

Check-out inventory

Schedule of condition recorded at the end of the tenancy, compared against the earlier record

PROPERTY	Alder Row, Flat 2 Flat 2, 14 Alder Row Bedminster Bristol BS3 4QP
LANDLORD	Rebecca Cole
TENANT	Daniel Osei
DATE RECORDED	9 April 2027
COMPARED AGAINST	Move-in walkthrough completed 11 Apr 2026
ROOMS RECORDED	3
PHOTOGRAPHS TAKEN	3
REFERENCE	WT-9D6C2LHN

About this report

This report records the condition of the property at the end of the tenancy, set against the earlier record shown above, room by room. The notes and photographs were taken during a walkthrough of the property and have not been edited since. Both the landlord and the tenant are asked to check it and sign it. Fair wear and tear is not damage, and nothing in this report is in itself a claim against the deposit - it is the record of what was found.

OVERALL NOTES

All keys returned, including the communal fob. Meters read and photographed. Property left broadly as it was found; the two items worth recording are in the living room and kitchen notes below.

ROOMS IN THIS REPORT

1. Living room · 2. Kitchen · 3. Bedroom 1

1. Living room

Compared against move-in

At move-in · 11 Apr 2026

CONDITION NOTES

Walls freshly painted in a neutral white, no marks or fixings. Floor in good condition throughout with light wear in the traffic line to the balcony doors.



Photo 1.1

At check-out · 9 Apr 2027

CONDITION NOTES

Two picture hooks were removed from the chimney breast wall and the holes filled, but the filler has not been painted over and is visible against the surrounding wall. Floor otherwise as recorded at move-in, with the same wear in the traffic line.

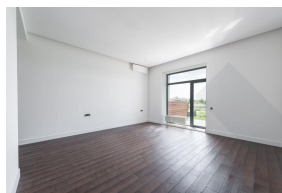


Photo 1.1

2. Kitchen

Compared against move-in

At move-in · 11 Apr 2026

CONDITION NOTES

Units, worktops and splashback all clean. Oven, hob and extractor all tested and working; oven interior clean.



Photo 2.1

At check-out · 9 Apr 2027

CONDITION NOTES

Units and worktops clean. Oven has not been cleaned to the standard it was let in: grease on the inside of the door and on both shelves. Worktop chip unchanged from move-in. Extractor fan replaced during the tenancy and running quietly.



Photo 2.1

3. Bedroom 1

Compared against move-in

At move-in · 11 Apr 2026

CONDITION NOTES
Decoration sound throughout. Window opens, closes and locks; no draught or condensation staining to the reveal.



Photo 3.1

At check-out · 9 Apr 2027

CONDITION NOTES
As recorded at move-in. Decoration sound, floor clean, window and radiator both working.



Photo 3.1

Signatures

By signing below, both parties confirm they have reviewed this report and agree it accurately reflects the recorded condition of the property.

LANDLORD
Rebecca Cole

TENANT
Daniel Osei

Signature

Signature

Date signed

Date signed