



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

---

**INTERIM INSPECTION REPORT**

**AT**

**8 MAY 2026**

**REF: 45098**

**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 extent of day-to-day use and the presence of personal belongings 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.**

## OCCUPANCY AND ACCESS

<b>Inspection date:</b>	8 <sup>th</sup> May 2026
<b>Tenancy Check-in date:</b>	26 <sup>th</sup> April 2024
<b>Property type:</b>	1 bedroom, furnished apartment
<b>Tenant Present:</b>	Yes
<b>Access Gained To:</b>	All main rooms
<b>Access Restrictions (if any):</b>	None.

## GENERAL CONDITION

<b>General condition and cleanliness:</b>	Visible areas appear generally consistent with normal day-to-day use and a domestically maintained standard at the time of inspection, allowing for fair wear and tear.
<b>Pets</b>	Evidence of pets noted at the time of inspection, 2 dogs and 1 cat
<b>Smoking</b>	No evidence of smoking noted within the property at the time of inspection.
<b>Odour</b>	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>

CTRL + SCROLL TO ENLARGE SCREEN IMAGE OR PINCH ON MOBILE. **FULL PHOTO GALLERY** [CLICK HERE](#)

## 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.*

<b>Decor</b>	Appears consistent with normal day-to-day use and the condition recorded at check-in
<b>Flooring</b>	Visible areas appear consistent with normal day-to-day use and the condition recorded at check-in.
<b>Windows</b>	N/A
<b>Blinds/Curtains</b>	N/A
<b>Lighting</b>	Lighting appeared responsive to basic operation where tested at the time of inspection.
<b>Cleanliness</b>	Cleanliness consistent with a domestic standard at the time of inspection.
<b>Content defects</b>	No obvious additions or changes to condition noted to visible areas beyond those recorded at check-in.
<b>Maintenance issues</b>	None.

## ROOM PHOTOS



CTRL + SCROLL TO ENLARGE SCREEN IMAGE OR PINCH ON MOBILE. [FULL PHOTO GALLERY](#) [CLICK HERE](#)

## 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

Heavy rubbing and marking noted to walls and skirting near the entrance area, beyond general wear consistent with the condition recorded at check-in



### Flooring

Areas of visible staining consistent with pet soiling



CTRL + SCROLL TO ENLARGE SCREEN IMAGE OR PINCH ON MOBILE. **FULL PHOTO GALLERY** [CLICK HERE](#)



<b>Windows</b>	Appear visually consistent with normal day-to-day use and the condition recorded at check-in
<b>Blinds/Curtains</b>	Appear visually consistent with normal day-to-day use and the condition recorded at check-in.
<b>Lighting</b>	Lighting appeared responsive to basic operation where tested at the time of inspection.
<b>Cleanliness</b>	Cleanliness consistent with a domestic standard at the time of inspection.
<b>Content defects</b>	No obvious additions or changes to condition noted to visible areas beyond those recorded at check-in unless listed below:
	White discolouration/staining noted to top surface of desk

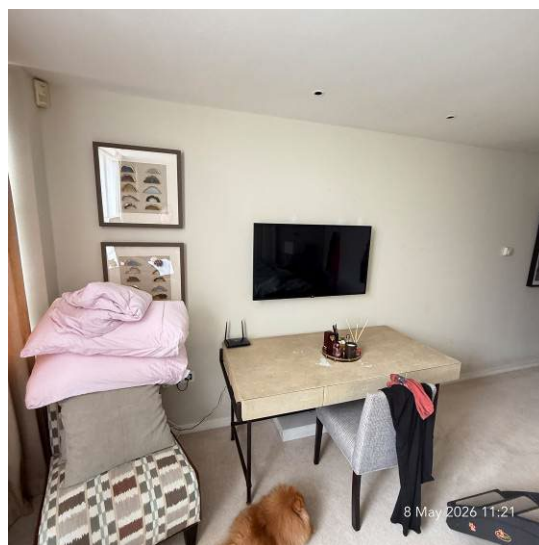
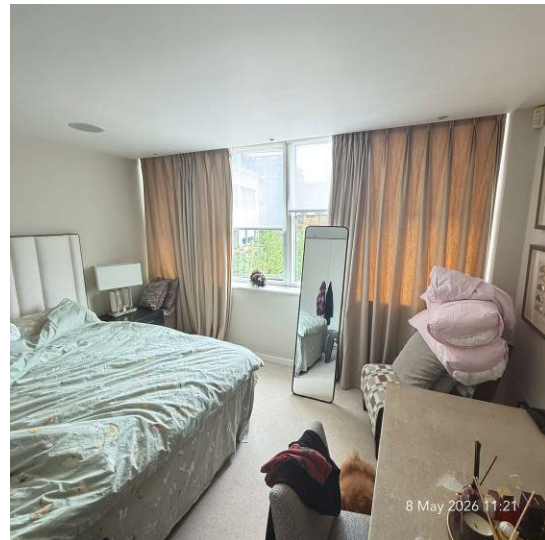
CTRL + SCROLL TO ENLARGE SCREEN IMAGE OR PINCH ON MOBILE. **FULL PHOTO GALLERY** [CLICK HERE](#)



**Maintenance issues**

Tenant reported air conditioning not working properly

**ROOM PHOTOS**



CTRL + SCROLL TO ENLARGE SCREEN IMAGE OR PINCH ON MOBILE. [FULL PHOTO GALLERY](#) [CLICK HERE](#)

## BATHROOM

*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.*

<b>Decor</b>	Appears consistent with normal day-to-day use and the condition recorded at check-in
<b>Flooring</b>	Visible areas appear consistent with normal day-to-day use and the condition recorded at check-in.
<b>Windows</b>	N/A
<b>Blinds/Curtains</b>	N/A
<b>Lighting</b>	1 bulb not working at the time of inspection. 5 bulbs to mirror lighting not operational at the time of inspection
<b>Sanitary ware</b>	Appears visually consistent with normal use and the condition recorded at check-in. Slight mould to sealant in corners of shower cubicle



<b>Ventilation / moisture</b>	No obvious visible signs of condensation, dampness or mould noted at the time of inspection.
<b>Cleanliness</b>	Cleanliness consistent with a domestic standard at the time of inspection.
<b>Content defects</b>	No obvious additions or changes to condition noted to visible areas beyond those recorded at check-in.
<b>Maintenance issues</b>	None.

CTRL + SCROLL TO ENLARGE SCREEN IMAGE OR PINCH ON MOBILE. [FULL PHOTO GALLERY](#) [CLICK HERE](#)

## ROOM PHOTOS



## WC

***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**

Appears consistent with normal day-to-day use and the condition recorded at check-in

**Flooring**

Visible areas appear consistent with normal day-to-day use and the condition recorded at check-in.

CTRL + SCROLL TO ENLARGE SCREEN IMAGE OR PINCH ON MOBILE. **FULL PHOTO GALLERY** [CLICK HERE](#)

<b>Windows</b>	N/A
<b>Blinds/Curtains</b>	N/A
<b>Lighting</b>	1 bulb not working at the time of inspection.
<b>Sanitary ware</b>	Appears visually consistent with normal use and the condition recorded at check-in.
<b>Ventilation / moisture</b>	No obvious visible signs of condensation, dampness or mould noted at the time of inspection
<b>Cleanliness</b>	Cleanliness consistent with a domestic standard at the time of inspection.
<b>Content defects</b>	No obvious additions or changes to condition noted to visible areas beyond those recorded at check-in.
<b>Maintenance issues</b>	None.

### ROOM PHOTOS



### KITCHEN

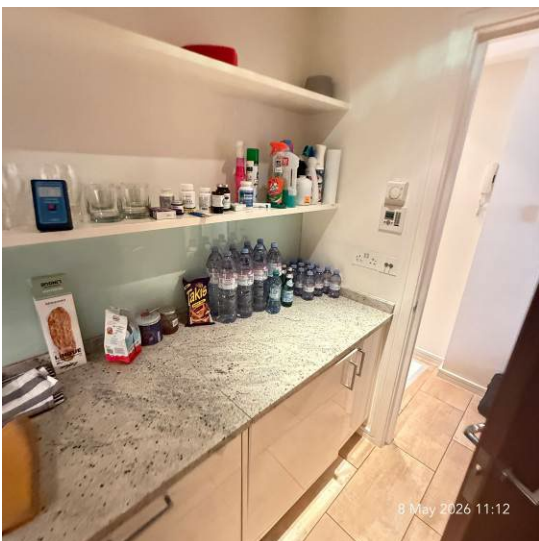
***As per check-in inventory, allowing for general use and fair wear and tear, unless otherwise stated below. Visual inspection of accessible surfaces, appliances and fittings only. Observations relate to visible and unobstructed items only, taking into account the presence of tenant possessions, and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

<b>Decor</b>	Appears consistent with normal kitchen use and the condition recorded at check-in
<b>Flooring</b>	Visible areas appear consistent with normal day-to-day use and the condition recorded at check-in.
<b>Windows</b>	N/A
<b>Blinds/Curtains</b>	N/A

CTRL + SCROLL TO ENLARGE SCREEN IMAGE OR PINCH ON MOBILE. **FULL PHOTO GALLERY** [CLICK HERE](#)

<b>Lighting</b>	Lighting appeared responsive to basic operation where tested at the time of inspection.
<b>Units &amp; worktops</b>	Visible areas appear consistent with normal day-to-day use and the condition recorded at check-in.
<b>Sink &amp; taps</b>	Appear visually consistent with normal use and the condition recorded at check-in, with no obvious visible defects noted at the time of inspection.
<b>Appliances</b>	Appliances observed visually at the time of inspection and responsive to basic power operation where possible. No performance or safety testing carried out. Visible condition appeared generally consistent with the condition recorded at check-in unless otherwise stated below
	Refrigerator replaced since check in with Samsung side by side refrigerator freezer
<b>Cleanliness</b>	Cleanliness consistent with a domestic standard at the time of inspection.
<b>Content defects</b>	No obvious additions or changes to condition noted to visible areas beyond those recorded at check-in.
<b>Maintenance issues</b>	None.

### ROOM PHOTOS



CTRL + SCROLL TO ENLARGE SCREEN IMAGE OR PINCH ON MOBILE. [FULL PHOTO GALLERY](#) [CLICK HERE](#)



CTRL + SCROLL TO ENLARGE SCREEN IMAGE OR PINCH ON MOBILE. [FULL PHOTO GALLERY](#) [CLICK HERE](#)

## 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.*

<b>Decor</b>	Appears consistent with normal day-to-day use and the condition recorded at check-in
<b>Flooring</b>	Visible areas appear consistent with normal day-to-day use and the condition recorded at check-in.
<b>Windows</b>	Appear visually consistent with normal day-to-day use and the condition recorded at check-in
<b>Blinds/Curtains</b>	Appear visually consistent with normal day-to-day use and the condition recorded at check-in.
<b>Lighting</b>	6 lights not working at the time of inspection.
<b>Cleanliness</b>	Cleanliness consistent with a domestic standard at the time of inspection.
<b>Content defects</b>	No obvious additions or changes to condition noted to visible areas beyond those recorded at check-in unless otherwise stated below.
	Sofa – significant cat clawing/pulls noted to left arm, with additional smaller area of pulls to corner of right seat cushion



CTRL + SCROLL TO ENLARGE SCREEN IMAGE OR PINCH ON MOBILE. [FULL PHOTO GALLERY](#) [CLICK HERE](#)



**Maintenance issues**

None.

### ROOM PHOTOS



CTRL + SCROLL TO ENLARGE SCREEN IMAGE OR PINCH ON MOBILE. [FULL PHOTO GALLERY](#) [CLICK HERE](#)

**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.**

<b>Type</b>	Smoke Alarm	<b>Location</b>	Entrance Hall, kitchen
-------------	-------------	-----------------	------------------------

**Audibly tested at the time of inspection and responded appropriately**

<b>Type</b>	Carbon Monoxide	<b>Location</b>	Kitchen
-------------	-----------------	-----------------	---------

**Audibly tested at the time of inspection and responded appropriately**



CTRL + SCROLL TO ENLARGE SCREEN IMAGE OR PINCH ON MOBILE. **FULL PHOTO GALLERY** [CLICK HERE](#)


### HEALTH AND SAFETY (VISUAL ONLY)

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

<b>Comments</b>	No obvious visible health and safety concerns noted at the time of inspection.
-----------------	--

### 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:	
<b>READING</b>	68937	<b>READING</b>	n/a
<b>SERIAL NUMBER</b>	D05A15028	<b>SERIAL NUMBER</b>	
<b>LOCATION</b>	Hall riser	<b>LOCATION</b>	
			
WATER METER:			
<b>READING</b>	n/a		
<b>SERIAL NUMBER</b>			
<b>LOCATION</b>			

CTRL + SCROLL TO ENLARGE SCREEN IMAGE OR PINCH ON MOBILE. [FULL PHOTO GALLERY](#) [CLICK HERE](#)