

SAMPLE · ILLUSTRATIVE, NOT AN ACTUAL CASE

Listing check

– 2-room flat in Centrs, Rīga (*sample report — the case, people and findings are illustrative*)

REFERENCE SD-XXXX	PREPARED FOR M.K. (anonymised)	CHECK TYPE Full dossier · €99
ADDRESS Centrs, Rīga (street withheld in this sample)	LISTING ss.lv · €520/mo · 2-month deposit up front	VISITED 14 June 2026, 17:40

VERDICT

Ask for more

The address is real and the building matches the advert. But you still can't see inside, we can't confirm the landlord is allowed to rent the flat, and the listing carries several warning signs.

Executive summary

A vetted local went to the address in person, photographed the building and street, called the landlord on the advert, and ran open-source checks on the listing and the people behind it. The building is genuine and matches the advert. The landlord refused to let our scout inside, we could not confirm they are entitled to rent the flat, and the open-source checks flagged a reused number, duplicated photos and a below-market rent - see details below.

KEY FINDINGS

- **Address and building are real** and match the advert's exterior.
- **Interior unseen:** access was refused on the day.
- **Landlord unverified:** reachable, but showed no right to rent.
- **Four documentation flags** on the listing (see below).

RECOMMENDATION

Before you pay anything, ask for a live interior video, plus proof of the right to rent. If the landlord cannot provide either, treat it as grounds to walk away.

Scope & method

This is a visual, observational check. It records what our scout could see and what public sources showed at the time. It is not a survey, valuation, structural inspection, or legal-title verification.

WHAT THIS CHECK COVERED • In-person visit to the address • Photos and video of the exterior, entrance and common areas • A call to the advertised contact, with your questions • Open-source checks on the listing and the people behind it (Full dossier)	WHAT IT DID NOT COVER • Entering the flat (access was refused) • Any structural, electrical or technical inspection • A valuation or price appraisal • A legal title search or credit check
WHEN & HOW Visited 14 June 2026 at about 17:40, by a vetted local scout on the ground; compiled and reviewed by ScoutDesk.	

01 Findings

YOUR QUESTION	WHAT WE FOUND
Does the building / address exist?	Yes. The building at the listed address exists and matches the advert's exterior photos.
Does the flat match the listing?	Exterior matches; interior unconfirmed. The landlord declined same-day access, so the inside could not be verified.
Is the landlord real and entitled to rent?	Reachable, but not verified. The number connects to someone who knows the listing, but they would not show the flat or any proof they are allowed to rent it.
Condition and street?	Normal, lived-in building on a quiet residential street; a tram stop about 120 m away and a shop on the corner. No obvious concerns about the area.

ON THE GROUND

Our scout went to the address on foot, photographed the building, entrance, noticeboard and the door to the unit, and confirmed the street name and number. The building was clearly occupied and lived-in. They called the number on the advert to arrange a viewing and ask the questions you raised. The landlord would not let them in that day; the keys, they were told, were 'with a colleague,' and the landlord offered to send more photos instead. The entrance ran on a working intercom and most of the postboxes carried names. From the landing, the door to the unit looked recently painted, with a mat outside and no nameplate.

02 Documentation & open-source check

FULL DOSSIER

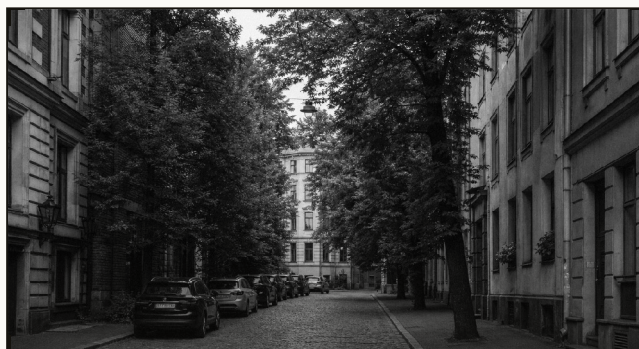
What public records and open sources show about this listing and the people behind it.

CHECK	WHAT WE DID	RESULT
Contact cross-reference	Searched the advertised phone number across portals and directories.	FLAG The same number appears on three other active adverts , one under a different name.
Listing duplication	Reverse-image and text search of the advert across rental portals.	FLAG The same photos appear on another portal at a higher price . second portal listing, same photos (URL withheld in this sample)
Ownership / right-to-rent	Looked the address up in the Latvian Land Register (Zemesgrāmata).	COULDN'T CONFIRM The first name given in the advert does not match the registered owner. A right to rent could not be confirmed.
Price sanity	Compared the rent to local advertised comparables.	FLAG Roughly 12% below the area median for comparable flats.

03 Evidence



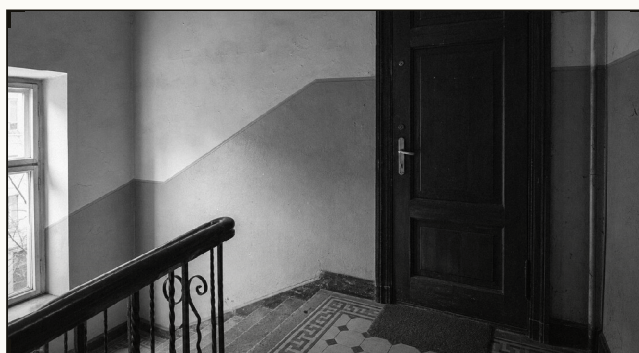
P-01 · FAÇADE, FULL FRONT · 14 JUN 17:42 · ADDRESS MATCH



P-02 · STREET AND APPROACH · 14 JUN 17:45 · THE APPROACH



P-03 · BUILDING ENTRANCE · 14 JUN 17:47 · ENTRANCE GRANTED



P-04 · UNIT DOOR, FROM LANDING · 14 JUN 17:49 · NOT OPENED

The full set is in your secure evidence locker below: **18 photos and a 58-second walk-up video**.

04 Access your evidence

SECURE EVIDENCE LOCKER

scoutdesk.lv/e/SD-XXXX

18 photos · 1 video (00:58) · private to this reference · link valid 30 days. Scan the code, or open the link.



05 Assessment & recommendation

The address is genuine and the flat very likely exists, so this is not the common scam where there is nothing there at all. The risk is in what we could not confirm: you cannot see inside, and we could not tie the name in the advert to the registered owner. On top of that, the open-source checks returned several warning signs: the number is reused on other adverts, the photos are duplicated elsewhere, and the rent sits below market.

RECOMMENDED STEPS

1. Ask for a live video walkthrough of the interior. A genuine landlord can usually do this.
2. Ask to see proof of ownership or the right to rent, even a redacted document.
3. If the landlord cannot provide either, treat it as a reason to step back. We can check a different listing for you if you would like.

LIMITS OF THIS CHECK

- We never got inside, so we cannot tell you the condition or layout, or even confirm that the flat in the advert is the one being offered.
- The Land Register shows who owns the property, not who is allowed to let it. A first name that does not line up with the registered owner is a reason to ask for proof, not proof of fraud by itself.
- On the call, the contact knew the listing but would not show the flat or any document. That tells us access was refused, not who they are.
- We saw the building on one evening. Things can change after the date of this report.

DISCLAIMER

This report records what our scout observed and what public sources showed at the time of the task. ScoutDesk does not warrant that the property, the listing, or the people behind it are genuine, lawful, safe, or honest, and nothing here is legal advice, a valuation, or a structural inspection. We checked what was publicly visible plus what access was granted, and did not enter without permission. Work was carried out under GDPR; third-party identifying details have been anonymised, and your evidence is held privately on an expiring link.

Questions about this report: info@scoutdesk.lv

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