

# Move-Out / Check-Out Inspection Photo Checklist

How to photograph a property so your evidence survives a UK deposit dispute (TDS / DPS / myDeposits). Print it, or keep it on your phone.

## 5 rules that win disputes

- Shoot the SAME angles at check-in and check-out — a defect only counts if you can show it wasn't there before.
- Make sure every photo is dated/time-stamped — undated photos get discounted by adjudicators.
- Describe condition in neutral, factual language ("2cm scuff, lower-left of wall"), never "tenant trashed it".
- Separate fair wear and tear from damage explicitly, item by item.
- Keep check-in and check-out in ONE comparison document so the before/after is obvious at a glance.

## Room-by-room shot list

**Every room** — Wide shot from the doorway + each wall; ceiling; light fittings & switches; sockets.

**Entrance & hallway** — Front door (inside & out), locks, flooring, walls, any communal-area damage.

**Kitchen** — Worktops, sink & taps, splashback, inside & outside of every cupboard, oven/hob/extractor, fridge, washer — switched on if checking function.

**Bathroom / WC** — Tiles & grout, sealant around bath/shower, toilet, basin, taps, extractor fan, any mould/limescale close-up.

**Bedrooms & living room** — Walls, carpets/flooring, skirting, curtains/blinds, fitted wardrobes (inside), radiators.

**Walls, ceilings & floors** — Marks, cracks, nail holes, stains — a close-up AND a wide shot showing location.

**Windows & doors** — Frames, glass, handles, keys; condensation/mould on frames.

**Meters & safety** — Gas, electric & water meter READINGS (clear close-up); smoke & CO alarms; fuse board.

**Keys & exterior** — All keys/fobs laid out; garden, bins, shed/garage, exterior walls & guttering.

Tired of typing the report up afterwards? [SnapReport](#) turns these photos + a few notes into a finished, branded condition report — with an automatic move-in/move-out comparison — in about 2 minutes. Try it free at [snapreport.com](#).

Free checklist by SnapReport. This is general guidance, not legal advice.