

Check Out



Go2inventories

02039835660

admins@go2inventories.co.uk

Prepared on behalf of An Agent

Property inspected by A. Elsom

Address

The Samples
The Street
The Town
The County
PostCode



Carried Out

April
27th 2026

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Notes

Cleaning:

Unless evidenced by production of invoice, our clerks will deem within their professional capacity the level of cleaning at the point of inspection.

Carpets:

Unless evidenced by production of invoice, our clerks will deem within their professional capacity the level of cleaning at the point of inspection.

Appliances:

Any such appliance listed within the property will be deemed as in a working and good safe condition. Our Clerks will not test nor examine the functionality of any such electrical goods such as; White goods, Central Heating and or any other mechanical or electrically operated appliance or item.

Open Fire and or Log Burners:

Our Clerks do not test nor carry out the worthiness of open fire, log burners or such. Flu's are deemed as unsure for use unless an Invoice is produced to stated it has been fully cleaned by a professional chimney sweep.

Water Works:

Any such plumbing to the property such as Taps, Toilet flushing, shower operation and any such heating apparatus, is deemed as working. Our Clerks do not test such items.

Furnishings:

Any such furnishings left within a property are deemed to be of regulation standard. Our Clerks do not check nor move items to locate fire regulation stamps, stickers or tags. The Landlord is fully responsible for making sure that any such items are within the regulatory guidelines.

Terminology:

Items described as good, are viewed as just that. We do not state nor comment on the age of an item or its longevity. Items stated as Good have not been tested.

New Items:

Unless an item or items have either been stated as being Brand New, or have packaging still present, all items will be stated as being good.

Disclaimers

What is a "Go2inventories", Inventory Report?

This **Go2inventories** Report provides a fair, objective and impartial record of the general condition of the contents of the Property as well as its internal condition at the outset of the lease of the Property.

What are the benefits of using this Report?

The importance of a professional inventory and statement of condition cannot be underestimated. Government advice indicates that Inventories and statements of condition are 'strongly recommended' as a means to reduce dispute about the deposit at the end of a tenancy. It is in the Tenant's interests to carefully check this **Go2inventories** Report and to highlight any discrepancies as soon as possible and in any event no later than **7 (seven) days** after this **Go2inventories** Report is completed. Any outstanding discrepancies found at the end of the tenancy will be highlighted in a Mi-inventory Outgoing Report and may affect the retention or release of the tenancy deposit.

Is the Report aimed at the Landlord or the Tenant?

Because the **Go2inventories** Report is objective and carried out by an independent Inventory Provider, it may be relied upon and used by the Landlord, the Tenant and Letting Agent.

What does this Report tell you?

Our **Go2inventories** Report provides a clear and easy to follow statement of condition for each of the main elements of the property on a room by room basis, together with its contents if appropriate. This report comments on and highlights defects or aspects of poor condition that have been identified by the Inventory Provider. Defects in condition will either be described in the narrative of the report or evidenced in the photographs included in the report. Please Note: where no comment on the condition of an element or item of contents is made by the Inventory Provider, the element or item is taken to be in good condition and without defect.

What does this report not tell you?

Whilst every effort is made to ensure objectivity and accuracy, our **Go2inventories** Report provides no guarantee of the adequacy, compliance with standards or safety of any contents or equipment. This report will provide a record that such items exist in the property as at the date of the **Go2inventories** Report and the superficial condition of same. This report is not a building survey, a structural survey or a valuation, will not necessarily mention structural defects and does not give any advice on the cost of any repair work, or the types of repair which should be used.

What is inspected and not inspected?

Our Inventory Clerk carries out a visual inspection of the inside of the main building together with any contents and will carry out a general inspection of the remainder of the building including the exterior cosmetic elements and any permanent outbuildings. For properties let on an unfurnished basis, the inspection will include floor coverings, curtains, curtain tracks, blinds and kitchen appliances if appropriate, but will exclude other contents.

Gardens and their contents will be inspected and reported upon.

Items such as Boilers, central heating, taps, toilets, kitchen appliances, sanitaryware, electrical goods any Gas, Water or Electrical systems etc are deemed as working, our surveyors are not Electricians, Gas engineers, Plumbers or PAC Inspectors therefore items such as these are not physically checked.

White Goods within the property will be noted and the visual condition noted as seen fit. We do not check nor tested any White Goods and or appliances. Any such appliances will be deemed in a good working condition. It is the responsibility of the Landlord to ensure that any such items within the property are in a good working order and where necessary, have the regulatory PAC testing.

The inspection is 'non-invasive'.

This means that our Inventory Clerk does not take up carpets, floor coverings or floor boards, move any items of furniture, test services, remove secured panels or undo electrical fittings. Especially valuable contents such as antiques, personal items or items of jewellery are excluded from this report. Kitchenware will be inspected but individual items will not be condition rated. Communal areas in relation to flats, exterior structural elements of the main building and the structure of any outbuildings will not be inspected. Roof spaces and cellars are not inspected, however cellars if easy access is available, will have overview images taken at the discretion of the surveyor. Areas which are locked or where walk-in access is not possible, for example, attics or excessively full cupboards or outbuildings are not inspected.

Properties where Landlord has given special permissions for tenant to move some items into the property, will be shown as "Items not part of Tenancy". Any such items will NOT be moved therefore, flooring, cupboard space and or any fixtures that might be inspected will not have any comments and should previous damage or defects be covered by these the tenants items, these defects or damage will not be recorded within the report.



1. OVERVIEW OF THIS TENANCY		
Ref	Name	Condition
1.1	Surveyors Overview of this tenancy	This has been a 10 year tenancy, therefore there is some general wear throughout, light scuffs and marks to walls, carpet flooring is showing its age. However, no real damages have been noted.
1.2	Surveyors Overview of Cleaning	Cleaned to a general domestic standard. Additional cleaning required to surfaces such as switches, skirtings, windows, radiators tops etc.
1.3	Surveyors Overview of Fixtures and Furnishings	All items unless otherwise stated, are in a good but used condition
1.4	Surveyors Overview of Externals	All items unless otherwise stated, are in a good but used condition. Weeding and tidying required to terrace areas.

2. BEDROOM 1		
Ref	Name	Condition
2.1	Overview Images	Room overview Images
2.2	Cleanliness	Cleaned to a general domestic standard. Additional cleaning required to surfaces such as switches, skirtings, windows, radiators tops etc.
2.3	Condition of Doors, Windows and Fixtures	Doors: In Generally Good Condition Windows: In Generally Good Condition. Need wiping down.
2.4	Condition of Flooring	In Generally Good Condition. Carpets vacuumed. General traffic wear Carpets are 10yrs old.
2.5	Condition of Decor & Ceiling	Ceiling: In Generally Good Condition Small repair near door area. Decor: In Generally Good Condition Plaster cracks. Walls have Light scuffs and marks
2.6	Condition of Items or Fixtures	All items unless otherwise stated, are in a good but used condition
2.7	Condition of Wardrobes	All items unless otherwise stated, are in a good but used condition Cleaned to a general domestic standard
2.8	Condition of Cupboards	All items unless otherwise stated, are in a good but used condition Cleaned to a general domestic standard
2.9	Are there any Items that require removal	None noted
2.10	Items or Fixtures Left by Tenants	None noted
2.11	Any Items Missing	None noted
2.12	Are there any maintenance issues	Cleaning issues. See flooring comments See decor comments Issues Highlighted - See Comments
2.13	Are all Bulbs working	All bulbs removed. Missing

2. BEDROOM 1 (CONT.)



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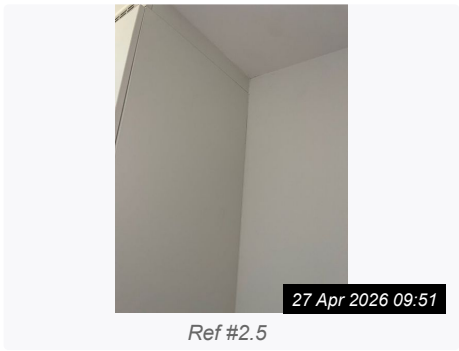
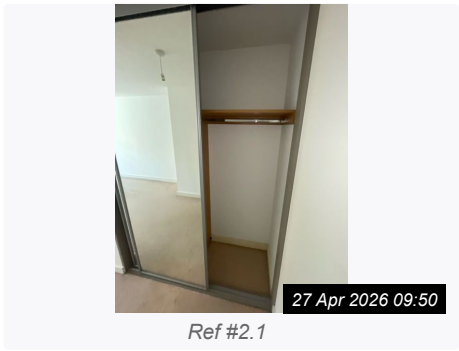
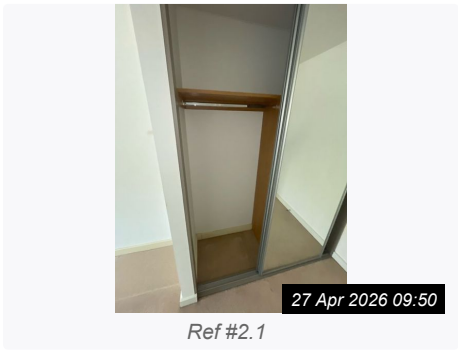
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2. BEDROOM 1 (CONT.)



3. BATHROOM		
Ref	Name	Condition
3.1	Overview	Room Overview Images
3.2	Cleanliness	Cleaned to a general domestic standard. Additional cleaning required to surfaces such as switches, skirtings, radiators tops etc.
3.3	Condition of Doors, Windows and Fixtures	Doors: In a generally good condition
3.4	Condition of Flooring	In Generally Good Condition Edging sealant moulding in places. Discolouration to grout in places.
3.5	Condition of Decor & Ceiling	Ceiling: In Generally Good Condition Decor: In Generally Good Condition Plaster cracks. Walls have Light scuffs and marks
3.6	Condition of Items or Fixtures	All items unless otherwise stated, are in a good but used condition. Cleaned to a general domestic standard. Shower screen needs cleaned
3.7	Are there any Items that require removal	None noted
3.8	Items or Fixtures Left by Tenants	None noted
3.9	Condition of Toilet	In Good Condition Cleaned to a general domestic standard. Seat very loose Needs Maintenance
3.10	Condition of Wash Basin	In Good Condition Cleaned to a general domestic standard.
3.11	Condition of Shower/Bath	In Good Condition Cleaned to a general domestic standard. Bath panel has some light water ingress at footer end. Heavy lime scaling on shower head.
3.12	Any Items Missing	None noted
3.13	Are there any maintenance issues	Cleaning issues. See fixtures. See bath. See flooring See toilet. Issues Highlighted - See Comments

Tenant Initials: _____

3. BATHROOM (CONT.)



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4. ENTRANCE HALLWAY

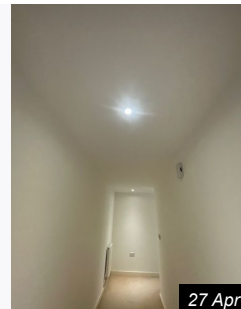
Ref	Name	Condition
4.1	Overview Images	Room overview Images
4.2	Cleanliness	Cleaned to a general domestic standard. Additional cleaning required to surfaces such as switches, skirtings, radiators tops etc.
4.3	Condition of Doors, Windows and Fixtures	Doors: In Generally Good Condition
4.4	Condition of Flooring	In Generally Good Condition. Carpets vacuumed. General traffic wear Carpets are 10yrs old.
4.5	Condition of Decor & Ceiling	Ceiling: In Generally Good Condition Decor: In Generally Good Condition Plaster cracks. Walls have Light scuffs and marks
4.6	Condition of Items or Fixtures	All items unless otherwise stated, are in a good but used condition
4.7	Condition of Cupboards	All items unless otherwise stated, are in a good but used condition Cleaned to a general domestic standard
4.8	Are there any Items that require removal	None noted
4.9	Items or Fixtures Left by Tenants	None noted
4.10	Any Items Missing	None noted
4.11	Are there any maintenance issues	Cleaning issues. See flooring comments See decor comments Issues Highlighted - See Comments
4.12	Are all Bulbs working	Yes



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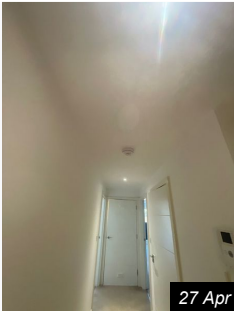


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4. ENTRANCE HALLWAY (CONT.)



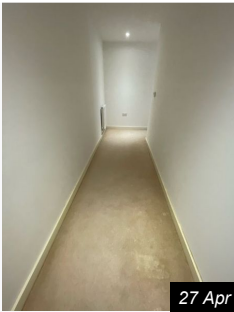
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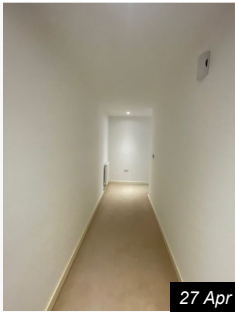
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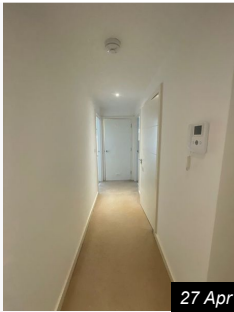
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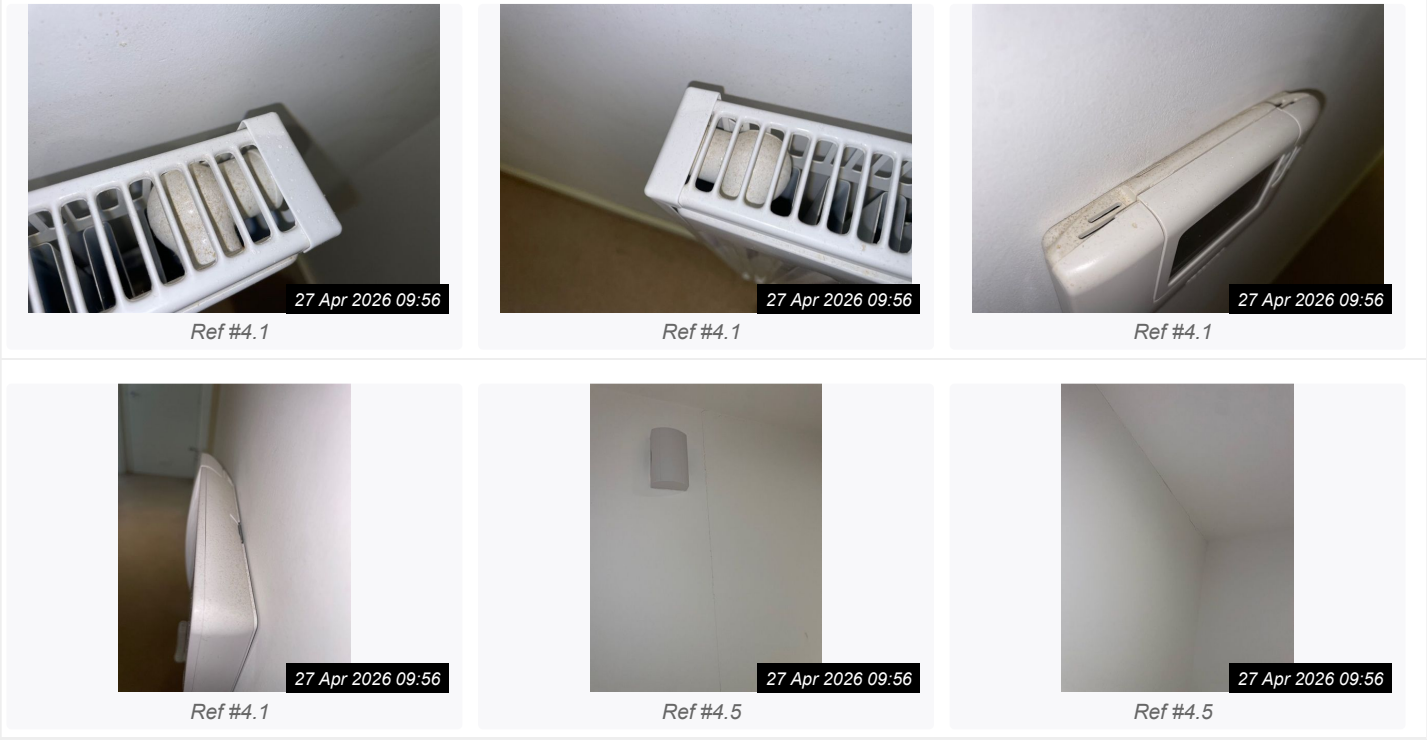


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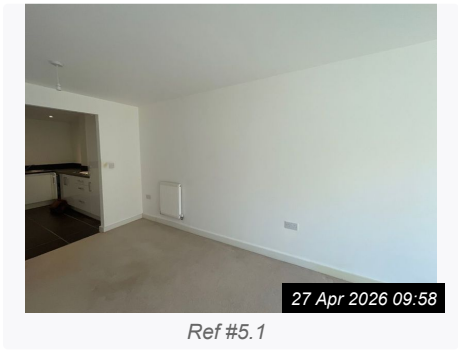
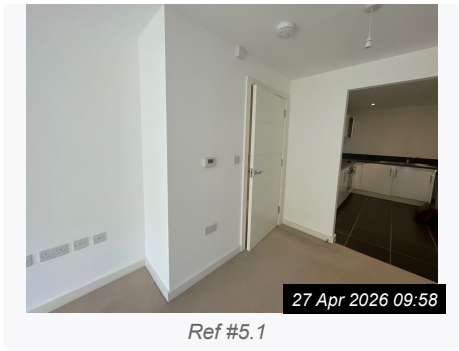
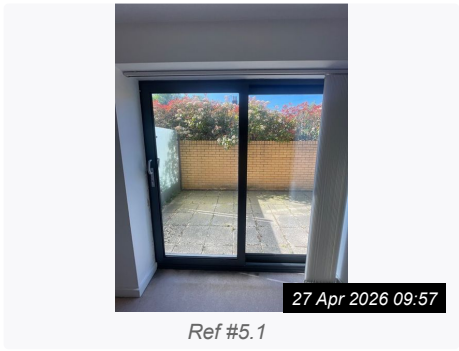
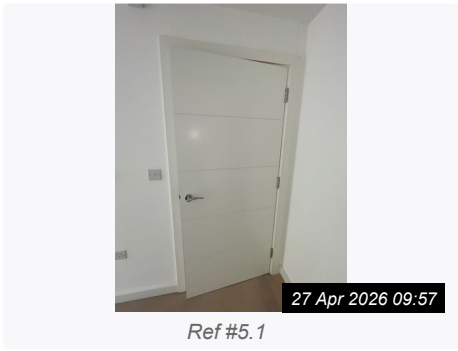
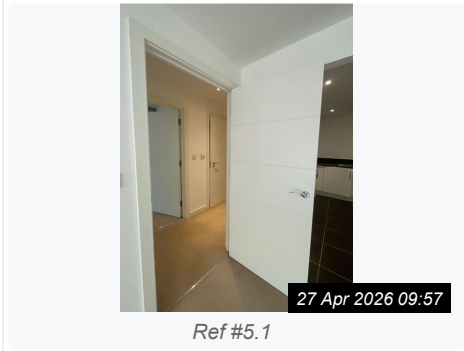
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4. ENTRANCE HALLWAY (CONT.)

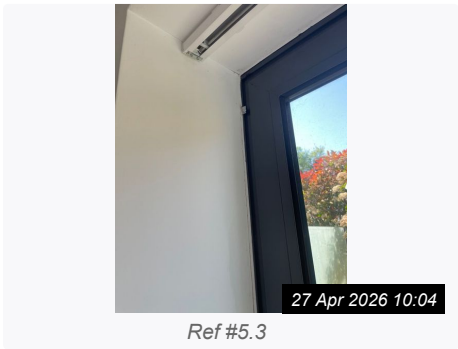
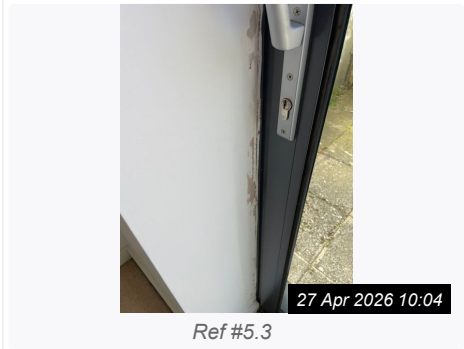


5. LIVING ROOM		
Ref	Name	Condition
5.1	Overview Images	Room overview Images
5.2	Cleanliness	Cleaned to a general domestic standard. Additional cleaning required to surfaces such as switches, skirtings, windows, radiators tops etc.
5.3	Condition of Doors, Windows and Fixtures	Doors: In Generally Good Condition Windows: In Generally Good Condition. Need wiping down. Window recessed area has heavy paintwork flaky and cracked
5.4	Condition of Flooring	In Generally Good Condition. Carpets vacuumed. General traffic wear Carpets are 10yrs old. General staining.
5.5	Condition of Decor & Ceiling	Ceiling: In Generally Good Condition Decor: In Generally Good Condition Plaster cracks. Walls have Light scuffs and marks
5.6	Condition of Items or Fixtures	All items unless otherwise stated, are in a good but used condition
5.7	Are there any Items that require removal	None noted
5.8	Items or Fixtures Left by Tenants	None noted
5.9	Any Items Missing	None noted
5.10	Are there any maintenance issues	Cleaning issues. See flooring comments See decor comments
5.11	Are all Bulbs working	All bulbs removed. Missing

5. LIVING ROOM (CONT.)



5. LIVING ROOM (CONT.)



6. KITCHEN / UTILITY		
Ref	Name	Condition
6.1	Overview	Room Overview Images
6.2	Cleanliness	Cleaned to a general domestic standard. Additional cleaning required to surfaces such as switches, skirtings, etc.
6.3	Condition of Flooring	In Generally Good Condition
6.4	Condition of Decor & Ceiling	Ceiling: In Generally Good Condition Decor: In Generally Good Condition Plaster cracks. Walls have Light scuffs and marks
6.5	Condition of Items or Fixtures	All items unless otherwise stated, are in a good but used condition
6.6	Are there any Items that require removal	None noted.
6.7	Condition of Units	In Generally Good Condition Cleaned to a Basic domestic standard Needs further cleaning. Some doors not closing fully.
6.8	Condition of Worktops	In Generally Good Condition Cleaned to a general domestic standard Heavy discolouration the of sink area.
6.9	Condition of Sink	In Generally Good Condition Cleaned to a general domestic standard
6.10	Condition of appliances	All in Generally Good Condition Used Cleaned to a Basic domestic standard None Tested by Our Surveyor
6.11	Any Items Missing	None noted.
6.12	Are there any maintenance issues	Cleaning issues. See decor. See units. See appliances See worktops Issues Highlighted - See Comments
6.13	Are all Bulbs working	Yes;

6. KITCHEN / UTILITY (CONT.)



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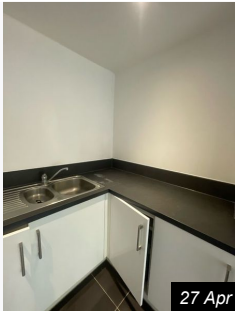
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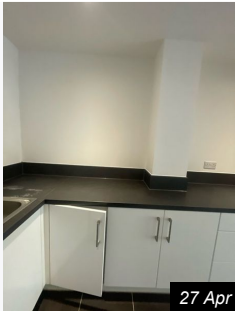
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6. KITCHEN / UTILITY (CONT.)



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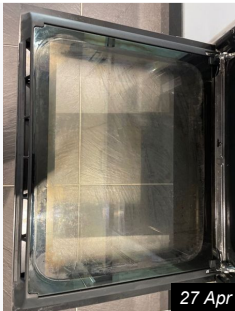
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6. KITCHEN / UTILITY (CONT.)



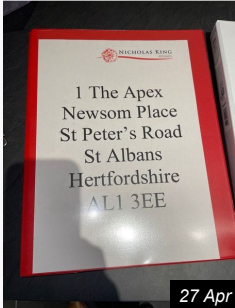
7. EXTERNALS, GARDENS AND BALCONIES

Ref	Name	Condition
7.1	OverView Detail and Images	In Generally Good Condition Sone light maintenance and tidying required. Paving needs weeding. Issues Highlighted - See Comments



8. GENERAL CHECKLIST			
Ref	Name	Condition	Comments
8.1	Tenant present?	Yes	
8.2	All Keys returned?	Yes	
8.3	Evidence of Non-Permitted Tenants?	No	
8.4	Evidence of Pets?	No	
8.5	Evidence of Smoking?	No	

9. OUR SURVEYORS RECCOMENDATIONS			
Ref	Name	Condition	Comments
9.1	Is Further Cleaning Required?	Yes	
9.2	Does Glazing Require Cleaning?	Yes	
9.3	Do Carpet Areas need professional cleaning?	Yes	
9.4	Does Oven Require Professional Cleaning?	Yes	
9.5	Do any Other Appliances Require Cleaning?	Yes	
9.6	Do Externals Require any Maintenance?	Yes	
9.7	Are there any maintenance Issues?	Yes	

10. KEYS AND MANUALS		
Ref	Name	Description
No items associated with this room.		
Ref #10		
	27 Apr 2026 09:32	
Ref #10		
	27 Apr 2026 09:32	
Ref #10		
	27 Apr 2026 09:32	

11. UTILITIES AND METERS			
Ref	Name	Description	Reading
11.1	Electric Meter	Located: Communal Lobby	11741
11.2	Water Meter	Located: Communal Lobby	00700
11.3	Gas Meter	Located: Outside	03420



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Ref #11.1



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Ref #11.1



27 Apr 2026 10:08

Ref #11.2



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Ref #11.2



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Ref #11.2



27 Apr 2026 10:12

Ref #11.3



27 Apr 2026 10:12

Ref #11.3



27 Apr 2026 10:12

Ref #11.3



27 Apr 2026 10:13

Ref #11.3

Miscellaneous Responsibilities		
Ref	Action Required	Comments
2.12 Bedroom 1 » Are there any maintenance issues	Issues Highlighted - See Comments	Cleaning issues. See flooring comments See decor comments
2.13 Bedroom 1 » Are all Bulbs working	Missing	All bulbs removed.
3.9 Bathroom » Condition of Toilet	Needs Maintenance	In Good Condition Cleaned to a general domestic standard. Seat very loose
3.13 Bathroom » Are there any maintenance issues	Issues Highlighted - See Comments	Cleaning issues. See fixtures. See bath. See flooring See toilet.
4.11 Entrance Hallway » Are there any maintenance issues	Issues Highlighted - See Comments	Cleaning issues. See flooring comments See decor comments
5.11 Living Room » Are all Bulbs working	Missing	All bulbs removed.
6.12 Kitchen / Utility » Are there any maintenance issues	Issues Highlighted - See Comments	Cleaning issues. See decor. See units. See appliances See worktops
7.1 Externals, Gardens and Balconies » OverView Detail and Images	Issues Highlighted - See Comments	In Generally Good Condition Some light maintenance and tidying required. Paving needs weeding.

Appendix

UNANSWERED	
Ref	Room Name
1	Overview Of this Tenancy
2	Bedroom 1
3	Bathroom
6	Kitchen / Utility
7	Externals, Gardens and Balconies
8	General CheckList
9	Our Surveyors Reccomendations
10	Keys and Manuals
11	Utilities and Meters
4	Entrance Hallway
5	Living Room