

# 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                                |

# Summary

122 Bristol Road, Flat 4

## 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**

Unchanged

**4**

Flagged for review

**1**

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

122 Bristol Road, Flat 4

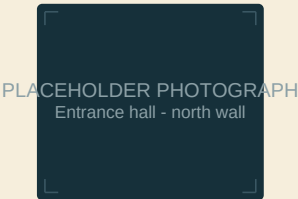
 **1.1.1 Door and frame**

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



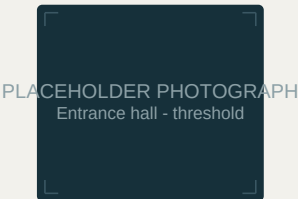
 **1.1.2 Walls and ceiling**

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



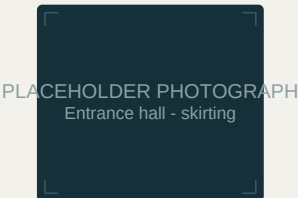
 **1.2.1 Flooring, engineered oak**

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



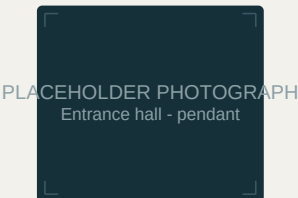
 **1.3.4 Skirting, left wall**

Check-in: Painted white, good order throughout.



 **1.5.2 Light fitting and switch**

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



# Room by room - Kitchen

122 Bristol Road, Flat 4

● 2.1.1      **Worktop, laminate**

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



✔ 2.2.3      **Oven and hob**

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



✔ 2.3.1      **Splashback tiling**

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



✔ 2.4.2      **Extractor filter**

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



# Documents and declaration

122 Bristol Road, Flat 4

## 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.

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COMPILED BY

**A. Whitfield (tenant)**

9 September 2026

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REVIEWED BY

**Fettlr Lettings, checked and approved**

10 September 2026