

Property Inspection Report

Prepared 5 Sept 2026 · 8/8 sources included

Delivery coverage

8 of 8 charged sources produced a result (100%).

Sources received: 8 · Processed: 8 · Duplicate: 0 · Could not be read: 0 · Format not supported: 0 · No result recorded: 0

Every source received is accounted for and processed.

Property inventory and condition

Check-in

Address: Flat 4, 18 Elmfield Road, Bristol BS6 6AN · S005 · check-in-handover-note.txt

Landlord: H. Okonkwo · S005 · check-in-handover-note.txt

Tenant: R. Salvatierra · S005 · check-in-handover-note.txt

Managing agent: Elmfield Lettings Ltd · S005 · check-in-handover-note.txt

Date: 2026-03-02 · S005 · check-in-handover-note.txt

Keys handed over: 2 front door, 1 communal entrance, 1 window key, 1 meter cupboard · S005 · check-in-handover-note.txt

Deposit: GBP 1,350 held with the Deposit Protection Service · S005 · check-in-handover-note.txt

Meter readings

Electricity: 41 208 kWh · S005 · check-in-handover-note.txt

Gas: 9 114 m3 · S005 · check-in-handover-note.txt

Water: 0271 m3 · S005 · check-in-handover-note.txt

Rooms

6 of 7 rooms named in your notes have a photograph

Room images in this example are labelled placeholder panels; your report uses your own photos.

Living room — inspection dated 2026-03-02 noted condition as: Good. Small scuff to skirting board below the window. · S007 · check-in-living-room.jpg

Kitchen — Inspection: Check-in. Date: 2026-03-02. Condition: Good. Worktop join by the sink is lifting slightly. · S006 · check-in-kitchen.jpg

Bathroom — Inspection: Check-in. Date: 2026-03-02. Condition: Fair. Grout discoloured along the bath edge. · S001 · check-in-bathroom.jpg

Bedroom 1 — Inspection: Check-in. Date: 2026-03-02. Condition: Good. No marks noted. · S002 · check-in-bedroom-1.jpg

Bedroom 2 — Inspection: Check-in. Date: 2026-03-02. Condition: Good. Curtain pole bracket loose on the left. · S003 · check-in-bedroom-2.jpg

Hallway — check-in inspection on 2026-03-02 notes condition as Good, with scuffing to wall by the meter cupboard. · S004 · check-in-hallway.jpg

Named but not photographed: Store cupboard

Signatures

Landlord: _____ Date: _____

Tenant: _____ Date: _____

This document is not signed. It is for both parties to sign together; it carries no electronic signature and makes no claim about legal

validity.

Overview

Sources processed: 8

Validated: 8

Exceptions: 0

Issues and open items

Work phase: Check-in · 6

1. S003 · check-in-bedroom-2.jpg · completed

Flat 4, 18 Elmfield Road, Bristol BS6 6AN. Bedroom 2. Inspection: Check-in. Date: 2026-03-02. Condition: Good. Curtain pole bracket loose on the left.

Source references: S003 · check-in-bedroom-2.jpg:region 0.071,0.075,0.441,0.455; S003 · check-in-bedroom-2.jpg:region 0.071,0.075,0.441,0.320

2. S001 · check-in-bathroom.jpg · completed

Flat 4, 18 Elmfield Road, Bristol BS6 6AN. Bathroom. Inspection: Check-in. Date: 2026-03-02. Condition: Fair. Grout discoloured along the bath edge.

Source references: S001 · check-in-bathroom.jpg:region 0.068,0.493,0.450,0.038; S001 · check-in-bathroom.jpg:region 0.065,0.068,0.442,0.040; S001 · check-in-bathroom.jpg:region 0.068,0.435,0.126,0.036; S001 · check-in-bathroom.jpg:region 0.067,0.173,0.144,0.043; S001 · check-in-bathroom.jpg:region 0.067,0.173,0.144,0.043; S001 · check-in-bathroom.jpg:region 0.068,0.292,0.237,0.038; S001 · check-in-bathroom.jpg:region 0.068,0.292,0.237,0.038; S001 · check-in-bathroom.jpg:region 0.068,0.493,0.450,0.038; S001 · check-in-bathroom.jpg:region 0.068,0.352,0.205,0.036

3. S004 · check-in-hallway.jpg · completed

Flat 4, 18 Elmfield Road, Bristol BS6 6AN. Hallway check-in inspection on 2026-03-02 notes condition as Good, with scuffing to wall by the meter cupboard.

Source references: S004 · check-in-hallway.jpg:region 0.065,0.495,0.465,0.035; S004 · check-in-hallway.jpg:region 0.065,0.435,0.470,0.095; S004 · check-in-hallway.jpg:region 0.065,0.070,0.445,0.040; S004 · check-in-hallway.jpg:region 0.065,0.290,0.240,0.095

4. S007 · check-in-living-room.jpg · completed

Flat 4, 18 Elmfield Road, Bristol BS6 6AN. Living room inspection dated 2026-03-02 noted condition as: Good. Small scuff to skirting board below the window.

Source references: S007 · check-in-living-room.jpg:region 0.071,0.073,0.536,0.457; S007 · check-in-living-room.jpg:region 0.071,0.073,0.536,0.457

5. S005 · check-in-handover-note.txt · completed

Check-in inventory conducted on 2026-03-02 for Flat 4, 18 Elmfield Road, Bristol BS6 6AN. Keys handed over include 2 front door, 1 communal entrance, 1 window key, 1 meter cupboard. Meter readings recorded: Electricity: 41 208 kWh, Gas: 9 114 m3, Water: 0271 m3.

Source references: S005 · check-in-handover-note.txt:lines 3-3; S005 · check-in-handover-note.txt:lines 12-14; S005 · check-in-handover-note.txt:lines 26-26; S005 · check-in-handover-note.txt:lines 3-3; S005 · check-in-handover-note.txt:lines 31-31; S005 · check-in-handover-note.txt:lines 1-1; S005 · check-in-handover-note.txt:lines 26-26; S005 · check-in-handover-note.txt:lines 8-8; S005 · check-in-handover-note.txt:lines 9-9; S005 · check-in-handover-note.txt:lines 9-9; S005 · check-in-handover-note.txt:lines 16-16; S005 · check-in-handover-note.txt:lines 31-31; S005 · check-in-handover-note.txt:lines 16-16

6. S006 · check-in-kitchen.jpg · completed

Flat 4, 18 Elmfield Road, Bristol BS6 6AN. Kitchen Inspection: Check-in. Date: 2026-03-02. Condition: Good.

Worktop join by the sink is lifting slightly.

Source references: S006 · check-in-kitchen.jpg:region 0.071,0.074,0.472,0.457; S006 · check-in-kitchen.jpg:region 0.071,0.074,0.472,0.457

Source index

- S001 · check-in-bathroom.jpg · Source kind: image · Result status: included
- S002 · check-in-bedroom-1.jpg · Source kind: image · Result status: included
- S003 · check-in-bedroom-2.jpg · Source kind: image · Result status: included
- S004 · check-in-hallway.jpg · Source kind: image · Result status: included
- S005 · check-in-handover-note.txt · Source kind: text · Result status: included
- S006 · check-in-kitchen.jpg · Source kind: image · Result status: included
- S007 · check-in-living-room.jpg · Source kind: image · Result status: included
- S008 · check-in-meters.jpg · Source kind: image · Result status: included

Items needing review

None

Draft prepared from supplied files. Confirm material decisions against the linked source evidence. No currency or unit conversion is performed.

Technical appendix

Everything below is the audit trail: what the job was configured to do and the exact digests behind each source. The report you need is above it.

Room images in this example are labelled placeholder panels; your report uses your own photos.

Locked scope

Locked scope: unlocked
Requested goal: None
Applied goal: send-client
Selected sections: None
Emitted sections: scope, warnings, overview, photo_work_completed, photo_evidence, photo_issues, photo_materials, source_index, evidence_index, exceptions
Deterministic aggregation: no cross-document monetary total
Deterministic ranking: highest-confidence findings first
Warnings: None

Source index · Source SHA-256

S001 · check-in-bathroom.jpg · ec54bb5d087c6b64c5d15b9c76c7b92ee5ad33dbb5de38e36610d6ba9935aeba
S002 · check-in-bedroom-1.jpg · bfaa3d292d196aa930feec9d5fe4e482e8524e02abe0542f17741d8b713e0532
S003 · check-in-bedroom-2.jpg · cbc5f9c4fc70981622ce7f80c3ba83a40d5735bad89beaffdb0abf2421c7a05d
S004 · check-in-hallway.jpg · 7bae34744646547ef14bfcacc595f5896da2b8a545533947a213da20f3e436b2
S005 · check-in-handover-note.txt · 90483844e96e634f6112e5d17d30cd48f58543bac6dc8dc7954bf0ff23f6665a
S006 · check-in-kitchen.jpg · bc0b8952910ad9cf6f383e1a976170fb84deda00cf09f21f4309a9b91434ede3
S007 · check-in-living-room.jpg · 8de733b8b0489ea331f6d149f44332b505cf8a6fccdc5d6428b3fa1e9642e027
S008 · check-in-meters.jpg · a2c5367330c63a290f9e8d843e1155de6f38150a011751b480e4109ca10c30e7

Evidence index

ev_014c2ff2da46240ba2b8fbd8282c041a · summary · S005 · check-in-handover-note.txt:lines 3-3
ev_01af1d09d43bb17c6bc7ead358ffa057 · observableDetail · S005 · check-in-handover-note.txt:lines 12-14
ev_10ce7fb40a10ff6478a72377e75c4224 · summary · S002 · check-in-bedroom-1.jpg:region 0.064,0.069,0.448,0.462
ev_13463e564d187c55744bcf7dacac6100 · observableDetail · S007 · check-in-living-room.jpg:region 0.071,0.073,0.536,0.457
ev_153e0129e24308ac69accc1486924ee0 · summary · S001 · check-in-bathroom.jpg:region 0.068,0.493,0.450,0.038
ev_1749276d4fb94d8584b72304893f2fab · observableDetail · S001 · check-in-bathroom.jpg:region 0.065,0.068,0.442,0.040
ev_178bf5f1261d2e4e817ca64afc2c61e3 · summary · S005 · check-in-handover-note.txt:lines 26-26
ev_18bdb626f62c270e89d8399a6ac74ae3 · summary · S004 · check-in-hallway.jpg:region 0.065,0.495,0.465,0.035
ev_3ec0f2f8b26fc87f0a6a2443bdb3669a · observableDetail · S005 · check-in-handover-note.txt:lines 3-3
ev_4971145911d0c7f3ad497b34f5be834f · summary · S007 · check-in-living-room.jpg:region 0.071,0.073,0.536,0.457
ev_639408381c1bdf21afacfedc3706b79 · observableDetail · S001 · check-in-bathroom.jpg:region 0.068,0.435,0.126,0.036
ev_6e489ebec80c7d5ca2093eeffba5b0b6 · observableDetail · S006 · check-in-kitchen.jpg:region 0.071,0.074,0.472,0.457
ev_6ed271cb751b043f1b01b31790ca7266 · observableDetail · S002 · check-in-bedroom-1.jpg:region 0.063,0.066,0.450,0.468
ev_779c501f4f7115eb828d6df0ba3445cf · summary · S008 · check-in-meters.jpg:region 0.098,0.097,0.453,0.408
ev_7947bccfbd5c05d41378a4ad4ecb8bbe · issue · S005 · check-in-handover-note.txt:lines 31-31
ev_7ac602115104917804a7d11d16eae89d · summary · S001 · check-in-bathroom.jpg:region 0.067,0.173,0.144,0.043
ev_7cb4126a0f63bf5b2c1fc9f2f24c8caf · observableDetail · S001 · check-in-bathroom.jpg:region 0.067,0.173,0.144,0.043
ev_7d831fafec38b212e1ab530a01e7e11f · summary · S005 · check-in-handover-note.txt:lines 1-1
ev_841264f8e5462bcdad71db821b1294fd · summary · S003 · check-in-bedroom-2.jpg:region 0.071,0.075,0.441,0.455
ev_881ee35bd95b8b4ad727fc462d19a3f1 · summary · S001 · check-in-bathroom.jpg:region 0.068,0.292,0.237,0.038
ev_8e240733a2a46434028900afffd4a36a · observableDetail · S001 · check-in-bathroom.jpg:region 0.068,0.292,0.237,0.038
ev_9d1b37296c5ced38db35855a963c825b · observableDetail · S004 · check-in-hallway.jpg:region 0.065,0.435,0.470,0.095
ev_a6a543364e39c133e2c23b1056870314 · issue · S005 · check-in-handover-note.txt:lines 26-26
ev_aeddc7ec36c46f548eec0eefcaacc198 · observableDetail · S003 · check-in-bedroom-2.jpg:region 0.071,0.075,0.441,0.320

ev_b12c17cc4f7a21e8fb6fc76473d7ed50 · workPhase · S005 · check-in-handover-note.txt:lines 8-8

ev_b2252f22a240d79a1528b02d53c07b56 · summary · S005 · check-in-handover-note.txt:lines 9-9

ev_b296eff21e59b8b96c8ec2952243bd62 · observableDetail · S004 · check-in-hallway.jpg:region 0.065,0.070,0.445,0.040

ev_b423abe7da4af27a090ecef9bdc06f01 · summary · S004 · check-in-hallway.jpg:region 0.065,0.290,0.240,0.095

ev_b8d65382f78f81aebd642a5e8fa06225 · observableDetail · S005 · check-in-handover-note.txt:lines 9-9

ev_bdc69820209d1d9e1fb27f578b5e289f · observableDetail · S001 · check-in-bathroom.jpg:region 0.068,0.493,0.450,0.038

ev_c16947bb1bba8e811dbccace559131d · observableDetail · S005 · check-in-handover-note.txt:lines 16-16

ev_c821688f8d49029800cdc4758ae0ec56 · summary · S005 · check-in-handover-note.txt:lines 31-31

ev_d313059ea3704e82a59688f26027dad · summary · S005 · check-in-handover-note.txt:lines 16-16

ev_dae7567cc6098ef6e6c3578cca7dc983 · observableDetail · S008 · check-in-meters.jpg:region 0.098,0.260,0.453,0.245

ev_e55d67d72add270299781dbd089c50aa · observableDetail · S001 · check-in-bathroom.jpg:region 0.068,0.352,0.205,0.036

ev_fbb8f9fd302b05d7bf7edf551d08a35a · summary · S006 · check-in-kitchen.jpg:region 0.071,0.074,0.472,0.457

Bounded photo evidence

Original customer files are not copied into this evidence pack; only bounded, metadata-free image previews are included.

S001 · check-in-bathroom.jpg

image · ec54bb5d087c

Flat 4, 18 Elmfield Road, Bristol BS6 6AN

Bathroom

Inspection: Check-in
Date: 2026-03-02
Condition
Fair. Grout discoloured along the bath edge.

Placeholder panel – Move-in Move-out Report example; your report uses your own photos

S002 · check-in-bedroom-1.jpg

image · bfaa3d292d19

Flat 4, 18 Elmfield Road, Bristol BS6 6AN

Bedroom 1

Inspection: Check-in
Date: 2026-03-02
Condition
Good. No marks noted.

Placeholder panel – Move-in Move-out Report example; your report uses your own photos

S003 · check-in-bedroom-2.jpg

image · cbc5f9c4fc70

Flat 4, 18 Elmfield Road, Bristol BS6 6AN

Bedroom 2

Inspection: Check-in
Date: 2026-03-02
Condition
Good. Curtain pole bracket loose on the left.

Placeholder panel – Move-in Move-out Report example; your report uses your own photos

S004 · check-in-hallway.jpg

image · 7bae34744646

Flat 4, 18 Elmfield Road, Bristol BS6 6AN

Hallway

Inspection: Check-in
Date: 2026-03-02
Condition
Good. Scuffing to wall by the meter cupboard.

Placeholder panel – Move-in Move-out Report example; your report uses your own photos

S006 · check-in-kitchen.jpg

image · bc0b8952910a

Flat 4, 18 Elmfield Road, Bristol BS6 6AN

Kitchen

Inspection: Check-in
Date: 2026-03-02
Condition
Good. Worktop join by the sink is lifting slightly.

Placeholder panel – Move-in Move-out Report example; your report uses your own photos

S007 · check-in-living-room.jpg

image · 8de733b8b048

Flat 4, 18 Elmfield Road, Bristol BS6 6AN

Living room

Inspection: Check-in
Date: 2026-03-02
Condition
Good. Small scuff to skirting board below the window.

Placeholder panel – Move-in Move-out Report example; your report uses your own photos

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