



THE KEY TO INVENTORIES SINCE 1994

INTERIM CONDITION REPORT

AT

SAMPLE ADDRESS

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SAMPLE DATE

REF: SAMPLE

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GUIDANCE NOTES

This interim inspection report provides a general, non-intrusive snapshot 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.

Reference may be made to the original check-in inventory for contextual purposes only, including the identification of pre-existing issues, unresolved defects, or signs of deterioration observed at the time of inspection. This interim report is not intended to be used to determine end-of-tenancy liability or to support deposit deductions.

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, and no specialist equipment was used. Services, installations, and appliances are not tested, other than basic audible testing of smoke and carbon monoxide alarms where accessible.

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. Oakwood Inventories accepts no responsibility for defects, deterioration, or issues that were not visible or apparent at the time of inspection, including latent or concealed defects.

Observations within this report reflect the condition of the property at the time of inspection and are influenced by the level of occupation and use at that point in time. 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.

OCCUPANCY AND ACCESS

Inspection date:	13 TH November 2025
Tenancy Check in date	13 th May 2025
Property type:	2 bedroom furnished apartment
Tenant Present:	Yes
Access Gained To:	All main rooms
Access Restrictions (if any):	none

GENERAL CONDITION OVERALL

At the time of inspection, the property was found to be occupied in a normal domestic manner. Overall condition and cleanliness were considered good with no significant concerns observed requiring immediate attention unless otherwise noted below.

SAMPLE

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ENTRANCE HALL

Decor

Walls appear in reasonable condition overall at the time of inspection. Crack and historic leak staining to the ceiling in the central hallway area, appearing dry at the time of inspection. Tenant advised that the leak has been repaired [landlord information](#)



Flooring

observed to be in reasonable condition and free from obvious damage

Windows

n/a

Cleanliness

Considered acceptable at the time of inspection

Maintenance issues

none

ROOM PHOTOS



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SAMPLE

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BATHROOM

Decor	Appear in reasonable condition marks consistent with ongoing occupation.
Flooring	Observed to be in reasonable condition at the time of inspection.
Windows	Appear serviceable at the time of inspection. No obvious concerns noted.
Cleanliness	Considered acceptable at the time of inspection.
Maintenance issues	Intermittent dripping observed from the shower mixer tap at the time of inspection – landlord maintenance



ROOM PHOTOS



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WC

Decor	Appear in reasonable condition marks consistent with ongoing occupation.
Flooring	Observed to be in reasonable condition at the time of inspection.
Windows	Appear serviceable at the time of inspection. No obvious concerns noted.
Cleanliness	Considered acceptable at the time of inspection.
Maintenance issues	WC seat cracked to rear right side



ROOM PHOTOS



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BEDROOM 1

Decor

Generally as per check in with further water staining under window which appear dry, **Landlord information and tenant to monitor**



Flooring

Observed to be in reasonable condition at the time of inspection.

Windows

Appear serviceable at the time of inspection, water stains to reveal, informed by tenant that the windows do condensate and requires further investigation, **Landlord**



Cleanliness

Considered acceptable at the time of inspection.

Maintenance issues

none

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ROOM PHOTOS



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BEDROOM 2

Decor	Appear in reasonable condition marks consistent with ongoing occupation
Flooring	Observed to be in reasonable condition at the time of inspection.
Windows	Appear serviceable at the time of inspection, water stains to reveal, informed by tenant that the windows do condensate and requires further investigation, Landlord
Cleanliness	Considered acceptable at the time of inspection.
Maintenance issues	none



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RECEPTION ROOM

Decor

Appear in reasonable condition, with minor marks consistent with normal occupation. Leak damage around window reveal area remains as per check in [Landlord information](#)



Flooring

Observed to be in reasonable condition at the time of inspection.

Windows

Appear serviceable at the time of inspection.

Cleanliness

Considered acceptable at the time of inspection.

Maintenance issues

hinges loose to right and left hand doors, [landlord maintenance](#)



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ROOM PHOTOS



SAMPLE

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KITCHEN

Decor	Appear in reasonable condition, with marks consistent with normal kitchen use
Flooring	Observed to be in reasonable condition.
Windows	Appear serviceable at the time of inspection
Units & worktops	Appear serviceable, with signs of general use consistent with occupation
Sink & taps	Evidence of intermittent dripping from the cold tap observed at the time of inspection, consistent with the issue noted at the original check in inventory. Landlord / managing agent advised.
Appliances (visual only)	Appliances observed externally only. No testing carried out. Zanussi washing machine replaced since commencement by landlord with Indesit washing machine
Cleanliness	Considered acceptable at the time of inspection.
Maintenance issues	none

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.

Tenants are reminded of the importance of regularly testing alarms in accordance with manufacturer guidance and reporting any concerns promptly.

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



Type	Carbon Monoxide	Location	n/a
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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	54233	READING	n/a
SERIAL NUMBER	F02A09251	SERIAL NUMBER	
LOCATION	Kitchen, cupboard over entrance	LOCATION	
			
WATER METER:			
READING	n./a		
SERIAL NUMBER			
LOCATION			

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