

Flat 2, 18 Sample Street, Exampletown, EX1 4AB

Summary

Inventory to check-out	01/09/2025 to 31/08/2026 (12 months)
Furnishing	Furnished
Deposit	£1200.00 (Deposit Protection Service)
Ingoing inventory	Inventory, 28/08/2025 (miProgram)
Check-out report	Check-out, 01/09/2026 (uploaded PDF)
Supporting document	Locksmith quote.pdf
Tenant's comments	The tenant's comments on the ingoing inventory were supplied and have been taken into account.

Proposed deductions for the condition of the property	£205.00
Total proposed deductions	£205.00
Proposed return to the tenant	£995.00

Proposed deductions

Cleaning	£100
----------	------

Kitchen: Oven (Cleaning)	£65
--------------------------	-----

At the start the ingoing inventory recorded: "Oven professionally cleaned, racks and glass door clean".
At check-out the clerk recorded: "Oven heavily soiled, grease build-up to door glass and racks".
Cleanliness is not subject to fair wear and tear.
Oven clean: £65.00 × tenant share 100% (cleanliness) = £65
Likely outcome if disputed: likely to be upheld.

Bathroom: Bath and tiles (Cleaning)	£35
-------------------------------------	-----

At the start the ingoing inventory recorded: "Bath, tiles and sealant clean".
At check-out the clerk recorded: "Limescale build-up to taps and tiles, mould spotting to the bath sealant".
Cleanliness is not subject to fair wear and tear.
Bathroom clean: £35.00 × tenant share 100% (cleanliness) = £35
Likely outcome if disputed: likely to be upheld.

Decorating	£60
------------	-----

Living Room: Walls (Damage)	£60
-----------------------------	-----

At the start the ingoing inventory recorded: "Painted plaster, magnolia, good condition. Two light marks to the left of the door".
The tenant's comments at the start recorded: "The scuffs above the sofa were there when we moved in."
At check-out the clerk recorded: "Large scuff marks and adhesive marks above the sofa, paint lifted in two places".
The marks recorded at the start were to the left of the door, not above the sofa.
Wall redecoration (per wall): £120.00 × tenant share 50% (paint 2 years into a 4-year life) = £60
Likely outcome if disputed: may be reduced.

Repairs £25

Bedroom 1: Door handle (Damage) £25

At the start the ingoing inventory recorded: "Lever handle, secure, working".

At check-out the clerk recorded: "Handle detached from the door, fixing screws missing".

Door handle replacement: £25.00 × tenant share 100% (no wear expected) = £25

Likely outcome if disputed: likely to be upheld.

Locks and keys £20

Keys: Front door key (Missing) £20

At the start the ingoing inventory recorded: "2 × front door keys, 1 × window key".

At check-out the clerk recorded: "1 × front door key, 1 × window key returned".

The item is not present at check-out.

Quote or invoice (Locksmith quote.pdf, key cut): £20.00 × tenant share 100% (missing) = £20

Likely outcome if disputed: likely to be upheld.

Items not recommended for a claim

Fair wear and tear

Hallway: Carpet. At the start the ingoing inventory recorded: "Grey carpet, good condition". At check-out the clerk recorded: "Flattening and light wear along the walkway". Normal wear for the 12 months between the inventory and the check-out, so it is not charged.

Recorded at the start

Bedroom 2: Window sill. At the start the ingoing inventory recorded: "Small chip to the front edge of the sill". At check-out the clerk recorded: "Chip to the front edge of the sill". The same defect was recorded at the start, so it is not charged.

Referred to the landlord (maintenance)

Bathroom: Extractor fan. At the start the ingoing inventory recorded: "Extractor fan working". At check-out the clerk recorded: "Extractor fan not working". A mechanical failure with no sign of misuse is maintenance for the landlord, not a tenant charge.

Utilities and keys

Meter	In	Out	Usage
Electricity	04521	07893	3,372
Gas	1290.4	1736.2	445.8

Keys and fobs at the start

2 × front door key

1 × window key

Smoke, heat and CO alarms at the start

Smoke alarm, hallway: tested and working

Bulbs at check-out

None recorded.

Keys and fobs at check-out

1 × front door key

1 × window key

Smoke, heat and CO alarms at check-out

Smoke alarm, hallway: tested and working

Next steps

1. Check this assessment and agree the proposed deductions with the landlord.
2. Send the tenant the proposed deductions, with this report, and invite their response.
3. Return the balance of the deposit once the deductions are agreed.
4. If the deductions are disputed, the deposit protection scheme's dispute service can decide. Provide this report, the ingoing inventory, the check-out report and any quotes or invoices as evidence.
5. Items referred to the landlord (maintenance, and causes that could not be confirmed) are for the landlord to address and are

not charged to the tenant.

This is an assessment to support a deposit proposal. It is not legal advice or an adjudication.

Example report