



TENANT SUMMARY - Check-Out Findings: Cleaning, Damages & Negligence

This section lists all issues, damages, missing items, lack of cleaning or signs of neglect identified during the final inspection, cross-referenced against the original inventory/check-in report.

Property Address: 123 Preview Street, Sample City, London AB1 2CD

Inspection Date: Friday 5 June 2026

CLEANING RELATED

| Area/Item | Item | Type of Issue | Page Ref: | Section Ref: | Action Required |
|-------------------------|------------|---|-----------|--------------|--|
| General Overview | All areas. | Property has not been professionally cleaned. | Page 4 | 1 1 | Requires professional cleaning throughout - including all fixtures, fittings and appliances. Additionally, steam cleaning is required for the sofa, mattress and carpets in both bedrooms. |

| Area/Item | Item | Type of Issue | Page Ref: | Section Ref: | Action Required |
|-----------|------|---------------|-----------|--------------|-----------------|
|-----------|------|---------------|-----------|--------------|-----------------|

DAMAGES/NEGLIGENCE

| Room | Item | Description of Issue | Page Ref: | Section Ref: | Action Required |
|-----------------------|------------------------------------|---------------------------------|-----------|--------------|--|
| Reception Room | Walls, ceiling and around windows. | Heavy mould visible throughout. | Page 23 | 6 6 | Caused by insufficient ventilation. Remedial work required: repair of affected areas and full redecoration throughout. |
| Kitchen | Walls and ceiling. | Heavy mould visible throughout. | Page 47 | 7 1 | Caused by insufficient ventilation. Remedial work required: repair of affected areas and full redecoration throughout. |
| Bathroom | Ceiling. | Heavy mould visible throughout. | Page 67 | 8 3 | Caused by insufficient ventilation. Remedial work required: repair of affected areas and full redecoration throughout. |
| Bathroom | Walls. | Heavy mould visible throughout. | Page 69 | 8 6 | Caused by insufficient ventilation. Remedial work required: repair of affected areas and full redecoration throughout. |
| Bathroom | Toilet seat. | Loose and wobbly. | Page 75 | 8 15 | Requires replacement. |

| Area/Item | Item | Type of Issue | Page Ref: | Section Ref: | Action Required |
|-----------|------------------|--|-----------|--------------|--|
| Bedroom 1 | Ceiling. | Heavy mould visible throughout including inside the built-in wardrobe. | Page 79 | 9 3 | Caused by insufficient ventilation. Remedial work required: repair of affected areas and full redecoration throughout. |
| Bedroom 1 | Walls. | Heavy mould visible throughout. | Page 80 | 9 5 | Caused by insufficient ventilation. Remedial work required: repair of affected areas and full redecoration throughout. |
| Bedroom 1 | Windows & Sills. | Mould visible to the surrounding area. | Page 81 | 9 6 | Caused by insufficient ventilation. Remedial work required: repair of affected areas and full redecoration throughout. |
| Bedroom 2 | Ceiling. | Heavy mould visible to multiple areas. | Page 88 | 10 3 | Caused by insufficient ventilation. Remedial work required: repair of affected areas and full redecoration throughout. |
| Bedroom 2 | Walls. | Heavy mould visible throughout. | Page 89 | 10 5 | Caused by insufficient ventilation. Remedial work required: repair of affected areas and full redecoration throughout. |

| Area/Item | Item | Type of Issue | Page Ref: | Section Ref: | Action Required |
|-----------|------------------|--|-----------|--------------|--|
| Bedroom 2 | Windows & Sills. | Mould visible to the surrounding area. | Page 90 | 10 6 | Caused by insufficient ventilation. Remedial work required: repair of affected areas and full redecoration throughout. |

MISSING ITEMS

| Area/Item | Item | Description of Issue | Page Ref: | Section Ref: | Action Required |
|-----------|--|----------------------|-----------|--------------|---|
| Bedroom 1 | Single Divan with Brown Leather Effect Headboard & Single Mattress x2. | Items not seen. | Page 83 | 9 13 | Were these items disposed of with the Landlord's approval, due to their age or condition? |
| Bedroom 2 | Wooden 2 Door 2 Drawer Wardrobe with Metal Handles. | Item not seen. | Page 91 | 10 11 | Was this item disposed of with the Landlord's approval, due to its age or condition? |

Prepared By: Inventory Bee

Date: Friday 5 June 2026