

Check Out



Sample Road, Sample City, B22 1BB

Date of Report	12/1/2025
Reference No	12479521
Tenant's Name	
Prepared By	Lunar Certs Lunar Certs LTD 15 Beaufort Court Admirals Way Canary Wharf London E14 9XL 0203 023 0880 admin@lunarcerts.co.uk

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Property Details

Is the property occupied	NO
Is the property furnished	NO
Type of property	Converted Flat End Terrace



Services

Type	Is meter accessible/Location	Supplier
Electric	Yes Communal Hallway	

Meter Readings

Reading at check-out

Type	Reading	Serial Numbers/Notes
Electric	03465	
Electric	04154	

Electric



REF 47

Tenancy Guidance Notes

An inventory is a report, which not only includes the internal condition of the property but also gives an accurate description of the fixtures and fittings. It is compiled shortly before the commencement of the tenancy and checked at the termination for any dilapidations that may have accrued during the term of the tenancy.

Fair wear and tear allowance is taken into consideration for the full term. The guidelines set out below are intended to assist the check out at the end of the tenancy and, if adhered to, should result in charges incurred, if any, being kept to a minimum.

Cleaning

The property should be clean and tidy upon departure. A cleaning charge may be incurred if the property and, or fixtures and fittings, are left in an unsatisfactory state. Please ensure correct cleaning materials are used for different surfaces (bath, windows etc). Laminate flooring should be cleaned using a dry or slightly damp cloth/mop - water saturation will cause damage.

Carpets

You may be charged for cleaning any marks, stains etc. and for part, or all, of the cost of damages.

Decoration

Fair wear and tear will be taken into consideration, however, you may be charged for tearing to wallpaper, excessive chips to woodwork and plaster damage caused by pins, nails, screws etc., being driven into walls. Light bulb/smoke alarm battery replacement is the responsibility of the tenant.

Stored Items

Any items stored or moved during the tenancy must be returned to their original location, and where applicable, cleaned and ready for use. A charge will be made if boxed/stored items need to be returned to inventory location after you have left.

Keys

All keys to the property must be handed over to the Agent prior to the inventory check out, or if the tenant is attending the check out, they must be handed over to the inventory clerk at that time.

Additional Notes

Any amendments / alterations or queries regarding the inventory are to be highlighted with the letting agent within 7 days of the check in. Any alterations made to the inventory outside this 7 day period will not be considered.

key: *italics* - item from check-in removed item new item changed item

Kitchen/Lounge

Ref	Item	Description	Qty	Colour	Condition + Comments
	Doors / Windows				
27	Doors	Wooden with Metal Handle	1	White	Good Two chips on door
27		Wooden with Metal Handle	1	White	Good Two chips on door, lightly scratched at bottom, lightly marked, frame cracked
28	Windows	UPVC Framed	2	White	Good One stain on window sill
28		UPVC Framed	2	White	Dusty Lightly One stain on window sill, marked in places
	Decor				
29	Ceiling	Painted	1	White	Good Discoloured lightly above cabinet
29		Painted	1	White	Good Discoloured lightly above cabinet, lightly dusty
30	Flooring	Fitted Carpet, Laminate	2	Multi	Average Carpet marked in places, carpet lifting near laminate floor
30		Fitted Carpet, Laminate	2	Multi	Average Carpet marked and indented in places, carpet lifting near laminate floor, lightly dirty
31	Skirting Boards	Wood Panels	1	White	Good
31		Wood Panels	1	White	Good Lightly marked and dusty
32	Walls	Tiled and Painted	2	Multi	Good Marked lightly in places, discoloured near laminate area, cracked lightly under window frame
32		Tiled and Painted	2	Multi	Good Marked in places, discoloured near sofa, cracked lightly under window frame
	Fixtures / Fittings				
33	Electric	Double Light Switch, Double Plug Socket, TV Point, Telephone Socket, Isolator Switch, Blank Socket, Fuse Box, Thermostat Dial, Access Panel	14	White	Good
33		Double Light Switch, Double Plug Socket, TV Point, Telephone Socket, Isolator Switch, Blank Socket, Fuse Box, Thermostat Dial, Access Panel	14	White	Dusty
34	Heating	Wall Mounted Radiator	1	White	Good
34		Wall Mounted Radiator	1	White	Good Lightly dirty and marked
35	Lighting	Ceiling Mounted Pendant	1	White	Good
36		Wall Mounted Uplighter	2	White	Good
36		Wall Mounted Uplighter	2	White	Good One light not working
37	Fire and Safety	Smoke Alarm	1	White	Good
	Furniture / Items				

41	Kitchen Furniture	Wall Cabinet with Wooden Doors and Shelves	1	White	Good
44		Pull Out Worktop	1	Brown dark	Chipped lightly on edge, adhesive residue on one area
49		Sofa	1	Blue	Good Worn
40	Kitchen Appliances	Built In Fridge	1	White	Good
40		Built In Fridge	1	White	Good Lightly dirty, one dent on door
41	Kitchen Furniture	Wall Cabinet with Wooden Doors and Shelves	1	White	Good Chipped lightly on edge, adhesive residue on one area, lightly dirty and marked
44		Pull Out Worktop	1	Brown dark	Good Lightly dirty

Ceiling



Ceiling



REF 29

REF 29

Ceiling



Ceiling



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Ceiling



Ceiling



REF 29

Ceiling



REF 29

Flooring



REF 29

Flooring



REF 30

Flooring



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Skirting Boards



Skirting Boards



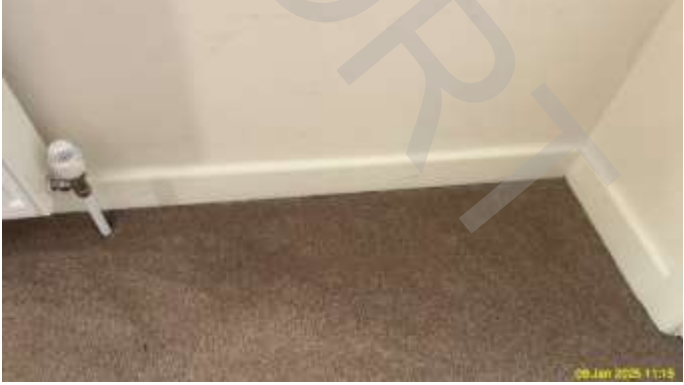
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Skirting Boards



Skirting Boards



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Skirting Boards



Walls



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Doors



Doors



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Doors



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Doors



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Windows



Windows



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Windows



Windows



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Electric



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REF 33

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Electric



Electric



REF 33

REF 33

Heating



Heating



REF 34

REF 34

Heating



Heating



REF 34

REF 34

Heating



Lighting



REF 34

REF 35

Lighting



Lighting



REF 36

REF 36

Fire and Safety



Kitchen Appliances



REF 37

Kitchen Appliances



REF 40

Kitchen Appliances



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Kitchen Appliances



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Kitchen Appliances



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Kitchen Furniture



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Kitchen Furniture



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Kitchen Furniture



REF 49

Kitchen Furniture



REF 49

key: *italics* - item from check-in removed item new item changed item**Bedroom**

Ref	Item	Description	Qty	Colour	Condition + Comments
	Doors / Windows				
8	<i>Doors</i>	<i>Wooden with Metal Handle</i>	1	<i>White</i>	<i>Good</i>
8		Wooden with Metal Handle	1	White	Good Frame cracked lightly
9	<i>Windows</i>	<i>UPVC Framed with 2 Fabric Curtains</i>	2	<i>White</i>	<i>Good</i>
9		UPVC Framed with 2 Fabric Curtains	2	White	Good Lightly dusty and dirty, condensation in panes
	Decor				
10	<i>Ceiling</i>	<i>Painted</i>	1	<i>White</i>	<i>Good</i>
10		Painted	1	White	Good Lightly marked
11	Flooring	Fitted Carpet	1	Brown	Good Indents in places
12	<i>Skirting Boards</i>	<i>Wood Panels</i>	1	<i>White</i>	<i>Good</i>
12		Wood Panels	1	White	Good Lightly dusty
13	<i>Walls</i>	<i>Painted</i>	1	<i>Magnolia</i>	<i>Good</i>
13		Painted	1	Magnolia	Marked and discoloured lightly in places Good Marked, dusty and discoloured lightly in places
	Fixtures / Fittings				
14	Electric	Double Plug Socket, Double Light Switch, TV Point, Isolator Switch, Telephone Socket	9	White	Good
15	Heating	Wall Mounted Radiator	1	White	Good
16	Lighting	Ceiling Mounted Pendant	1	White	Good
17		Wall Mounted Uplighter	1	White	Good
18	Fire and Safety	Smoke Alarm	1	White	Good
	Furniture / Items				
19	<i>Bedroom Furniture</i>	<i>Built In Mirrored Wardrobe</i>	2	<i>White</i>	<i>Good</i> <i>Chipped on bottom board</i>
19		Built In Mirrored Wardrobe	2	White	Good Chipped on bottom board Dusty, marked and dirty in places
20		<i>Built In Wooden Shelves</i>	6	<i>White</i>	<i>Good</i>
20		Built In Wooden Shelves	6	White	Good Lightly marked in places
51		Double Bed with Wooden Frame	1	Multi	Good

Ceiling



Ceiling



REF 10

REF 10

Ceiling



Ceiling



REF 10

REF 10

Ceiling



Ceiling



REF 10

REF 10

Flooring



Flooring



REF 11

REF 11

Flooring



Flooring



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Flooring



REF 11

Skirting Boards



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Skirting Boards



REF 12

Skirting Boards



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Skirting Boards



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Skirting Boards



Skirting Boards



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REF 12

Walls

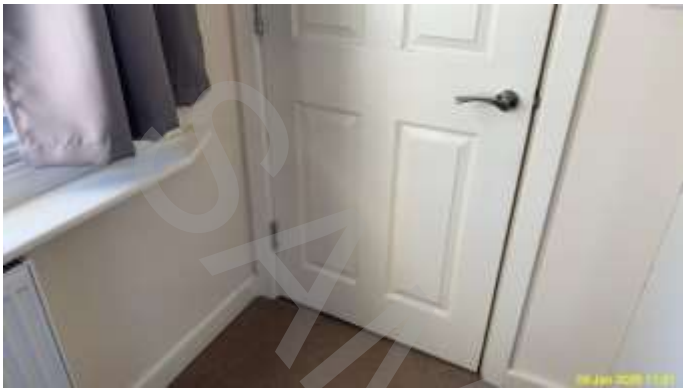
Walls



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Doors



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Windows



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Electric



Electric



REF 14

REF 14

Electric



Electric



REF 14

REF 14

Electric



Electric



REF 14

REF 14

Heating



Lighting



REF 15

Lighting



REF 16

Fire and Safety



REF 17

Bedroom Furniture



REF 18

Bedroom Furniture



REF 19

REF 19

Bedroom Furniture



Bedroom Furniture



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Bedroom Furniture



Bedroom Furniture



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REF 51

Bedroom Furniture



REF 51

key: *italics* - item from check-in removed item new item changed item**Bathroom**

Ref	Item	Description	Qty	Colour	Condition + Comments
	Doors / Windows				
2	<i>Doors</i>	<i>Wooden with Metal Handle</i>	1	<i>White</i>	<i>Good</i>
2		Wooden with Metal Handle	1	White	Good Dusty
	Decor				
3	<i>Ceiling</i>	<i>Painted</i>	1	<i>White</i>	<i>Good</i>
3		Painted	1	White	Good Extractor fan heavily dusty
4	<i>Flooring</i>	<i>Tiled</i>	1	<i>Beige</i>	<i>Good</i>
4		Tiled	1	Beige	Good Lightly dirty near toilet
5	<i>Skirting Boards</i>	<i>Tiled Panels</i>	1	<i>Beige</i>	<i>Good</i>
5		Tiled Panels	1	Beige	Dusty
6	<i>Walls</i>	<i>Painted</i>	1	<i>White</i>	<i>Good</i> <i>Filled and painted over in one place</i>
6		Painted	1	White	Good Filled and painted over in one place, lightly dirty and marked
	Fixtures / Fittings				
7	Electric	Extractor fan, Shaving Socket	2	White	Good Extractor fan dusty
21	<i>Heating</i>	<i>Wall Mounted Heated Towel Rail</i>	1	<i>Silver</i>	<i>Good</i>
21		Wall Mounted Heated Towel Rail	1	Silver	Good Lightly dusty and dirty
22	Lighting	Ceiling Mounted Spotlight	2	White	Good
26	Shelving	Wall Mounted Cabinet with Mirror	1	White	Good Lightly marked and dirty
	Furniture / Items				
23	<i>Bathroom Furniture</i>	<i>Wash Basin</i>	1	<i>White</i>	<i>Average</i> <i>Limescale on tap and plughole cover</i>
23		Wash Basin	1	White	Average Limescale on tap and plughole cover, dirty
24		<i>Shower Cubicle with glass doors</i>	1	<i>Multi</i>	<i>Average</i> <i>Limescale on shower bar</i>
24		Shower Cubicle with glass doors	1	Multi	Average Limescale on shower cord, dirty in places, mould on sealant
25		<i>Toilet / Seat</i>	1	<i>White</i>	<i>Good</i>
25		Toilet / Seat	1	White	Good Lightly dirty

Ceiling



Ceiling



REF 3

Ceiling



REF 3

Flooring



REF 3

Flooring



REF 4

Flooring



REF 4

REF 4

Skirting Boards



Skirting Boards



REF 5

REF 5

Skirting Boards



Skirting Boards



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REF 5

Skirting Boards



Walls



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REF 6

Walls



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Doors



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Electric



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Electric



Heating



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REF 21

Heating



Heating



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REF 21

Lighting



Shelving



REF 22

REF 26

Shelving



Shelving



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Shelving



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Bathroom Furniture

Bathroom Furniture



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Bathroom Furniture



Bathroom Furniture



REF 23

Bathroom Furniture



REF 24

Bathroom Furniture



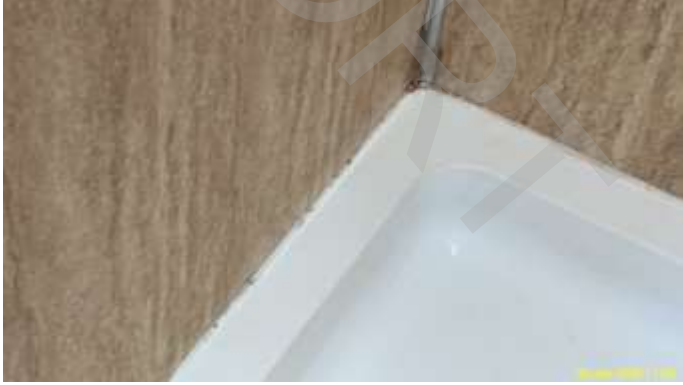
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Bathroom Furniture



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Bathroom Furniture



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Bathroom Furniture



Bathroom Furniture



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REF 25

Bathroom Furniture



REF 25

Bathroom Furniture



REF 25

Key Exchange

Verification of the official key exchange is held in this section.
If this section is empty the key exchange is pending.

Key Type	Qty	Notes
Standard key	2	

Photos

Standard key



Signatures

If the tenant's signature is present below, the tenant agrees that he or she is satisfied with the information contained within this report pertaining to the property on the cover sheet. If the property is rented to multiple tenants, one tenant signature denotes the approval of all tenants.

Tenant

Name

Signature

Clerk

Name

Signature

Disclaimer

This inventory provides a fair and accurate detailed record of the contents of the property and their condition plus the internal condition of the property.

The person who compiled the inventory is not an expert in fabrics, woods, materials, antiques, arts, colours etc. nor are they a qualified surveyor. The inventory should not be used as an accurate description of each and every piece of furniture and equipment, nor as a structural survey report.

Property left in lofts, cellars, garages, sheds and locked cupboards or rooms, which have not been inventoried, are the sole responsibility of the Landlord.

Safety Disclaimer

This inventory relates only to the furniture, furnishings and all of the Landlords equipment and contents in the property. It is no guarantee of, 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 time of the inventory and the condition perceived of it.

The heating system, gas or electrical appliances and any other fixtures and fittings in the property have not been tested for this inventory and, therefore, no guarantees are given in respect of them.

Furniture and Furnishings (Fire) (Safety) Regulations 1988 - As amended 1994

If requested by the Landlord or Agent and where it is possible to identify that furniture and furnishings comply with the above regulations, it will be recorded on the inventory. If not recorded on the inventory, identification was not visible or present.