled stem and circular base.                         | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Matte black finish; clean with no visible dents, scratches or corrosion.</i></p>  | Matte black finish; clean with no visible dents, scratches or corrosion. |       |
| 58 | Chest of drawers |  | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Even colour, clean, no visible marks, scratches or damage.</i></p>               | Even colour, clean, no visible marks, scratches or damage.               |       |






## Bedroom 1 - Continued

| #  | Item              | Description   | Condition (Previous)   | Condition   | Notes |
|----|-------------------|---|--|---|-------|
| 59 | Plant             | Green broad leaves on multiple woody stems in a terracotta clay pot with a black metal stand.   | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Leaves intact with no visible damage; stems upright; terracotta pot with light white mineral deposits and surface wear.</i></p> <p>09/06/2026 20:01:38</p>                                  | Leaves intact with no visible damage; stems upright; terracotta pot with light white mineral deposits and surface wear.                                 |       |
| 60 | Plant pot & stand | Terracotta-coloured earthenware container with tapered cylindrical form and pronounced rim, exterior exhibiting white mineral deposits; black metal three-legged frame. | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>White mineral residue and light scuffing to exterior surfaces; rim with minor abrasion; metal frame with minor surface wear and no visible deformation.</i></p> <p>09/06/2026 20:01:49</p>  | White mineral residue and light scuffing to exterior surfaces; rim with minor abrasion; metal frame with minor surface wear and no visible deformation. |       |









# Bedroom 2

## Overview











| #  | Item    | Description  | Condition (Previous)   | Condition   | Notes |
|----|---------|--|--|---|-------|
| 61 | Door    | White painted six-panel timber-effect leaf with visible wood grain and a satin-chrome lever handle on a circular rose. | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Even white paint finish; clean with no visible marks, scratches or damage to the surface or handle.</i></p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>09/06/2026 19:41:19</p>  </div> <div style="text-align: center;"> <p>10/06/2026 10:44:29</p>  </div> <div style="text-align: center;"> <p>10/06/2026 10:44:44</p>  </div> </div> | Even white paint finish; clean with no visible marks, scratches or damage to the surface or handle. |       |
| 62 | Ceiling | White painted plasterboard finish.   | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Even white colour, clean with no visible marks, stains or damage.</i></p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>10/06/2026 09:50:05</p>  </div> <div style="text-align: center;"> <p>10/06/2026 09:50:05</p>  </div> </div>   | Even white colour, clean with no visible marks, stains or damage.                                   |       |

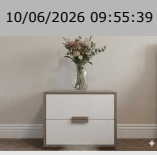
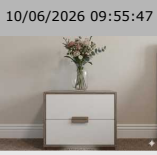

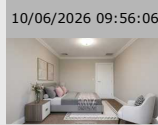
## Bedroom 2 - Continued

| #  | Item     | Description   | Condition (Previous)  | Condition  | Notes |
|----|----------|---|---|--|-------|
| 63 | Lighting | Frosted glass domed shade with white/cream metal mounting rose and exposed spiral bulb.       | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Even colour; clean; no visible cracks, chips or loose components.</i></p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>10/06/2026 09:50:18</p>  </div> <div style="text-align: center;"> <p>10/06/2026 09:50:18</p>  </div> </div>  | Even colour; clean; no visible cracks, chips or loose components.  |       |
| 64 | Walls    | Light beige matt emulsion applied to smooth plaster.  | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Even colour; clean; no visible marks or damage.</i></p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>10/06/2026 10:58:20</p>  </div> <div style="text-align: center;"> <p>10/06/2026 10:58:20</p>  </div> <div style="text-align: center;"> <p>10/06/2026 10:58:20</p>  </div> </div> <div style="text-align: center; margin-top: 10px;"> <p>10/06/2026 10:58:20</p>  </div> | Even colour; clean; no visible marks or damage.  |       |
| 65 | Skirting |   | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p>  |  |       |
| 66 | Flooring | Brown textured carpet with a white rectangular flatwoven rug featuring a black zigzag border. | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Even colour and clean with no visible stains or damage; white rug clean with slight edge undulation at one short side.</i></p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>10/06/2026 10:57:45</p>  </div> <div style="text-align: center;"> <p>10/06/2026 10:57:37</p>  </div> </div>   | Even colour and clean with no visible stains or damage; white rug clean with slight edge undulation at one short side. |       |

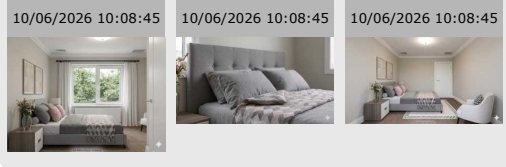

## Bedroom 2 - Continued

| #  | Item                 | Description   | Condition (Previous)   | Condition   | Notes |
|----|----------------------|---|--|---|-------|
| 67 | Windows              | White uPVC double-glazed two-panel unit with a central vertical mullion and clear glass.                        | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Frames and glazing clean; no visible cracks, chips or condensation.</i></p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>10/06/2026 09:50:46</p>  </div> <div style="text-align: center;"> <p>10/06/2026 10:45:44</p>  </div> </div> | Frames and glazing clean; no visible cracks, chips or condensation. |       |
| 68 | Window Covering      | Pair of off-white woven fabric panels with pencil-pleat heading hung from a dark metal pole with ring fittings. | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Clean, hanging evenly, no visible stains, tears or fraying.</i></p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>10/06/2026 10:10:06</p>  </div> <div style="text-align: center;"> <p>10/06/2026 10:45:50</p>  </div> </div>         | Clean, hanging evenly, no visible stains, tears or fraying.         |       |
| 69 | Heating              |   | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>10/06/2026 10:11:39</p>  </div> <div style="text-align: center;"> <p>10/06/2026 10:45:56</p>  </div> </div>   |   |       |
| 70 | Sockets and Switches |   | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>10/06/2026 10:57:03</p>  </div> <div style="text-align: center;"> <p>10/06/2026 10:57:03</p>  </div> </div>   |   |       |

## Bedroom 2 - Continued

| #  | Item             | Description   | Condition (Previous)  | Condition   | Notes |
|----|------------------|---|---|---|-------|
| 71 | Bedside Unit     | Light wood-effect rectangular unit with two white textured drawer fronts and a single central rectangular wood-tone pull.           | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Even colour; clean; no visible marks, scratches or damage.</i></p>  <p>10/06/2026 09:55:39</p>   | Even colour; clean; no visible marks, scratches or damage.  |       |
| 72 | Vase and Flowers | Clear glass vessel containing a bouquet of pale pink and white blooms with green leaves, eucalyptus sprigs and visible green stems. | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Clear glass vessel clean and intact; stems straight; blooms and foliage show no visible damage.</i></p>  <p>10/06/2026 09:55:47</p>  | Clear glass vessel clean and intact; stems straight; blooms and foliage show no visible damage.             |       |
| 73 | Chair            | White upholstered single-seater with curved arms, separate seat cushion and dark stained wooden legs.                               | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Upholstery even in colour and clean; no visible stains, rips or scuffs; legs intact with no visible damage.</i></p>  <p>10/06/2026 09:56:06</p>  <p>10/06/2026 09:56:06</p> | Upholstery even in colour and clean; no visible stains, rips or scuffs; legs intact with no visible damage. |       |

## Bedroom 2 - Continued

| #  | Item | Description   | Condition (Previous)  | Condition   | Notes |
|----|------|---|---|---|-------|
| 74 | Bed  | Grey fabric-upholstered headboard with button tufting and matching grey upholstered divan base with mattress. | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Even colour; clean; no visible marks or damage.</i></p>            | Even colour; clean; no visible marks or damage.           |       |
| 75 | Rug  | Rectangular off-white woven textile with a black diamond zigzag border.                                       | <p><b>Inventory &amp; Check-In Report 09/06/2025</b></p> <p><i>Even colour; clean; no visible stains, fraying or damage.</i></p>  | Even colour; clean; no visible stains, fraying or damage. |       |

## Signatures

### Tenant Signature

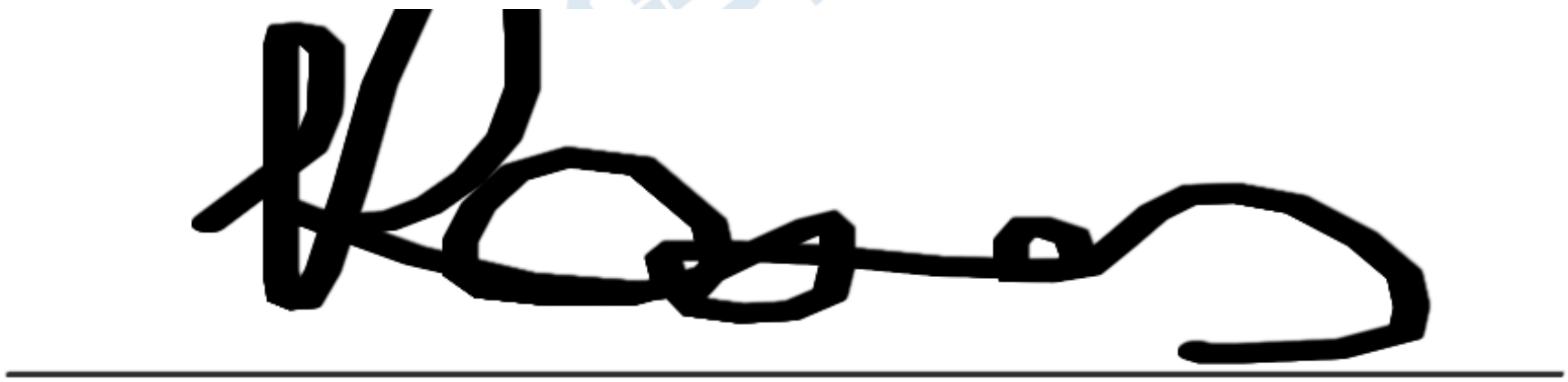
Signed by Sophie Bennett.



A handwritten signature in black ink, appearing to read 'S. Bennett', written above a solid horizontal line.

### Inspector Signature

Signed by Kerry Field.



A handwritten signature in black ink, appearing to read 'K. Field', written above a solid horizontal line. A faint watermark of a house icon and the text 'LETN' is visible in the background.