



THE **KEY** TO INVENTORIES SINCE **1994**

INTERIM INSPECTION REPORT

AT

SAMPLE ADDRESS

SAMPLE ADDRESS

SAMPLE ADDRESS

SAMPLE ADDRESS

SAMPLE DATE

REF: SAMPLE

T: 01923 283 993

M: 07976 278450

info@oakwood-inventories.com

www.oakwood-inventories.com

2 Orchard Drive, Chorleywood, Hertfordshire WD3 5QL V.A.T Reg No. 710 2888 49

Oakwood Inventories London Limited trading as Oakwood Inventories Registered in England and Wales Company Number: 8152483



GUIDANCE NOTES

This report has been prepared on the instruction of the landlord or their appointed managing agent and is provided for their use in connection with the tenancy.

This interim inspection report provides a general, non-intrusive assessment of the condition and cleanliness of the property at the time of inspection.

It is prepared for landlord and managing agent guidance only and does not constitute a full inventory or a detailed re-listing of contents.

Reference may be made to the original check-in inventory for contextual purposes only, including any pre-existing issues, unresolved defects, or visible deterioration noted at the time of inspection. This report should be read in conjunction with the original check-in inventory.

This interim report is not intended to be used to determine end-of-tenancy liability, support deposit deductions, or provide a comprehensive record of condition.

The inspection was carried out on a visual, non-invasive basis only. No items were moved, dismantled, or tested in a manner that could cause damage. A handheld damp meter may be used to provide indicative moisture readings where appropriate; however, this is for guidance only and does not constitute a specialist survey or diagnosis.

Where present and accessible, smoke alarms and carbon monoxide detectors may be test activated using the manufacturer's test button only as a basic functionality check. This does not constitute confirmation of ongoing operation, safety, certification, or compliance.

Meter readings may be recorded where accessible; however, their accuracy is not verified and should be confirmed with the relevant utility providers.

Areas that were inaccessible, obstructed, or not reasonably visible at the time of inspection could not be inspected and are therefore excluded from this report. No responsibility is accepted for defects, deterioration, or issues that were not visible or apparent at the time of inspection, including latent or concealed defects.

Observations reflect the condition of the property at the time of inspection and may be influenced by the level of occupation and use at that point. This report does not comment on tenant behaviour or compliance and should not be interpreted as an assessment of breach or misuse.

Where concerns are noted, these are provided for information and guidance only. Any recommendations made are advisory in nature and intended to support ongoing property management and maintenance.

Photographs included within this interim inspection report are provided for reference purposes only and are intended to support the written observations recorded at the time of inspection. They do not constitute a comprehensive or definitive record of the property, its contents, or condition.

Not all items, areas, or aspects of condition are photographed, and the written descriptions remain the primary and authoritative record. Image appearance may be affected by lighting, angle, resolution, or environmental conditions and should not be relied upon independently.

Photographs may include tenant possessions where present and visible at the time of inspection. Any such inclusion is incidental to recording the condition of the property and its fixtures and fittings and should not be interpreted as a record of personal belongings beyond their relevance to condition.

All data is processed in accordance with applicable data protection legislation, including the UK GDPR and Data Protection Act 2018.

Please see our full terms and conditions and privacy policy, available on our website.

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OCCUPANCY AND ACCESS

Inspection date:	4 th February 2026
Tenancy Check in date:	3 rd August 2025
Property type:	1 bedroom, furnished apartment
Tenant Present:	No
Access Gained To:	All main rooms
Access Restrictions (if any):	none

GENERAL CONDITION

General condition and cleanliness:	Overall condition and cleanliness were below the standard recorded at check-in, with areas requiring attention as detailed within the room-by-room sections below.
Pets	No evidence of pet occupation observed at the time of inspection.
Smoking	No evidence of smoking observed within the property at the time of inspection.
Odour	No significant odour noted at the time of inspection.
	<i>Observations are based solely on visible and apparent indicators at the time of inspection and do not constitute confirmation of ongoing activity or tenancy compliance.</i>

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ENTRANCE HALL

As per check-in inventory, allowing for general use and fair wear and tear, unless otherwise stated below. Inspection is visual and non-invasive. Observations relate to visible and unobstructed items only, taking into account the presence of tenant possessions, and are provided for guidance to assist ongoing property management.

Decor

Staining noted adjacent to the shower room door, consistent with previous water ingress. Area appeared dry at the time of inspection, with damp meter readings within a normal range (indicative only). Leak staining to ceiling as per check in



Flooring

Observed to be in reasonable condition, consistent with normal occupation and the condition recorded at check-in.

Windows

n/a

Cleanliness

Cleanliness consistent with a domestic standard at the time of inspection.

Content defects

No observable additions to condition recorded at check-in.

Maintenance issues

Heat detector hanging loose from ceiling and requires repair



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ROOM PHOTOS



RECEPTION ROOM

As per check-in inventory, allowing for general use and fair wear and tear, unless otherwise stated below. Inspection is visual and non-invasive. Observations relate to visible and unobstructed items only, taking into account the presence of tenant possessions, and are provided for guidance to assist ongoing property management.

Decor

leak staining under window, area appeared dry at the time of inspection, with damp meter readings within a normal range (indicative only)



Flooring

as per check in

Windows

Paint flaking to base of frame possibly due to leak damage as noted under decor

Cleanliness

below the standard recorded at check-in

Content defects

No observable additions to condition recorded at check-in.

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Maintenance issues	None.
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ROOM PHOTOS



KITCHEN

As per check-in inventory, allowing for general use and fair wear and tear, unless otherwise stated below. Visual inspection of accessible surfaces, appliances and fittings only. Inspection is visual and non-invasive. Observations relate to visible and unobstructed items only, taking into account the presence of tenant possessions, and are provided for guidance to assist ongoing property management.

Decor	further low level scuffs and splash marks to walls, now very grubby to wall left hand side of entrance
Flooring	Observed to be in reasonable condition, consistent with normal occupation and the condition recorded at check-in.
Windows	Crack to 1 pane – appears due to stress.
Units & worktops	1: Kitchen unit door below sink noted as being taped at commencement now no longer taped but hinge loose. 2: Worktops as per check in
Sink & taps	Loose taps repaired since check in
Appliances	Appliances observed externally only. No testing carried out. Cleanliness below the standard recorded at check-in.
Cleanliness	below the standard recorded at check-in
Content defects	Venetian blind off and broken

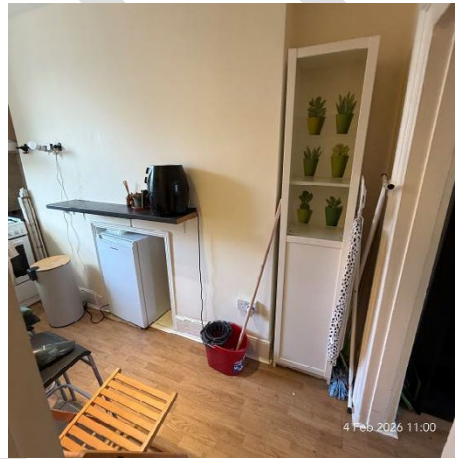
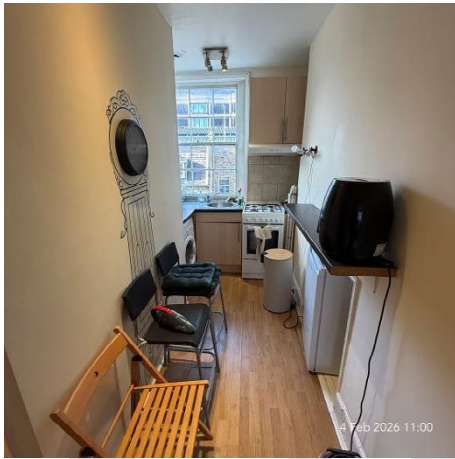
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Maintenance issues

Blind as above

ROOM PHOTOS



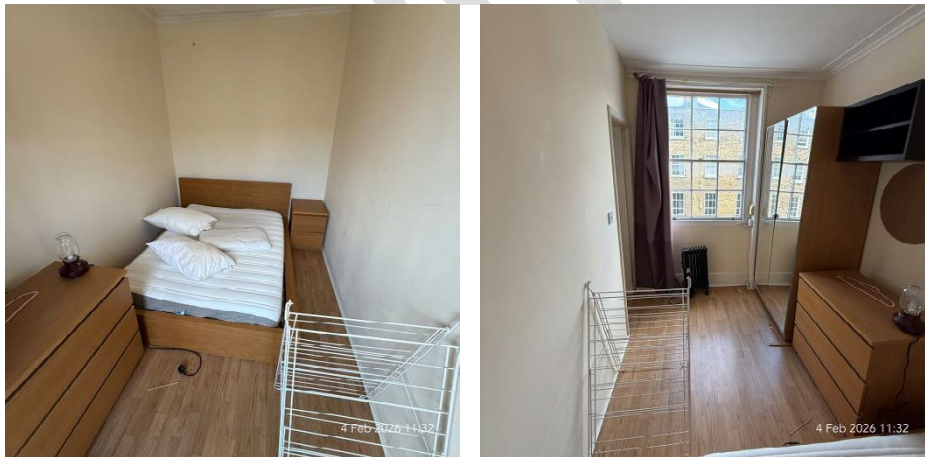
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BEDROOM

As per check-in inventory, allowing for general use and fair wear and tear, unless otherwise stated below. Inspection is visual and non-invasive. Observations relate to visible and unobstructed items only, taking into account the presence of tenant possessions, and are provided for guidance to assist ongoing property management.

Decor	Appears in reasonable condition at the time of inspection, with minor marks consistent with normal occupation.
Flooring	Observed to be in reasonable condition, consistent with normal occupation and the condition recorded at check-in.
Windows	mildew and slight flaking around frames, may indicate a condensation related issue although none evident at time of inspection
Cleanliness	below the standard recorded at check-in
Content defects	No observable additions to condition recorded at check-in.
Maintenance issues	None.

ROOM PHOTOS



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SHOWER ROOM

***As per check-in inventory, allowing for general use and fair wear and tear, unless otherwise stated below.
Visual inspection of accessible sanitary ware, fittings and surfaces only.
Inspection is visual and non-invasive. Observations relate to visible condition and any apparent signs of moisture or mould, taking into account the presence of tenant possessions, and are provided for guidance to assist ongoing property management.***

Decor

Large leak damaged area over WC which continues to wall to same area



Flooring

Defects as per check in, cleaning below the standard recorded at check-in

Windows

Heavily soiled to vent

Sanitary ware

Toilet seat replaced since check in, cleaning below the standard recorded at check-in

Ventilation / moisture

No visible signs of condensation or mould noted at the time of inspection.

Cleanliness

below the standard recorded at check-in

Content defects

piece of bracket broken off to 1 of the lights with heat marking to same light

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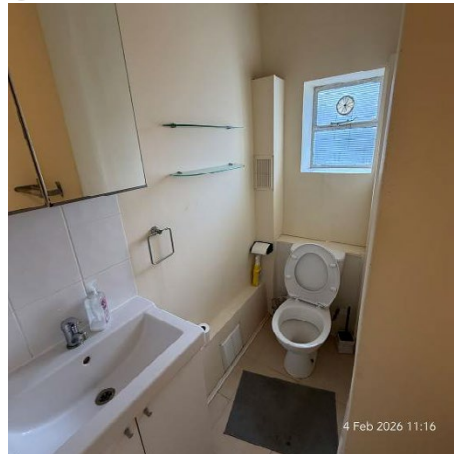
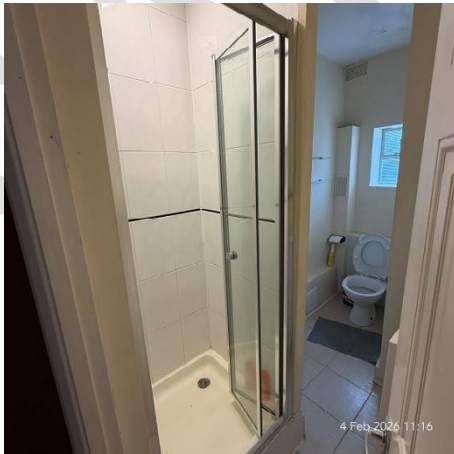


Maintenance issues

towel rail coming away from wall



ROOM PHOTOS



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SMOKE ALARMS AND CARBON MONOXIDE DETECTORS

Smoke and carbon monoxide alarms were audibly tested at the time of inspection where accessible. Observations relate solely to the condition and operation of alarms at the time of attendance.

Ongoing testing and maintenance remain the responsibility of the relevant parties in accordance with the tenancy agreement and applicable obligations

Type	Smoke Alarm	Location	Entrance Hall
Audibly tested at the time of inspection and responded appropriately			
Type	Carbon Monoxide	Location	Kitchen
Audibly tested at the time of inspection and responded appropriately			

HEALTH AND SAFETY (VISUAL ONLY)

General visual overview only. This does not constitute a formal safety or compliance inspection.

Comments	No visible health and safety concerns noted at the time of inspection.
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METER READINGS

Meter readings were recorded as observed at the time of inspection where meters were accessible. Readings are provided for information only and should not be relied upon for billing, usage assessment, or cost apportionment. Where meters were not accessible at the time of inspection, this has been noted below

ELECTRIC METER:		GAS METER:	
READING	31897	READING	2703
SERIAL NUMBER	183A31481	SERIAL NUMBER	0982849S
LOCATION	Entrance Hall	LOCATION	Entrance Hall



WATER METER:	
READING	n/a
SERIAL NUMBER	
LOCATION	

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