

SPECIMEN REPORT

Check-out *report.*

Property	Flat 4, a two bedroom purpose built flat, second floor, north London. Address withheld: this is a specimen.
Furnishing	Part furnished
Instructed by	Letting agent (specimen)
Tenant	Specimen tenant
Inspection	Friday 8 October 2027, 14:00 to 15:40
Compared against	Emilecon inventory and check-in report of 6 October 2026, as amended by tenant comments
Tenancy length	12 months, two adult occupants
Attendance	Tenant not present; keys returned to agent's office before the visit
Photographs	142, each dated, timestamped and paired with its check-in photograph

This specimen shows how an Emilecon check-out reads against the check-in. The property, people and readings are illustrative. Emilecon records and assesses; it does not set charges. Any deduction is for the landlord or agent to propose and, if disputed, for the deposit scheme to decide.

HOW TO READ THIS REPORT

Only what changed, and why

Every line is read against the check-in. Where nothing changed, the line says so. Where something did, the report states what was recorded then, what is there now, and whether the difference is fair wear and tear, tenant damage, a cleaning issue or a landlord repair.

Code	Meaning
No change	As recorded at check-in.
FWT	Fair wear and tear: deterioration from normal use over the tenancy, allowing for its length and the number of occupants.
Tenant	Damage or loss beyond fair wear and tear. For the agent to consider.
Cleaning	Cleanliness below the standard recorded at check-in.
Landlord	Maintenance or repair that falls to the landlord.

SUMMARY FOR THE AGENT

Items for consideration

Ref	Item	Finding	Assessment
3.3	Hall wall	Three new screw holes with plugs	Tenant
4.5	Worktop	Knife cut 120mm left of sink	Tenant
4.6	Oven	Heavy grease, floor, door glass, grill pan	Cleaning
4.8	Fridge freezer	Food residue; one freezer drawer front cracked	Cleaning; Tenant
5.3	Bedroom carpet	Stain 150 x 90mm near window	Tenant
6.1	Bath and screen	Limescale; mould spotting to sealant	Cleaning
6.4	Extractor	Heavy dust on grille	Cleaning
4.2	Reception window	Blown unit, recorded at check-in	Landlord
7.1	Keys	All keys returned as issued	No change

UTILITIES AND KEYS

Closing readings

Ref	Item	At check-in	At check-out	Photos
2.1	Smoke alarm	Sounding	Tested with test button, sounding	C-003
2.2	Electric meter	41207.2 kWh	44938.6 kWh	C-001
2.3	Gas meter	8812.450 m3	9391.207 m3	C-002
7.1 to 7.4	Keys	2 Yale, 2 mortice, 2 fobs, 1 window	2 Yale, 2 mortice, 2 fobs, 1 window, returned to agent	C-004

COMPARISON

3. Entrance hall

Ref	Item	At check-in	At check-out	Assessment	Photos
3.1	Front door	Light scuff 30mm, low level, outside face.	Scuff now 70mm, plus a second 20mm scuff at mid level.	FWT	P-010 / C-010
3.3	Walls	Two light scuffs right of meter cupboard. Two filled holes.	As check-in, plus three new screw holes with plugs, left wall, 1.5m high.	Tenant: unauthorised fixings	P-013 / C-013, C-014
3.4	Flooring	No lifting or chips.	No change.	No change	P-015 / C-015
3.5	Cupboard	Cleanliness Fair: dust to floor and shelf.	Dust to floor and shelf, similar.	No change	P-016 / C-016

COMPARISON

4. Reception and kitchen

Ref	Item	At check-in	At check-out	Assessment	Photos
4.2	Windows	Blown unit, lower left pane (Matters for the agent).	Blown unit still present.	Landlord	P-022 / C-022
4.3	Flooring	Three light scratches in front of sink.	Five light scratches in front of sink, 50 to 90mm.	FWT	P-024 / C-024
4.5	Worktop	Heat ring mark 90mm, right of hob.	As check-in, plus knife cut 120mm, left of sink.	Tenant: new damage	P-026 / C-026, C-027
4.6	Oven	Cleanliness Excellent.	Heavy grease to oven floor, door glass and grill pan.	Cleaning	P-027 / C-028, C-029
4.8	Fridge freezer	Cleanliness Excellent.	Food residue in salad drawers. One freezer drawer front cracked.	Cleaning; Tenant: drawer	P-030 / C-030, C-031
4.9	Sofa	Brown mark 25mm, right seat cushion.	Mark unchanged. General light soiling to arms.	FWT	P-031 / C-032

COMPARISON

5. Bedroom 1

Ref	Item	At check-in	At check-out	Assessment	Photos
5.2	Walls	Blu tack residue, 4 points, above bed.	Residue, 4 points, plus light grease marks above bed at head height.	FWT	P-041 / C-041
5.3	Carpet	No stains seen.	Red wine type stain 150 x 90mm, near window.	Tenant: stain	P-042 / C-042, C-043
5.5	Blind	Fraying 15mm, bottom right.	Fraying 20mm, bottom right.	FWT	P-045 / C-045

COMPARISON

6. Bathroom

Ref	Item	At check-in	At check-out	Assessment	Photos
6.1	Bath and screen	Sealant intact. Clean.	Limescale to screen and taps. Black mould spotting to sealant, 300mm.	Cleaning	P-050 / C-050, C-051
6.3	Tiling	One cracked tile, right of basin.	No change.	No change	P-052 / C-052
6.4	Extractor	Dust on grille.	Heavy dust on grille. Fan runs.	Cleaning	P-053 / C-053

Lines not listed above were found as recorded at check-in and are confirmed "No change" in the full report.

SCOPE

What this report is, and is not

This report records the visible condition and cleanliness of the property and its contents on the date and at the time shown. It is not a structural survey, a building survey, or a test of the safety or function of gas, electrical or water installations or appliances. Items are recorded as seen; heavy furniture is not moved, and locked rooms, lofts and packed items are not inspected. Descriptions of materials and makes are for identification only. Alarms are recorded as tested on the day using the test button only. Assessments of fair wear and tear are the clerk's professional opinion, made with regard to the length of the tenancy, the number of occupants and the age and quality of each item.

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