INVENTORY AND SCHEDULE OF CONDITION

Check-out report

Flat 2/1, 12 Example Terrace, Glasgow

Inspection date	31 Jul 2026
Prepared by	Jamie Reid (landlord)
Present	Jamie Reid, Asha Patel
Landlord or agent	Jamie Reid
Tenant(s)	Asha Patel and Kirsty Murray
Tenancy start	1 Aug 2025
Furnishing	Furnished

Declaration

This report records the condition and cleanliness of the property and its contents on the inspection date, as observed by the inspector named above. Photographs are embedded with the time they were taken, or marked "Added" where only the time they were added to the report is known. Fair wear and tear, and any proposed deductions, are matters for the parties to agree between themselves or through their deposit scheme's dispute process. This document is a record of condition and is not legal advice.

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Move-In Condition And Check-Out Report. micacor.com

Summary

Detail	
Property	Flat 2/1, 12 Example Terrace, Glasgow
Report	Check-out report
Inspection date	31 Jul 2026
Inspector	Jamie Reid (landlord)
Present at inspection	Jamie Reid, Asha Patel
Landlord or agent	Jamie Reid
Tenant(s)	Asha Patel and Kirsty Murray
Tenancy start	1 Aug 2025
Furnishing	Furnished

Meter readings

Meter	Reading
Electricity	Economy 7 meter, serial L8416699. Normal 92466.0, Low 78517.4
Gas	No gas supply
Water	Not metered

Keys handed over

- 2 x front door (Yale)
- 1 x close entry fob
- 1 x window lock key

Alarms

Smoke alarm: tested on 31 Jul 2026. Carbon monoxide alarm: tested on 31 Jul 2026.

General cleanliness

Generally clean. Kitchen hob and living room carpet need cleaning.

1. Entrance hall

Item	Condition	Cleanliness	Notes
Front door and frame	Good	Clean	Both locks working.
Walls	Good	Clean	
Floor	Good	Clean	
Lighting	Good	Clean	



Entrance hall: Front door and frame
Taken 31 Jul 2026, 15:05

Comparison with check-in

Item	Check-in	Check-out	Change
Front door and frame	Good, Clean	Good, Clean	No change
Walls	Good, Clean	Good, Clean	No change
Floor	Good, Clean	Good, Clean	No change
Lighting	Good, Clean	Good, Clean	No change

2. Kitchen

Item	Condition	Cleanliness	Notes
Worktops	Good	Clean	
Hob	Fair	Needs cleaning	Grease and burnt residue on rear rings.
Oven	Good	Professionally cleaned	
Sink and taps	Good	Clean	
Fridge/freezer	Good	Professionally cleaned	
Window and blinds	Good	Clean	



Kitchen: Hob
Taken 31 Jul 2026, 15:12

Comparison with check-in

Item	Check-in	Check-out	Change
Worktops	Good, Clean	Good, Clean	No change
Hob	Good, Professionally cleaned	Fair, Needs cleaning	Worsened
Oven	Good, Professionally cleaned	Good, Professionally cleaned	No change
Sink and taps	Good, Clean	Good, Clean	No change
Fridge/freezer	Good, Professionally cleaned	Good, Professionally cleaned	No change
Window and blinds	Good, Clean	Good, Clean	No change

3. Living room

Item	Condition	Cleanliness	Notes
Walls	Poor	Clean	Six picture hooks removed, holes need filling.
Carpet	Fair	Needs cleaning	Stain in front of the sofa, about 20 cm across.
Sofa	Good	Clean	
Window and blinds	Good	Clean	



Living room: Walls
Taken 31 Jul 2026, 15:20



Living room: Carpet
Taken 31 Jul 2026, 15:21

Comparison with check-in

Item	Check-in	Check-out	Change
Walls	Good, Clean	Poor, Clean	Worsened
Carpet	Good, Professionally cleaned	Fair, Needs cleaning	Worsened
Sofa	Good, Clean	Good, Clean	No change
Window and blinds	Good, Clean	Good, Clean	No change

4. Bathroom

Item	Condition	Cleanliness	Notes
Bath	Good	Clean	
Basin and taps	Good	Clean	
Toilet	Good	Clean	
Extractor fan	Good	Clean	

Comparison with check-in

Item	Check-in	Check-out	Change
Bath	Good, Clean	Good, Clean	No change
Basin and taps	Good, Clean	Good, Clean	No change
Toilet	Good, Clean	Good, Clean	No change
Extractor fan	Good, Clean	Good, Clean	No change

Changes since check-in

Room	Item	Check-in	Check-out	Notes
Kitchen	Hob	Good, Professionally cleaned	Fair, Needs cleaning	Grease and burnt residue on rear rings.
Living room	Walls	Good, Clean	Poor, Clean	Six picture hooks removed, holes need filling.
Living room	Carpet	Good, Professionally cleaned	Fair, Needs cleaning	Stain in front of the sofa, about 20 cm across.

Inspector's notes on proposed deductions

Hob: cleaning quote requested. Living room walls: filling and touch-up of six fixing holes. Carpet: spot clean before deciding on any deduction. Both parties to discuss before the deposit is released.

These are the inspector's notes. Fair wear and tear, and whether any deduction is appropriate, are for the parties to agree or for the deposit scheme to decide. This report does not give legal conclusions.

Before and after photos

Every item that worsened, or where the automated photo comparison saw a change. Move-in on the left, check-out on the right.

Kitchen: Hob

Move-in: Good, professionally cleaned. Check-out: Fair, needs cleaning.



Move-in Taken 1 Aug 2025, 11:12



Check-out Taken 31 Jul 2026, 15:12

Automated photo comparison (reviewed by the inspector): The hob has brown marks on it.

Living room: Walls

Move-in: Good, clean. Check-out: Poor, clean.



Move-in Taken 1 Aug 2025, 11:20



Check-out Taken 31 Jul 2026, 15:20

Automated photo comparison (reviewed by the inspector): The wall has small holes in it which were not present in the first image.

Living room: Carpet

Move-in: Good, professionally cleaned. Check-out: Fair, needs cleaning.



Move-in Taken 1 Aug 2025, 11:21

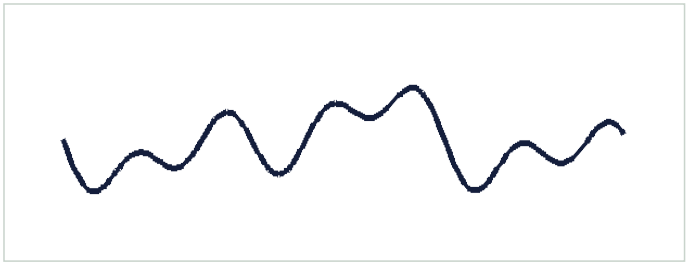


Check-out Taken 31 Jul 2026, 15:21

Automated photo comparison (reviewed by the inspector): The carpet has a red stain.

Signatures

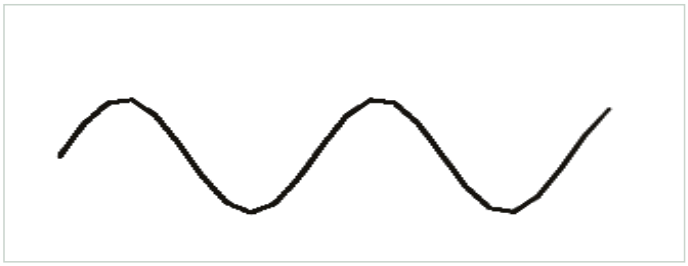
The signatories confirm that this report is a fair record of the condition and cleanliness of the property on the inspection date, subject to any comments noted within it.



Jamie Reid

Landlord

Signed 31 Jul 2026



Asha Patel

Tenant

Signed remotely on 19 Oct 2026, 15:16 via micacor.com, report version 6e38f784b74a.
Agreed that the report is a fair record.