

Check-out report

Property: Flat 2, 14 Albion Road, Bristol BS3 4AB
Tenant: Alex Sample
Date of inspection: 31 August 2026

Room	Item	Condition
Lounge	Carpet	Two burn marks in front of the fireplace, approx. 4cm and 2cm, fibres melted. Red wine stain approx. 35cm by the coffee table.
Lounge	Walls	Scuffs and grey marks along the wall behind the sofa, approx. 1.5m long.
Lounge	Framed print	Glass cracked across one corner. Frame hanging askew.
Lounge	Sofa	Fair. Normal wear for the length of the tenancy.
Kitchen	Worktops	Good.