

Check out

WILSON
INVENTORIES

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Property inspected by Zoey Choi

Address

Example
Check-out
Report



Carried Out

**October
15th 2025**

Contents

Disclaimers	2
Areas	3
SCHEDULE OF CONDITION	3
CLEANING SUMMARY	4
METRE READINGS	5
KEY SETS	6
SMOKE AND CO2 ALARMS	7
ENTRANCE & HALLWAY	8
KITCHEN	11
BATHROOM	16
BEDROOM ONE	21
PROPERTY COMPLIANCE	27
Actions	28
Declaration	29

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 general condition throughout. Some minor defects and cleaning issues
1.2	Ceilings	Mainly as per inventory
1.3	Lights	All lights seen operational
1.4	Walls	Some scuffs, chips and odd marks
1.5	Windows & Sills	Functional, light dust to sills ; Some dirt accumulation
1.6	Curtains / Blinds	Functional
1.7	Woodwork	Few scuffs and odd marks ; Light dust in areas
1.8	Flooring	Mainly as per inventory ; Some minor debris
1.9	Kitchen & Appliances	Scratches and mark to worktop; White residue marks to sink; Chipped and swollen unit door edges; ; Grease build up to extractor hood
1.10	Bathroom & Appliances	Some cleaning issues Dirt accumulation and hair buildup Minor limescale to chrome fixtures bathtub & basin

2. CLEANING SUMMARY		
Ref	Name	Condition
2.1	General Cleanliness	Clean to a domestic level ; Potentially clean due to take place
2.2	Carpets & Flooring	Clean to a domestic level
2.3	Windows & Sills	Clean to a domestic level
2.4	Kitchen & Appliances	Clean to a domestic level Some cleaning issues
2.5	Bathroom & Appliances	Clean to a domestic level Some cleaning issues
2.6	Contents	Clean to a domestic level

3. METRE READINGS

Ref	Name	Description	Reading
3.1	Gas Meter	Location:Building basement Serial Number: unlabelled	Unlabelled, see photos for metre readings
3.2	Electric Meter	Location:Ground floor (Building hallway) Serial Number:Z18Q317747	07697 kWh



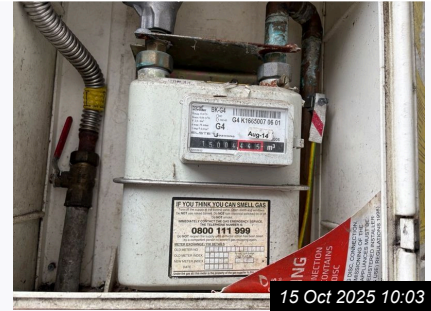
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Ref #3.1



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Ref #3.2

4. KEY SETS

Ref	Name	Description
4.1	Key sets	1 x Yale key for the studio C (return back to agent)



Ref #4.1

5. SMOKE AND CO2 ALARMS

Ref	Name	Location Room & Floor	Test Result
5.1	Smoke Alarms	Floor: Studio C Location:Kitchen area, bedroom	Sound heard
5.2	Heat Sensor Alarms	Floor: Studio C Location:Kitchen area	Sound heard
5.3	Carbon Monoxide Alarms	Location: unable to locate	Unable to locate Review - Investigate

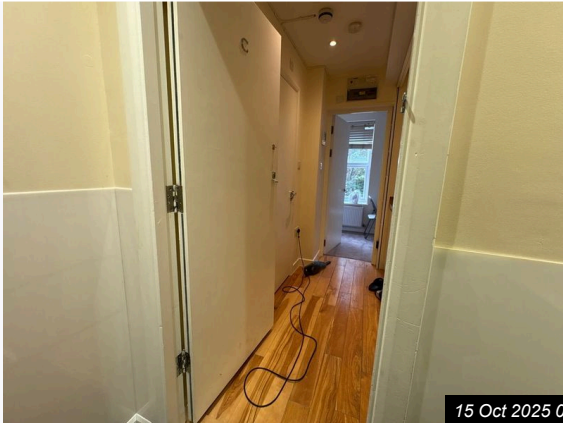


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6. ENTRANCE & HALLWAY



Ref #6

Ref	Name	Condition
6.1	Door & Frame	Brown rub marks to low level door; Indents to door surface and edge
6.2	Door Fixtures	No visible structural damage to any fixtures; Mainly as per inventory
6.3	Ceiling	As per inventory
6.4	Lighting	All recessed ceiling lights are operational
6.5	Walls	Minor scuff marks and faint stains are visible. Small scratch marks near doorways and switches.
6.6	Skirting	Evidence of light dirt accumulation No significant structural damage observed; As per inventory
6.7	Switch / Sockets	As per inventory
6.8	Flooring	As per inventory
Contents		
6.9	Security pad / telecom	As per inventory
Cleanliness		
6.10	Cleanliness	Clean

6. ENTRANCE & HALLWAY (CONT.)



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15 Oct 2025 09:53



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15 Oct 2025 10:11



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15 Oct 2025 10:12



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6. ENTRANCE & HALLWAY (CONT.)



15 Oct 2025 10:12

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15 Oct 2025 10:13

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15 Oct 2025 10:14

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15 Oct 2025 10:14

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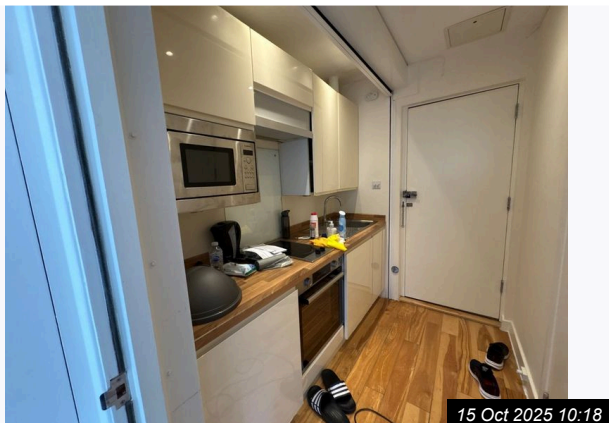
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7. KITCHEN



Ref #7



Ref #7

Ref	Name	Condition
7.1	Ceiling	As per inventory
7.2	Lighting	Ceiling lights are operational, mainly as per inventory
7.3	Walls	Small scuff mark visible and minor discolouration present on the wall surface.
7.4	Switch / Sockets	No visible cracks or major damage. As per inventory
7.5	Kitchen Units	Multiple signs of wear including chipped and damaged edges Peeling laminate on cupboard doors Scuffed surfaces, and staining inside the units Review - Investigate
7.6	Worktops	Worktops show surface scratches and chipped laminate in one area; General signs of use but no severe damage visible.
Kitchen Appliances		
7.7	Sink	Multiple water marks, scale deposits and general surface staining present on sink and tap.
7.8	Extractor Hood	No structural damage is apparent.; Visible signs of grease build-up and staining on the filters and surrounding panels Review - Investigate
7.9	Hob	General signs of use with visible surface scratches and marks on the stainless steel Some light staining, and some residue around the control knobs No visible cracks or major damage to glass top
7.10	Oven	As per inventory

7. KITCHEN (CONT.)		
7.11	Fridge / Freezer	<p>Door panel has significant damage to the bottom edge with chipping and peeling. Visible dirt and numerous marks to interior shelves. There are rusty areas and signs of wear to the internal metal parts. General signs of use, dirt and some discolouration inside. Outer surfaces show various scuffs and minor marks.</p> <p>Review - Investigate</p>
7.12	Washing Machine	<p>No signs of significant wear or physical damage.; As per inventory</p>
7.13	Boiler	<p>No significant structural damage observed.; ; As per inventory</p>
7.14	Microwave	<p>Light surface smudges and marks on the exterior. Interior appears clean and intact with no visible damage.; As per inventory</p>

Contents

7.15	Glass wall	<p>Streak marks and visible grime on the surface. There are signs of paint or sealant wear along the top edges and bottom</p>
7.16	Assortment	<p>Microwave shows minimal visible wear. Kettle appears in used condition. Cleaning supplies and gloves are present and appear used.</p>
7.17	Kettle	<p>Kettle has some visible surface marks and water stains.</p>

Cleanliness

7.18	Cleanliness	<p>Domestic clean, some areas of dirt</p>
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7. KITCHEN (CONT.)



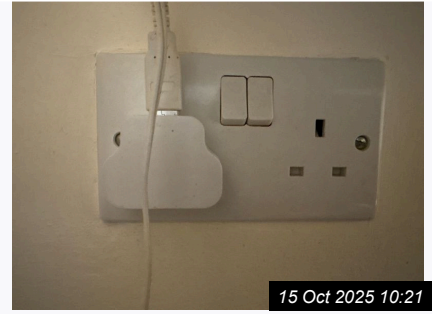
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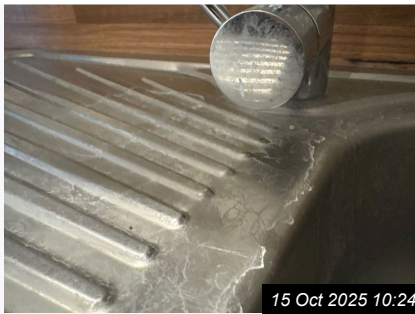
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7. KITCHEN (CONT.)



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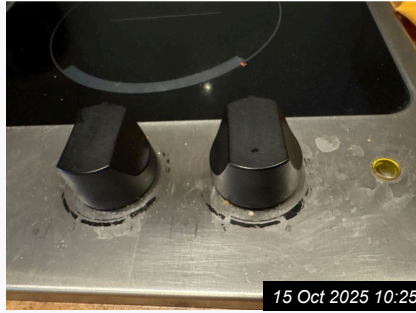
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7. KITCHEN (CONT.)



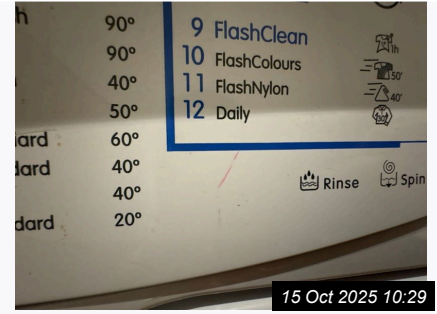
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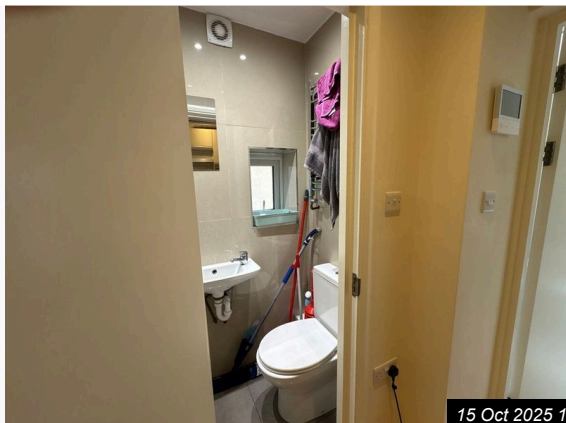
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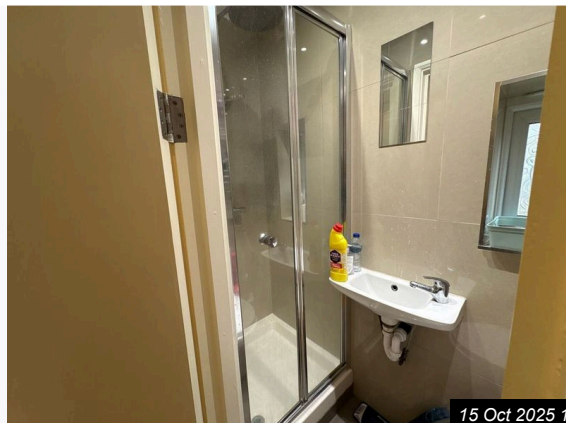
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8. BATHROOM












Ref #8



Ref #8

Ref	Name	Condition
8.1	Door & Frame	Visible dents in several areas.
8.2	Door Fixtures	No apparent major damage to main handle or mechanism. As per inventory
8.3	Ceiling	Mainly as per inventory
8.4	Extractor Fan	Minor dust build up on the grille
8.5	Lighting	All three ceiling lights are illuminated and functional
8.6	Walls	Tiles display visible white residue marks and water spots. Cracks are present on several tiles. Grout lines appear intact.
8.7	Windows & Sills	Frosted glass shows signs of dirt accumulation along the lower edge. No signs of condensation or water ingress visible. Mainly as per inventory
8.8	Switch / Sockets	As per inventory
8.9	Heating	Visible signs of surface corrosion and water marks present on lower fittings. Towels seen present
8.10	Flooring	Cracks present in the floor tiles and surface debris observed. Signs of grout wear along some joints.
8.11	Built-In-Storage	As per inventory
Bathroom Appliances		
8.12	Toilet	Minor surface marks and light stains visible on the toilet seat and cistern lid. Bowl shows signs of minor dirt and water marks.
8.13	Basin	Basin has visible limescale and staining around the waste and overflow. Tap has water marks and some signs of wear. Overflow ring is discoloured and marked. No visible cracks or chips in the ceramic.

8. BATHROOM (CONT.)		
8.14	Bath & Taps	The bath taps and shower mixer show visible limescale and watermarks; The shower tray and waste exhibit signs of use with some staining and dirt accumulation.
8.15	Mirror	Visible white residue staining seen to surface
Contents		
8.16	Assortment	As per inventory
Cleanliness		
8.17	Cleanliness	Domestic clean, some areas of dirt
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8. BATHROOM (CONT.)



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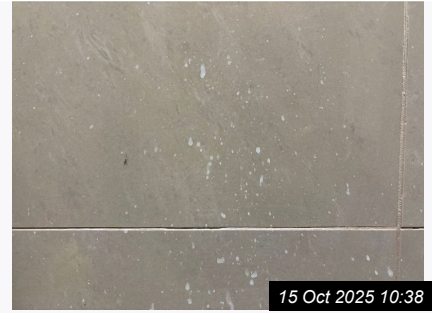
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15 Oct 2025 10:40

8. BATHROOM (CONT.)



Ref #8.12



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8. BATHROOM (CONT.)



Ref #8.14



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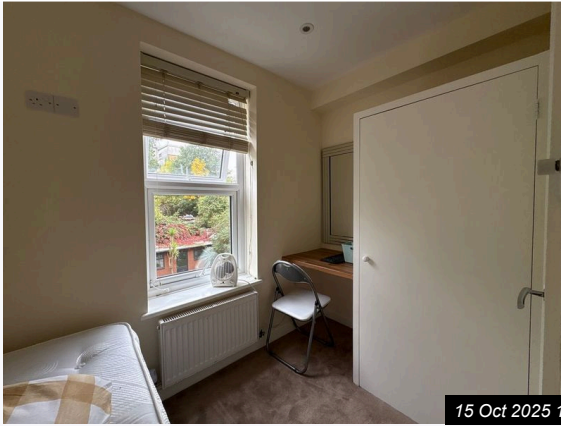


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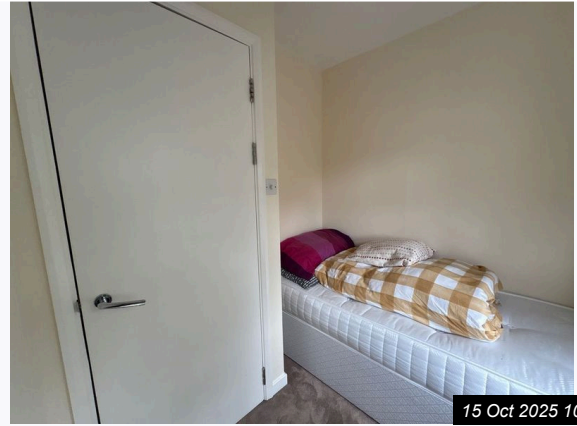
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9. BEDROOM ONE



Ref #9

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Ref #9

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Ref #9

15 Oct 2025 10:48

Ref	Name	Condition
9.1	Door & Frame	Moderate dent visible to door surface Lower edge of door slightly chipped
9.2	Door Fixtures	General signs of use are visible Mainly as per inventory
9.3	Ceiling	As per inventory
9.4	Lighting	One recessed ceiling light is not illuminated and is not be working. Review - Investigate
9.5	Walls	There are multiple cracks visible, chipped paint on a corner, minor scuffs, and some marks on the wall surface.
9.6	Skirting	As per inventory
9.7	Windows & Sills	Windows are intact but glass is dirty with visible smudges and marks. Window sills show some dirt, dust, light surface marks and hair. Hinges and frames have minor dust buildup.

9. BEDROOM ONE (CONT.)		
9.8	Blinds / Curtains	Blinds are in place, some slats are uneven There is visible marking on the pull cord weight and general surface dust present. No visible tears or significant damage to the cords or slats.
9.9	Switch / Sockets	As per inventory
9.10	Heating	Radiator has multiple areas of visible rust, chipped paint along the bottom edge, and staining on the top grille.
9.11	Flooring	As per inventory, light debris
9.12	Built-In-Storage (wardrobe, desk, mirror)	Interior has some loose debris and dirt Mirror is structurally intact but the lower edge contains dust and loose particles

Contents

9.13	Bed and mattress	The mattress has some minor stains, small black marks, loose hairs
9.14	Fan	As per inventory
9.15	Chair	As per inventory
9.16	Assortment	As per inventory

Cleanliness

9.17	Cleanliness	Domestic clean
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Ref #9.1

15 Oct 2025 10:49



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9. BEDROOM ONE (CONT.)



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15 Oct 2025 10:50



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15 Oct 2025 10:55



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15 Oct 2025 10:55

9. BEDROOM ONE (CONT.)



15 Oct 2025 10:56

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9. BEDROOM ONE (CONT.)



15 Oct 2025 11:00

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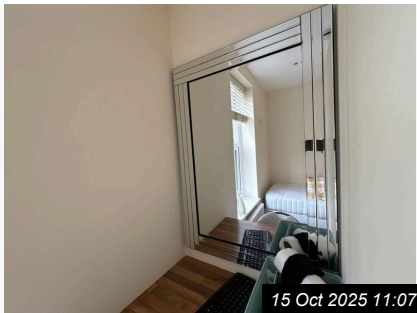
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15 Oct 2025 11:04

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9. BEDROOM ONE (CONT.)



Ref #9.16

10. PROPERTY COMPLIANCE			
Ref	Name	Answer	Comments
10.1	Is the Property Compliant?	No	Unable to locate co2 alarm

Actions Required			
Ref	Action Required	Responsibility	Comments
5.3 SMOKE AND CO2 ALARMS » Carbon Monoxide Alarms	Review	Investigate	Unable to locate
7.5 KITCHEN » Kitchen Units	Review	Investigate	Multiple signs of wear including chipped and damaged edges Peeling laminate on cupboard doors Scuffed surfaces, and staining inside the units;
7.8 KITCHEN » Extractor Hood	Review	Investigate	Visible signs of grease build-up and staining on the filters and surrounding panels
7.11 KITCHEN » Fridge / Freezer	Review	Investigate	Door panel has significant damage to the bottom edge with chipping and peeling. Visible dirt and numerous marks to interior shelves. There are rusty areas and signs of wear to the internal metal parts.
9.4 BEDROOM ONE » Lighting	Review	Investigate	One recessed ceiling light is not illuminated and is not be working.

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 / /