FETTLR

Check-out comparison report

122 Bristol Road, Flat 4, Bristol BS2

Check-in inspection	**14 March 2026**
Check-out inspection	**9 September 2026**
Source schedule	**Bristol Clerks Ltd, ref BC-11284**
Compiled by	**Fettlr, from the app record**
Items in schedule	**122**
Items flagged for review	**4**

This is a sample compiled to illustrate the report format. Property, dates, names and photographs are illustrative and do not describe a real tenancy or a real dispute.

What changed, and what didn't

Of the 122 items recorded at check-in, 118 are unchanged. Four were flagged for review, each shown in full on the following pages with the check-in wording beside the check-out photograph.

118	4	1
Unchanged	Flagged for review	Not inspected

Items flagged for review

1.1.2 **Entrance hall - Walls and ceiling**
Two small filled indentations, present and noted at check-in. Unchanged at check-out.

2.1.1 **Kitchen - Worktop, laminate**
Small edge chip left of the sink, present and noted at check-in. Unchanged.

3.1.1 **Bathroom - Bath and panel**
Light limescale to tap base, noted at check-in. Slightly increased at check-out.

3.2.2 **Bathroom - Sealant, bath edge**
Sound and unmarked at check-in. Discoloured along the full run at check-out.

Room by room - Entrance hall

1.1.1 Door and frame

Check-in: White painted door, good order, no marks.

PLACEHOLDER PHOTOGRAPH
Entrance hall - door

1.1.2 Walls and ceiling

Check-in: Emulsion, light grey. Two filled indentations, noted at check-in.

PLACEHOLDER PHOTOGRAPH
Entrance hall - north wall

1.2.1 Flooring, engineered oak

Check-in: Good order, light scuffing to threshold.

PLACEHOLDER PHOTOGRAPH
Entrance hall - threshold

1.3.4 Skirting, left wall

Check-in: Painted white, good order throughout.

PLACEHOLDER PHOTOGRAPH
Entrance hall - skirting

1.5.2 Light fitting and switch

Check-in: Single pendant, shade fitted, switch clean.

PLACEHOLDER PHOTOGRAPH
Entrance hall - pendant

Room by room - Kitchen

2.1.1 Worktop, laminate

Check-in: Oak effect. Small edge chip left of sink, present at check-in.

PLACEHOLDER PHOTOGRAPH
Kitchen - worktop

2.2.3 Oven and hob

Check-in: Four-ring hob, clean at check-in, interior free of residue.

PLACEHOLDER PHOTOGRAPH
Kitchen - oven

2.3.1 Splashback tiling

Check-in: White ceramic, grout clean and intact.

PLACEHOLDER PHOTOGRAPH
Kitchen - splashback

2.4.2 Extractor filter

Check-in: Stainless hood, filter clean at check-in.

PLACEHOLDER PHOTOGRAPH
Kitchen - extractor

Documents and declaration

Attached documents

Professional clean invoice - Sparkle Cleaning Co, 9 Sep 2026, GBP 140.00

Contractor receipt - sealant renewal, HomeFix Ltd, 3 Sep 2026, GBP 60.00

Declaration

This report was compiled from the check-in schedule referenced on the cover page. Photographs were captured within the app at the date and time shown against each item and have not been cropped, retouched or replaced after capture. Items marked as flagged are shown with the original check-in wording alongside the check-out photograph and note.

COMPILED BY

A. Whitfield (tenant) 9 September 2026

REVIEWED BY

Fettlr Lettings, checked and approved 10 September 2026