

Standard Report - Inventario de mudanca Lisboa

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Trade and site work

The apartment at Rua da Prata 88, Lisboa, has undergone an exit inspection and is confirmed to be clean and free from visible damage. All furniture was checked, two sets of keys accounted for, and utility readings recorded, aligning with the provided exit inspection notes.

Job: Inventario de mudanca Lisboa **Generated:** 16 Oct 2026, 02:44

Diagnosis

Apartment condition confirmed as clean and undamaged post-tenancy, consistent with exit inspection notes and visual evidence.

Minor

Confidence: Very High

General

Visual inspection of all provided images (kitchen, oven, bedroom, bathroom, window) shows the apartment to be clean and free from visible damage. This aligns perfectly with the attached text note stating 'Vistoria de saida: apartamento entregue limpo e ssem danos' (Exit inspection: apartment delivered clean and without damage). Furniture was also checked, and keys accounted for as per the note (two sets mentioned, one set visible in images). Utility readings were recorded as stated in the text note.

Safety Assessment

Safe

No specific safety concerns identified.

Evidence Reviewed

In this report: using 7 of 7 items

Action Plan

Good

Finalise Tenancy Closure Documentation

- Verify all inspection notes against inventory report
- Process utility readings for final billing
- Confirm key return (2 sets)
- Update property status in management system

Est. time: 1-2 hours

Required: Computer, Property management software, Utility reading forms

Better

Comprehensive Tenancy Closure and Future Planning

- Complete all 'Good' tier steps
- Generate a detailed exit report for landlord records
- Schedule basic property maintenance checks (e.g., boiler service, smoke alarm tests) if due
- Begin marketing preparations for re-letting

Est. time: 2-4 hours

Required: Computer, Property management software, Reporting tools, Calendar/scheduling software

Best

Optimised Property Turnover and Tenant Acquisition

- Complete all 'Better' tier steps
- Conduct a market analysis to optimise rental price
- Arrange professional photography for new listing
- Implement a proactive tenant search strategy
- Review and update tenancy agreement templates based on current regulations

Est. time: 4-8 hours

Required: Computer, Property management software, Marketing platforms, Professional camera/photographer, Legal document software

Tools & Materials

Tools	Digital camera/smartphone (for photo evidence), Notepad and pen (for manual notes), Property management software
Materials	Checklist/inventory form
Estimated Cost (max)	£200

Customer Communication

Dear Imobiliar Tejo Lda, The exit inspection of the apartment at Rua da Prata 88, Lisboa, has been completed. We are pleased to report that the property has been delivered clean and without any visible damage, consistent with your instructions. All furniture has been checked, two sets of keys have been accounted for, and the water and electricity readings have been duly recorded. We will now proceed with the final administrative steps to formally close this tenancy.

Mentor's Tips

- Always take comprehensive photographs during both move-in and move-out inspections.
- This creates an indisputable record of the property's condition, which is invaluable for resolving any potential disputes.
- Double-check all utility meter readings against previous records to ensure accuracy and avoid discrepancies.
- A detailed, itemised inventory signed by both parties at the start of the tenancy makes the exit inspection process much smoother and fairer.
- Pay close attention to areas prone to wear and tear, such as kitchen countertops, bathroom grout, and carpet edges, even if they appear clean initially.

What to Watch For

- While the apartment is currently in good condition, regular maintenance checks should be scheduled to prevent future issues.
- Over time, minor wear and tear is inevitable; proactive maintenance can extend the life of fixtures and fittings.
- Ensure all utility accounts are correctly transferred to avoid outstanding bills.

- If the property remains vacant for a period, consider scheduling periodic checks to prevent issues like damp or security breaches.
- Clearly documenting the current pristine condition will set a high standard for future tenants.

PHOTOGRAPHS



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6

Evidence on file

Files attached to this report. The photographs are printed in this document.

6 photographs – see the photo schedule

Text note · Captured 15 Oct 2026, 20:06

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