

Inspection Report



Report date	04-11-2025	Ref No	IVY14836
Address	36 Park Road, Coventry, CV1 2LD	Tenancy type	
Compiled for	Example Client	Tenancy date	
Property type	HMO	Tenant names	

[View photo gallery](#)

Table of Contents

Inspection Report	1
Table of Contents.....	2
Definitions.....	5
Schedule of Condition.....	6
Inspection Overview	8
Maintenance Overview	9
H&S Compliance	10
Rooms	11
1. Front External.....	11
1.1 Overview.....	11
1.2 Photos.....	12
2. Rear External.....	13
2.1 Overview.....	13
2.2 Photos.....	14
3. Entrance.....	15
3.1 Overview.....	15
3.2 Defects.....	15
3.3 Photos.....	16
4. Hallway 1.....	17
4.1 Overview.....	17
4.2 Photos.....	18
5. Bedroom 1.....	19
5.1 Overview.....	19
5.2 Photos.....	20
6. Bedroom 1 Ensuite.....	21
6.1 Overview.....	21
6.2 Photos.....	22
7. Bedroom 2.....	23
7.1 Overview.....	23
7.2 Defects.....	23
7.3 Photos.....	24
8. Bedroom 2 Ensuite.....	25
8.1 Overview.....	25
8.2 Photos.....	26
9. Lounge.....	27
9.1 Overview.....	27
9.2 Defects.....	27
9.3 Photos.....	28
10. Kitchen.....	29
10.1 Overview	29
10.2 Defects	29
10.3 Photos	30
11. Hallway 2	31
11.1 Overview	31
11.2 Defects	31
11.3 Photos	32
12. Bedroom 3	33
12.1 Overview	33
12.2 Photos	34

13. Bedroom 3 Ensuite.....	35
13.1 Overview	35
13.2 Photos	36
14. Bedroom 4 Kitchen	37
14.1 Overview	37
14.2 Photos	38
15. Bedroom 4	39
15.1 Overview	39
15.2 Photos	40
16. Bedroom 4 Ensuite.....	41
16.1 Overview	41
16.2 Photos	42
17. Stairs/landing 1	43
17.1 Overview	43
17.2 Photos	44
18. Hallway 3	45
18.1 Overview	45
18.2 Photos	46
19. Bedroom 5	47
19.1 Overview	47
19.2 Defects	47
19.3 Photos	48
20. Bedroom 5 Ensuite.....	49
20.1 Overview	49
20.2 Photos	50
21. Bedroom 6	51
21.1 Overview	51
21.2 Defects	51
21.3 Photos	52
22. Bedroom 6 Ensuite.....	53
22.1 Overview	53
22.2 Photos	54
23. Bedroom 7	55
23.1 Overview	55
23.2 Photos	56
24. Bedroom 7 Ensuite.....	57
24.1 Overview	57
24.2 Photos	58
25. Stairs/landing 2	59
25.1 Overview	59
25.2 Photos	60
26. Bedroom 8	61
26.1 Overview	61
26.2 Photos	62
27. Bedroom 8 Ensuite.....	63
27.1 Overview	63
27.2 Photos	64
28. Bedroom 9	65
28.1 Overview	65
28.2 Photos	66
29. Bedroom 9 Ensuite.....	67
29.1 Overview	67

29.2 Photos 68

Declaration..... 69

Disclaimer 70

Definitions

Definition of condition

All items in the report are assumed to be in good, working and undamaged condition unless qualified by a marginal note.

Factors taken into account when assessing condition levels in the property, include but not limited to: chips, scratches, dents, cracks, peeling paint, rusting, discolouration, weathering and functionality.

The following terms have been used in the report to accurately detail the state and condition of items:

Excellent	Item/area is brand new and evidenced in original manufacturers packaging and/or freshly painted.
Good	Item/area is good and looks new and free from any marks and defects.
Fair	Item/area is fair and has minor signs of wear and/or marks and defects.
Poor	Item/area is poor and has significant signs of wear and/or marks and defects

Definition of cleanliness

All items in the report are assumed to be in clean condition unless qualified by a marginal note. Factors taken into account when assessing cleanliness levels in the property, include but not limited to: litter, dust, cobwebs, hair, grease marks, mold and mildew, liquid stains and dirt and grime.

The following terms have been used in the report to accurately detail the cleanliness level of items:

Excellent	Item/area is brand new and evidenced in original manufacturers packaging and/or freshly painted.
Good	Item/area is clean and has been washed down and free from dirt, dust and/or grease.
Fair	Item/area is fair and has minor dirt, dust and/or grease present and requires wipe down.
Poor	Item/area is poor and has significant dirt, dust and/or grease and requires a professional clean.

Schedule of Condition

Room/Area	Description
Front External 3 photo	No maintenance issues visible. No tenancy agreement breaches
Rear External 6 photo	No maintenance issues visible. No tenancy agreement breaches
Entrance 5 photo	Maintenance
Hallway 1 3 photo	No maintenance issues visible. No tenancy agreement breaches
Bedroom 1 3 photo	No maintenance issues visible. No tenancy agreement breaches
Bedroom 1 Ensuite 5 photo	No maintenance issues visible. No tenancy agreement breaches
Bedroom 2 6 photo	Maintenance
Bedroom 2 Ensuite 5 photo	No maintenance issues visible. No tenancy agreement breaches
Lounge 5 photo	Maintenance
Kitchen 4 photo	Damage. Maintenance
Hallway 2 5 photo	Maintenance
Bedroom 3 4 photo	No maintenance issues visible. No tenancy agreement breaches
Bedroom 3 Ensuite 5 photo	No maintenance issues visible. No tenancy agreement breaches
Bedroom 4 Kitchen 4 photo	No maintenance issues visible. No tenancy agreement breaches
Bedroom 4 2 photo	No maintenance issues visible. No tenancy agreement breaches
Bedroom 4 Ensuite 3 photo	No maintenance issues visible. No tenancy agreement breaches
Stairs/landing 1 4 photo	No maintenance issues visible. No tenancy agreement breaches
Hallway 3 2 photo	As check in. No tenancy agreement breaches evident
Bedroom 5 5 photo	Damage

Bedroom 5 Ensuite 4 photo	No maintenance issues visible. No tenancy agreement breaches
Bedroom 6 5 photo	Maintenance
Bedroom 6 Ensuite 5 photo	No maintenance issues visible. No tenancy agreement breaches
Bedroom 7 3 photo	No maintenance issues visible. No tenancy agreement breaches
Bedroom 7 Ensuite 5 photo	No maintenance issues visible. No tenancy agreement breaches
Stairs/landing 2 3 photo	No maintenance issues visible. No tenancy agreement breaches
Bedroom 8 2 photo	No maintenance issues visible. No tenancy agreement breaches
Bedroom 8 Ensuite 4 photo	No maintenance issues visible. No tenancy agreement breaches
Bedroom 9 5 photo	No maintenance issues visible. No tenancy agreement breaches
Bedroom 9 Ensuite 3 photo	No maintenance issues visible. No tenancy agreement breaches

Inspection Overview

Question	Response
Has 24 hours notice been given prior to visit?	Yes
Tenant consent received to carry out the assessment?	Yes
Tenant(s) present during assessment?	Yes
Is the overall standard of house-keeping acceptable?	No
Have all alarms in the property been checked for power and audible alarm?	No
Are any alarms missing from any areas?	No
Evidence of mould?	No
Evidence of damp?	Yes
Evidence of damage outside of fair wear and tear?	Yes
Evidence of water leaks?	Yes
Evidence of smoking?	No
Evidence of sub-letting?	No
Evidence of pets?	No
Evidence of frayed carpets, particularly on stairs?	No
Evidence of missing or non-functional lightbulbs?	Yes
Are external areas well maintained for the time of the year and kept tidy?	Yes
Are there any other maintenance issues to be addressed?	Yes

Inspector Notes

Entrance: Fire panel switched off, lightbulb not working, wall has leak stain.
Lounge: Ceiling leak stain.
Bedroom 2: Leak stain to ceiling and wall.
Kitchen: Stained floor, damp/flaking paintwork to wall.
Hallway 2: Damp and flaking paintwork.
Bedroom 5: Burn mark to floor.
Bedroom 6: Wall leak stain, smoke alarm leaking water.

Property Information

Wifi not working. Tenants have also requested a vacuum for the communal area.

Maintenance Overview

Entrance	Defects	Liability
Fire Alarm Panel	Maintenance	Landlord
Lighting	Lightbulb maintenance	Landlord
Walls	Maintenance	Landlord
Bedroom 2	Defects	Liability
Ceiling	Maintenance	Landlord
Walls	Maintenance	Landlord
Lounge	Defects	Liability
Ceiling	Maintenance	Landlord
Kitchen	Defects	Liability
Floor	Damage	Tenant
Walls	Maintenance	Landlord
Hallway 2	Defects	Liability
Walls	Maintenance	Landlord
Bedroom 5	Defects	Liability
Floor	Damage	Tenant
Bedroom 6	Defects	Liability
Smoke Alarm	Maintenance	Landlord
Walls	Maintenance	Landlord

H&S Compliance

Question	Response
Are all floors fitted with a heat/smoke alarm?	No
Are all heat/smoke alarms functional?	No
Are any heat/smoke alarms approaching the end of their life cycle?	No
Are all rooms with a fuel burning source (excluding gas cooking appliances) fitted with a CO alarm?	Yes
Are all CO alarms functional?	Yes
Are any CO alarms approaching the end of their life cycle?	No

Inspector Notes

Rooms

1. Front External

1.1 Overview

Overview (3 photos)	No maintenance issues visible. No tenancy agreement breaches
---	--

1.2 Photos



1.2.1 - General Overview



1.2.2 - General Overview



1.2.3 - General Overview

2. Rear External

2.1 Overview

Overview (6 photos)	No maintenance issues visible. No tenancy agreement breaches
--	--

2.2 Photos



2.2.1 - General Overview



2.2.2 - General Overview



2.2.3 - General Overview



2.2.4 - General Overview



2.2.5 - General Overview



2.2.6 - General Overview

3. Entrance

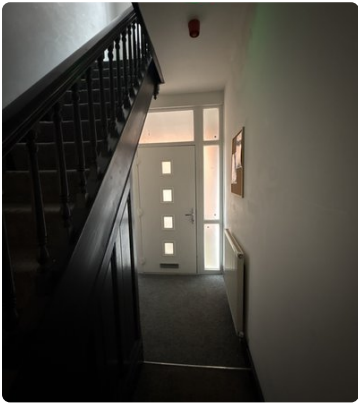
3.1 Overview

Overview (5 photos)	Maintenance
--	-------------

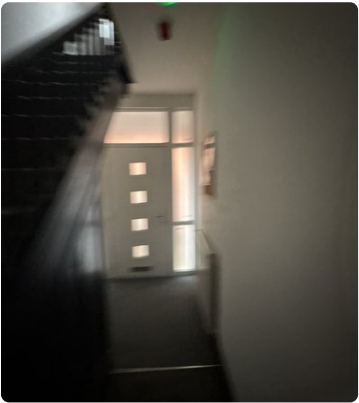
3.2 Defects

3.2.1 Fire Alarm Panel (1 photos)	Switched off.	Condition	Poor
		Cleanliness	Good
Landlord	Maintenance		
3.2.2 Lighting (1 photos)	1 bulb not working.	Condition	Fair
		Cleanliness	Good
Landlord	Lightbulb maintenance		
3.2.3 Walls (1 photos)	Leak stains.	Condition	Poor
		Cleanliness	Good
Landlord	Maintenance		

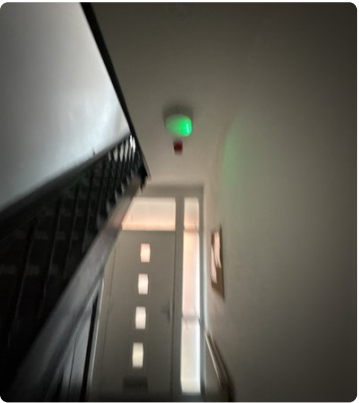
3.3 Photos



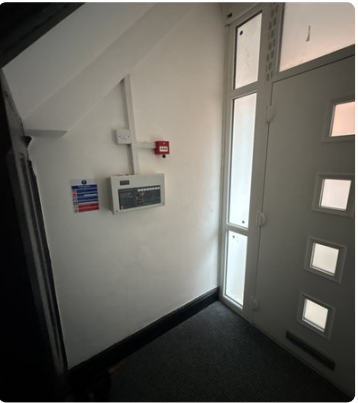
3.3.1 - General Overview



3.3.2 - General Overview



3.3.3 - General Overview



3.3.4 - General Overview



3.3.5 - General Overview



3.3.6 - Fire Alarm Panel



3.3.7 - Lighting



3.3.8 - Walls

4. Hallway 1

4.1 Overview

Overview (3 photos)	No maintenance issues visible. No tenancy agreement breaches
---	--

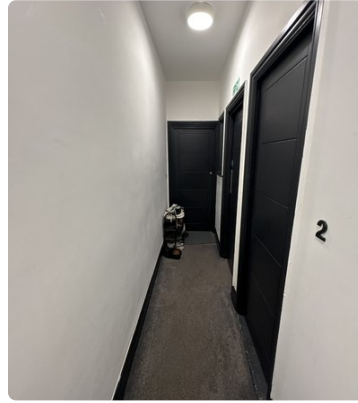
4.2 Photos



4.2.1 - General Overview



4.2.2 - General Overview



4.2.3 - General Overview

5. Bedroom 1

5.1 Overview

Overview (3 photos)	No maintenance issues visible. No tenancy agreement breaches
--	--

5.2 Photos



5.2.1 - General Overview



5.2.2 - General Overview



5.2.3 - General Overview

6. Bedroom 1 Ensuite

6.1 Overview

Overview (5 photos)	No maintenance issues visible. No tenancy agreement breaches
---	--

6.2 Photos



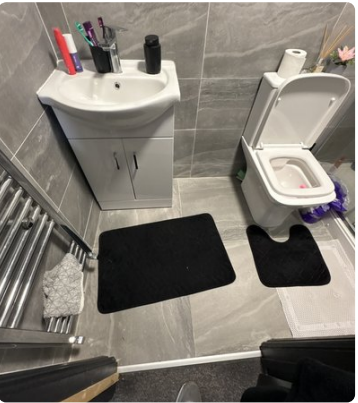
6.2.1 - General Overview



6.2.2 - General Overview



6.2.3 - General Overview



6.2.4 - General Overview



6.2.5 - General Overview

7. Bedroom 2

7.1 Overview

Overview (6 photos)	Maintenance
--	-------------

7.2 Defects

7.2.1 Ceiling (1 photos)	Leak stains.	Condition	Poor
		Cleanliness	Good
Landlord	Maintenance		
7.2.2 Walls (1 photos)	Leak stain	Condition	Fair
		Cleanliness	Good
Landlord	Maintenance		

7.3 Photos



7.3.1 - General Overview



7.3.2 - General Overview



7.3.3 - General Overview



7.3.4 - General Overview



7.3.5 - General Overview



7.3.6 - General Overview



7.3.7 - Ceiling



7.3.8 - Walls

8. Bedroom 2 Ensuite

8.1 Overview

Overview (5 photos)	No maintenance issues visible. No tenancy agreement breaches
---	--

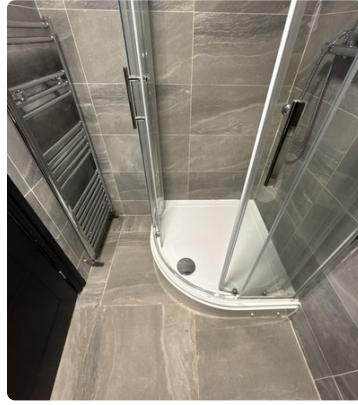
8.2 Photos



8.2.1 - General Overview



8.2.2 - General Overview



8.2.3 - General Overview



8.2.4 - General Overview



8.2.5 - General Overview

9. Lounge

9.1 Overview

Overview (5 photos)	Maintenance
--	-------------

9.2 Defects

9.2.1 Ceiling (1 photos)	Leak stain present.	Condition	Poor
		Cleanliness	Good
Landlord	Maintenance		

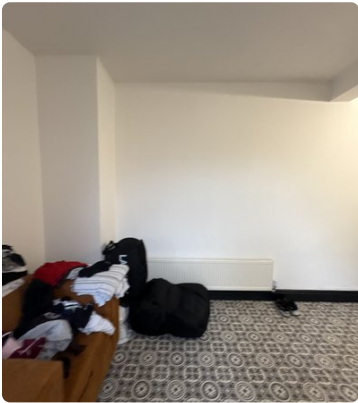
9.3 Photos



9.3.1 - General Overview



9.3.2 - General Overview



9.3.3 - General Overview



9.3.4 - General Overview



9.3.5 - General Overview



9.3.6 - Ceiling

10. Kitchen

10.1 Overview

Overview (4 photos)	Damage. Maintenance
--	---------------------

10.2 Defects

10.2.1 Floor (2 photos)	Stained.	Condition	Poor
		Cleanliness	Good
Tenant	Damage		
10.2.2 Walls (2 photos)	Damp. Flaking paintwork.	Condition	Poor
		Cleanliness	Good
Landlord	Maintenance		

10.3 Photos



10.3.1 - General Overview



10.3.2 - General Overview



10.3.3 - General Overview



10.3.4 - General Overview



10.3.5 - Floor



10.3.6 - Floor



10.3.7 - Walls



10.3.8 - Walls

11. Hallway 2

11.1 Overview

Overview (5 photos)	Maintenance
--	-------------

11.2 Defects

11.2.1 Walls (2 photos)	Flaking paintwork. Damp.	Condition	Fair
		Cleanliness	Good
Landlord	Maintenance		

11.3 Photos



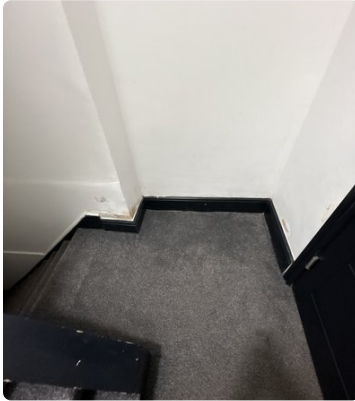
11.3.1 - General Overview



11.3.2 - General Overview



11.3.3 - General Overview



11.3.4 - General Overview



11.3.5 - General Overview



11.3.6 - Walls



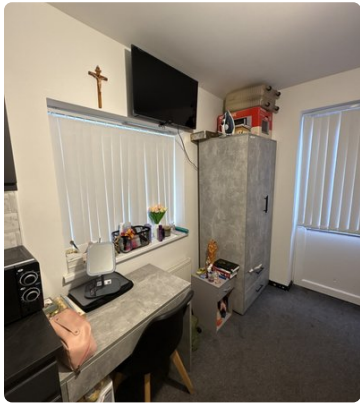
11.3.7 - Walls

12. Bedroom 3

12.1 Overview

Overview (4 photos)	No maintenance issues visible. No tenancy agreement breaches
---	--

12.2 Photos



12.2.1 - General Overview



12.2.2 - General Overview



12.2.3 - General Overview



12.2.4 - General Overview

13. Bedroom 3 Ensuite

13.1 Overview

Overview (5 photos)	No maintenance issues visible. No tenancy agreement breaches
--	--

13.2 Photos



13.2.1 - General Overview



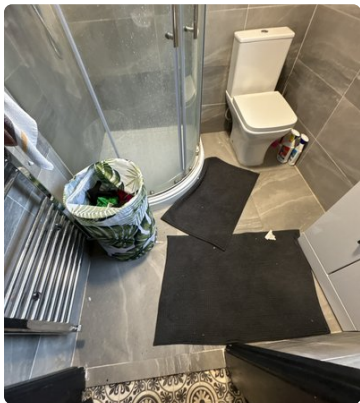
13.2.2 - General Overview



13.2.3 - General Overview



13.2.4 - General Overview



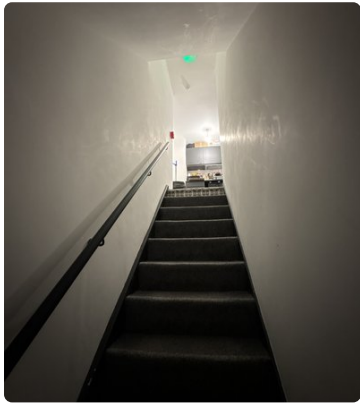
13.2.5 - General Overview

14. Bedroom 4 Kitchen

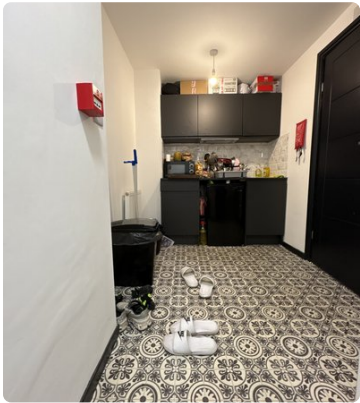
14.1 Overview

Overview (4 photos)	No maintenance issues visible. No tenancy agreement breaches
---	--

14.2 Photos



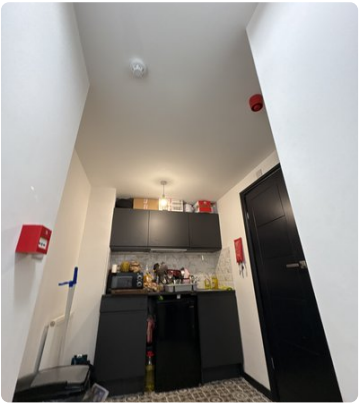
14.2.1 - General Overview



14.2.2 - General Overview



14.2.3 - General Overview



14.2.4 - General Overview

15. Bedroom 4

15.1 Overview

Overview (2 photos)	No maintenance issues visible. No tenancy agreement breaches
---	--

15.2 Photos



15.2.1 - General Overview



15.2.2 - General Overview

16. Bedroom 4 Ensuite

16.1 Overview

Overview (3 photos)	No maintenance issues visible. No tenancy agreement breaches
--	--

16.2 Photos



16.2.1 - General Overview



16.2.2 - General Overview



16.2.3 - General Overview

17. Stairs/landing 1

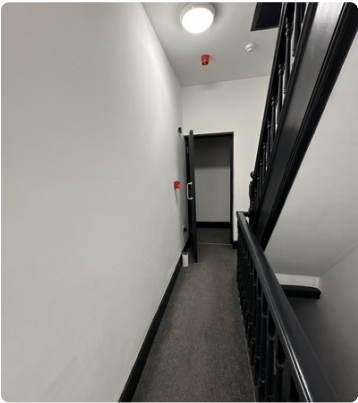
17.1 Overview

Overview (4 photos)	No maintenance issues visible. No tenancy agreement breaches
--	--

17.2 Photos



17.2.1 - General Overview



17.2.2 - General Overview



17.2.3 - General Overview



17.2.4 - General Overview

18. Hallway 3

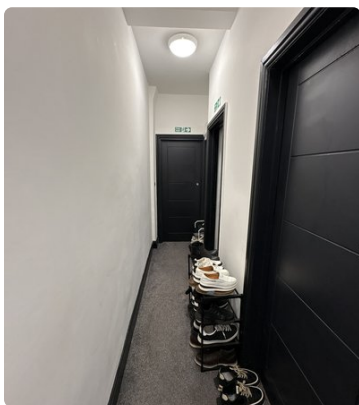
18.1 Overview

Overview (2 photos)	As check in. No tenancy agreement breaches evident
---	--

18.2 Photos



18.2.1 - General Overview



18.2.2 - General Overview

19. Bedroom 5

19.1 Overview

Overview (5 photos)	Damage
--	--------

19.2 Defects

19.2.1 Floor (0 photos)	Burn mark	Condition	Fair
		Cleanliness	Good
Tenant	Damage		

19.3 Photos



19.3.1 - General Overview



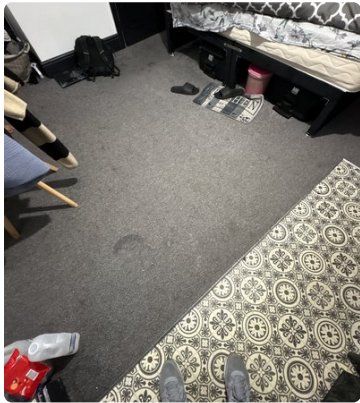
19.3.2 - General Overview



19.3.3 - General Overview



19.3.4 - General Overview



19.3.5 - General Overview

20. Bedroom 5 Ensuite

20.1 Overview

Overview (4 photos)	No maintenance issues visible. No tenancy agreement breaches
---	--

20.2 Photos



20.2.1 - General Overview



20.2.2 - General Overview



20.2.3 - General Overview



20.2.4 - General Overview

21. Bedroom 6

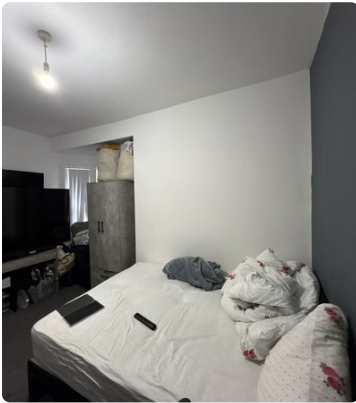
21.1 Overview

Overview (5 photos)	Maintenance
--	-------------

21.2 Defects

21.2.1 Walls (2 photos)	Leak stains.	Condition	Fair
		Cleanliness	Good
Landlord	Maintenance		
21.2.2 Smoke Alarm (2 photos)	Leaking water through	Condition	Poor
		Cleanliness	Good
Landlord	Maintenance		

21.3 Photos



21.3.1 - General Overview



21.3.2 - General Overview



21.3.3 - General Overview



21.3.4 - General Overview



21.3.5 - General Overview



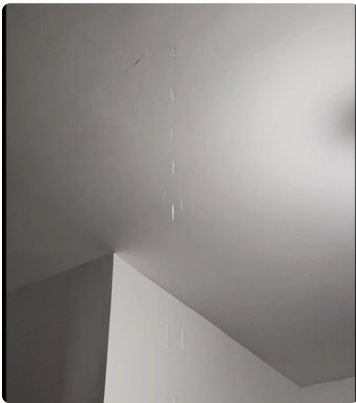
21.3.6 - Walls



21.3.7 - Walls



21.3.8 - Smoke Alarm



21.3.9 - Smoke Alarm

22. Bedroom 6 Ensuite

22.1 Overview

Overview (5 photos)	No maintenance issues visible. No tenancy agreement breaches
--	--

22.2 Photos



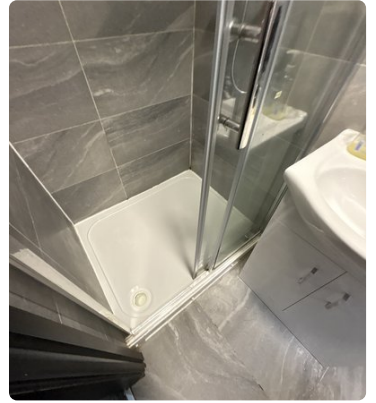
22.2.1 - General Overview



22.2.2 - General Overview



22.2.3 - General Overview



22.2.4 - General Overview



22.2.5 - General Overview

23. Bedroom 7

23.1 Overview

Overview (3 photos)	No maintenance issues visible. No tenancy agreement breaches
---	--

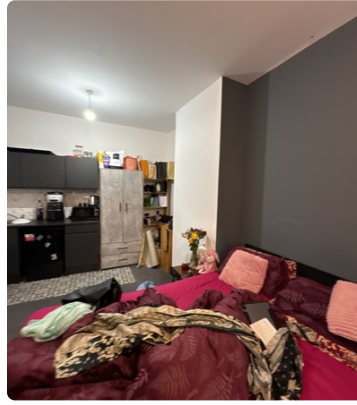
23.2 Photos



23.2.1 - General Overview



23.2.2 - General Overview



23.2.3 - General Overview

24. Bedroom 7 Ensuite

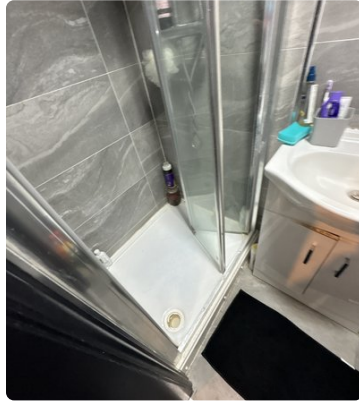
24.1 Overview

Overview (5 photos)	No maintenance issues visible. No tenancy agreement breaches
---	--

24.2 Photos



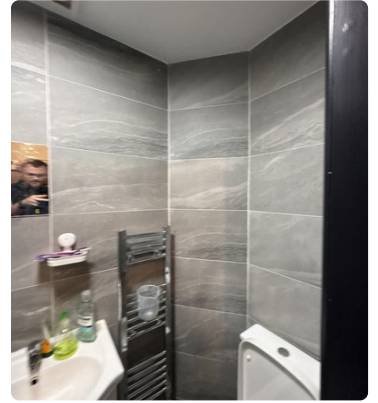
24.2.1 - General Overview



24.2.2 - General Overview



24.2.3 - General Overview



24.2.4 - General Overview



24.2.5 - General Overview

25. Stairs/landing 2

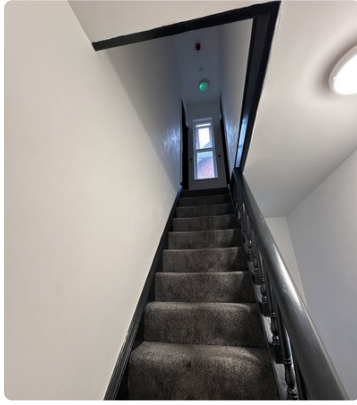
25.1 Overview

Overview (3 photos)	No maintenance issues visible. No tenancy agreement breaches
--	--

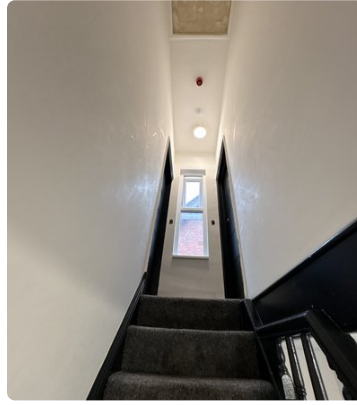
25.2 Photos



25.2.1 - General Overview



25.2.2 - General Overview



25.2.3 - General Overview

26. Bedroom 8

26.1 Overview

Overview (2 photos)	No maintenance issues visible. No tenancy agreement breaches
---	--

26.2 Photos



26.2.1 - General Overview



26.2.2 - General Overview

27. Bedroom 8 Ensuite

27.1 Overview

Overview (4 photos)	No maintenance issues visible. No tenancy agreement breaches
---	--

27.2 Photos



27.2.1 - General Overview



27.2.2 - General Overview



27.2.3 - General Overview



27.2.4 - General Overview

28. Bedroom 9

28.1 Overview

Overview (5 photos)	No maintenance issues visible. No tenancy agreement breaches
---	--

28.2 Photos



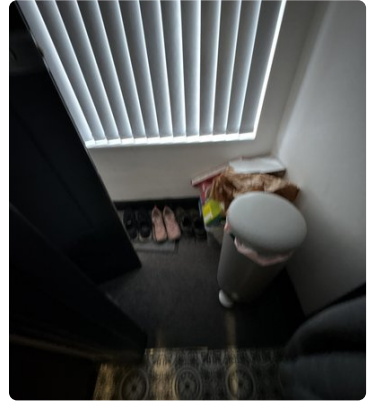
28.2.1 - General Overview



28.2.2 - General Overview



28.2.3 - General Overview



28.2.4 - General Overview



28.2.5 - General Overview

29. Bedroom 9 Ensuite

29.1 Overview

Overview (3 photos)	No maintenance issues visible. No tenancy agreement breaches
---	--

29.2 Photos



29.2.1 - General Overview



29.2.2 - General Overview



29.2.3 - General Overview

Declaration

I/We acknowledge receipt of the report and confirm all details recorded within are in the condition and cleanliness stated and a true and accurate record at the time of inspection.

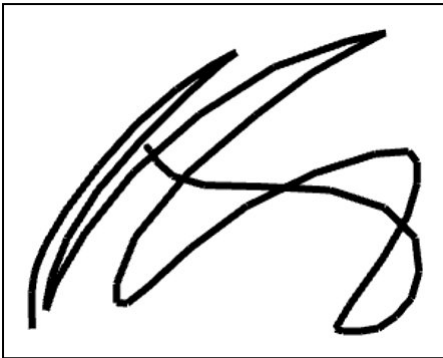
I/We understand that if we do not amend this report within the specified timeframe, the original copy shall form the basis of any future assessment of dilapidation on subsequent vacation of the property.

I/We confirm should only one signature be provided, all tenants residing in the property and under the tenancy agreement, will still be responsible for its condition and cleanliness at the end of tenancy.

Inspector Name: Dan Gallear

Date of Report: 04-11-2025

Signature

A handwritten signature in black ink, enclosed in a rectangular box. The signature is stylized, starting with a large, sweeping 'D' that curves around and ends with a horizontal stroke.

Disclaimer

General Disclaimer

The person preparing the report is not an expert in fabrics, woods, materials, antiques etc. nor a qualified surveyor. The report relates only to the furniture and all the landlord's equipment and contents in the property. It is no guarantee, or report on, the adequacy of, or safety of, any such equipment or contents; merely a record that such items exist in the property at the date of preparing the report and the superficial condition and cleanliness of them.

Heavy Items & Access

The report is non-invasive, which means the clerk does not take up carpets, floorcoverings or floorboards, move bulky or large items of furniture, remove secured panels or undo electrical fittings. Common parts in relation to flats, exterior structural elements of the main building and structure of any outbuildings will not be inspected.

Ancillary Rooms and Areas

Lofts, cellars, garages and outbuildings, are also not included unless they are fit for habitation and form part of the tenancy. In addition, any areas which are locked or where full access is restricted, such as overcrowded drawers or excessively full cupboards, will not be inspected.

Safety Disclaimer

The report does not guarantee the safety or working order of any equipment or contents within the property and only states the item or fixture is present and its condition and cleanliness, at the time of the inspection. Electrical appliances, machinery, boilers, gas appliances, heating systems, water supplies and other similar items are not tested unless individually mentioned. Lighting is solely tested to indicate whether light bulbs are working at time of inspection however, this is not an indicator that such items are functioning correctly or comply with the relevant safety regulations.

Furniture & Furnishings (Fire Safety) Regulations 1994

The report may also contain a reference to 'fire safety labels', this is a comment on a label that refers to fire & safety and it attached to an item of furniture. It is not a guarantee that the specified furniture complies to any current legislation. If not recorded on the inventory, identification was either not accessible or present.

Smoke & Carbon Monoxide Alarm Regulations (England) 1st October 2025

Smoke and carbon monoxide detectors are tested when the report is completed. The pressing of 'test functions' is merely to confirm audibility of the alarm and in no way confirming functionality of the detection system. It is the responsibility of the tenant to make sure that, where fitted, all alarms are working correctly at all times and regularly tested as per the manufacturer's instructions.

Accuracy

Where a report is completed with tenants in situ in the property, there may be difficulties for the clerk to ascertain which items belong to the tenant or landlord. At such, there may be slight inaccuracies in the report for this reason and for which the clerk will not be held accountable.

Though every effort has been made to ensure reports compiled are fair and an accurate record of the property's external and internal condition and contents, it should not be taken as 100% accurate nor as a structural survey report.

Inventory Report

The inventory report has been prepared as a 'snap shot' of the property and provides a fair and accurate record of its contents and condition on the specified date of inspection.

The inventory aims to reduce disputes at the end of the tenancy term and enable the tenants deposit to be returned in a timely manner.

The tenant has 7 days from the date of moving in to sign and return the report along with any amendments. If not returned, the report will be accepted in its current condition.

Inspection Report

During the course of tenancy and should the tenancy agreement permit, periodical inspection visits will be carried out at regular intervals throughout the tenancy.

This purpose of this report will be to enable the letting agent and/or landlord to obtain an overview of the property's cleanliness and condition at the time of the inspection.

This will involve accessing all areas both inside/outside a property and taking overview photos and recording any tenancy agreement breaches. The clerk will endeavour to ensure close-up photos of personal or sensitive items are not photographed.

It will also provide the opportunity for the tenant to document any maintenance issues or concerns that have come to light since the commencement of tenancy.

Check Out Report

The check out report is a direct comparison to the inventory report where any defects or maintenance issues, outside of fair wear and tear, are recorded and assigned either as landlord or tenant liability.

The purpose of the report is to determine whether there is any damage, maintenance works or missing items which would have to be paid for, out of the tenants deposit. The tenant must ensure the property is returned in the same condition as check in to avoid any dilapidation charges.

The check out report is advisory and based on information available to the inspector at the time of the inspection. It must not be treated as a final statement of tenant responsibility. It remains the responsibility of the agent/landlord and tenant to fully agree any issues and/or deductions (if any) from the deposit.