

CHECK-IN REPORT

Flat 2, Albion Road,
London N16 9PS

Schedule of condition · 14th October 2026

CONDITION OF EVERY ITEM



 Good 36  Fair 4

5

Rooms

40

Items recorded

47

Photographs



Front of the property · 14/10/2026 09:14 · tap to enlarge

PROPERTY

1 Bedroom, 1 Bathroom – Furnished Flat

TENANCY MOVE-IN

14 Oct 2026, 09:00

COMPILED BY

Sam Taylor

REPORT REFERENCE

DI-48213

DATE OF CHECK-IN

14th October 2026

INSPECTION

14 Oct 2026, 09:12 – 10:04

OVERALL CONDITION

Good



Contents

02 At a glance – check in

03 Important information – please read

04 Condition and cleanliness explained

05 Schedule of condition – check in

06 Summary of items noted – check in

07 Keys – check in

08 Utility meters – check in

09 Smoke / heat / CO detectors – check in

10 Property details

11 Bedroom

13 Bathroom

15 Kitchen

18 Living / Reception Room

20 Hallway / Entrance

22 Declaration form

24 Index of photographs

NEXT REPORT AT THIS PROPERTY

To start the check-out or an inspection from this report, open <https://www.diyinventory.co.uk/app?from=e8a1c0d2b4f6e8a1c0d2b4f6e8a1c0d2>



At a glance – check in

Overall condition

Good

General cleanliness

Professionally cleaned

Items recorded

40

Marks or damage

9 items

Photographs

47

CONDITION OF EVERY ITEM



■ Good 36 ■ Fair 4 ■ Not applicable 1

ROOM	CONDITION OF ITS ITEMS	OVERALL	CLEANLINESS	MARKS	PHOTOS	PHOTOGRAPHED
Bedroom		Good	Excellent	2	9	09:15 – 09:23
Bathroom		Good	Excellent	2	9	09:24 – 09:31
Kitchen		Good	Excellent	2	10	09:32 – 09:41
Living / Reception Room		Good	Excellent	2	9	09:42 – 09:49
Hallway / Entrance		Good	Excellent	1	9	09:51 – 09:58

Marks is the number of items with marks or damage noted. Photographed is the time of the first and last photograph in each room. The photograph total includes 1 of the outside of the property.



Important information – please read

This report records the condition, cleanliness and contents of the property at the date and time of the inspection. It is intended as a fair and accurate record for both landlord and tenant, and it is the document the two parties compare against at the end of the tenancy.

Every room in this report carries a minimum of eight photographs taken on the day of the inspection. Each photograph is date and time stamped at the moment it is captured, and the stamp is written into the image itself so it cannot be separated from the picture.

The person compiling this report is not a qualified surveyor. Descriptions of woods, fabrics, plant life and colours are for identification only and should not be read as an expert assessment. An item is only described as new where it is still in its original packaging or an invoice has been provided.

Each item is described by its colour, material and main features, with any marks or damage seen, its cleanliness and, where it can be tested (doors, windows, taps, appliances, lights, detectors), whether it was working. Each room opens with a summary of its overall condition, cleanliness and the times it was photographed.

Items are numbered within each room, and each item's photographs carry the same number: item 3 is shown in photograph 3, or 3a, 3b and so on where there are several. General photographs of a room are numbered G1, G2 and so on.

Photographs may not be exhaustive of every item and area of the property. Where an item is not photographed, the written description stands as the record of its condition.

To dispute anything in this report, or to add something it has missed, write to the managing agent within 7 days of receiving it. After 7 days the report is taken as an accurate record of the condition and cleanliness of the property and its contents at the time of the inspection.

A signature on the declaration form applies to the whole report: the schedule of condition, the general condition and cleanliness of the property, the meter readings, and the handover or hand back of keys.

Items left for the tenant's use are recorded and counted. Items stored in the property in bags or boxes are not opened or inspected; a note is made that they are present. Where furniture can safely be moved, the area behind and beneath it is inspected.

A copy of this report is sent to the managing agent when it is completed, and kept securely by them as the record of the inspection.

Fire safety labels are recorded where they are seen. That is not a statement that the item complies with current fire safety regulations. Keeping smoke, heat and CO detectors in working order during the tenancy is the tenant's responsibility.



Condition and cleanliness explained

CONDITION

New

New condition

Newly built or refurbished. Fresh paintwork, new fixtures, appliances and floors, no usage marks.

Good

Good condition

Good overall condition with ordinary, minimal usage marks such as light scuffs or surface scratches.

Fair

Fair condition

Extended fair wear and tear: faded or chipped paintwork, worn carpets, scuffed woodwork, aged furnishings.

Poor

Poor condition

Heavy wear throughout: peeling or cracked paint, heavily aged floors, or hazards such as mould or water damage.

CLEANLINESS

Excellent — professionally cleaned

A third party has carried out the clean and the property is spotless throughout, including floors, surfaces, appliances and sanitary ware.

Good

Cleaning has been done to a good standard, with no receipt or evidence of a professional clean provided. No cleaning omissions found.

Fair — some cleaning needed

An attempt has been made, but further cleaning is needed: dust, cobwebs, debris, light grease or limescale remain.

Poor — requires attention

No real attempt has been made to clean. A full clean is needed to bring the property back to the standard it was let in.



Schedule of condition – check in

General condition	Good condition (from 40 rated items)
General cleanliness	Professionally cleaned
General decorative order	Good condition (from 10 rated items)
Doors & locks	Good condition – scuffs
Floors & skirtings	Good condition – scratches, worn
Walls & ceilings	Good condition – marks, scuffs
Lights & fixtures	Good condition – marks
Furnishings	Good condition – scuffs, chips
Windows	Good condition
Kitchen & appliances	Good condition – marks, scratches, stains
Sanitary ware	Good condition – limescale



Summary of items noted – check in

Every item recorded in fair or poor condition, every note added, any damage or defects reported, room cleanliness below a good standard, and every item marked not applicable. Full details are in the room pages that follow.

ROOM	REF	ITEM	CONDITION	DETAILS
Bedroom	4	Wardrobe	Fair condition	Marks / defects: scuffs, chips. Small chip to front edge of top drawer; light scuffs to legs.
Bedroom	7	Walls & ceiling	Good condition	Marks / defects: marks. Two small marks to wall beside the bed.
Bathroom	2	Sink & taps	Good condition	Marks / defects: limescale. Light limescale around the tap base.
Bathroom	6	Extractor fan	Fair condition	Marks / defects: marks. Needs a clean. Dust build-up on the grille.
Kitchen	6	Worktops	Fair condition	Marks / defects: scratches, stains. Fine knife scratches near the hob; small ring stain.
Kitchen	8	Flooring	Fair condition	Marks / defects: scratches, worn. Wear in front of the sink and light scratches.
Living / Reception Room	4	Door	Good condition	Marks / defects: scuffs. Light scuffs to the lower panel.
Living / Reception Room	6	Walls & ceiling	Good condition	Marks / defects: marks. Picture hook holes above the sofa.
Hallway / Entrance	3	Walls & ceiling	Good condition	Marks / defects: scuffs. Scuffs at shoulder height by the door.
Hallway / Entrance	7	Stairs (if any)	Not applicable	Ground-floor flat, no stairs

Keys – check in

KEYS AT CHECK IN	ACTION
2 x front door Yale, 2 x mortice, 1 x communal fob	Released to tenant



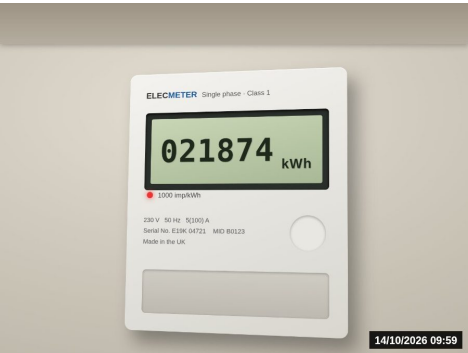
K1 Keys – 2 x front door Yale, 2 x mortice, 1 x
14/10/2026 09:58

Utility meters – check in

ELECTRIC METER

021874

Serial number	E19K 04721
Location	Hall cupboard



M1 Electricity meter
14/10/2026 09:59

GAS METER

08452

Serial number	G4A 77310
Location	External box, front wall



M2 Gas meter
14/10/2026 10:00

WATER METER

Not present



Smoke / heat / CO detectors – check in

Number of floors in property 1

Detectors present on all floors Yes

Heating source within the property Gas boiler

DETECTOR	LOCATION	TESTED
Smoke detector	Hallway ceiling	Yes – audible



Property details

Type of property	Flat
Bedrooms / bathrooms	1 / 1
Furnishing	Furnished
Rooms inspected	Bedroom, Bathroom, Kitchen, Living / Reception Room, Hallway / Entrance
Floors	1
Heating source	Gas boiler
Inspection type	Check-In (Inventory)
Compiled by	Sam Taylor



Room 1 of 5

Bedroom

Overall

Good

Cleanliness

Excellent

Items

8 recorded

Marks or damage

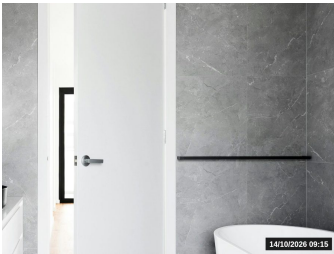
2 items

Needs attention

Nothing

Photographs

9 · 09:15 – 09:23



1 14/10/2026 09:15

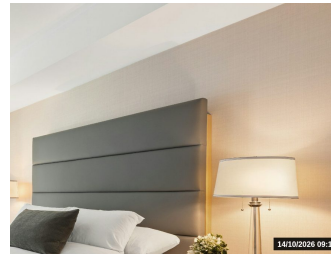
DOORS & LOCKS

Door

Good

White painted panel door, chrome lever handle.

No marks or damage seen. Clean. Tested: opens, closes & locks – working. Paintwork intact; handle and latch operate smoothly.



2 14/10/2026 09:16

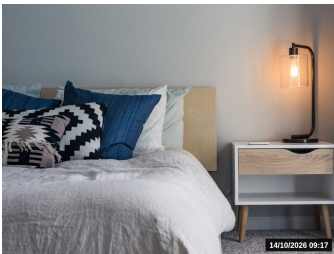
WINDOWS

Window

Good

White uPVC double-glazed casement, white roller blind.

No marks or damage seen. Clean. Tested: opens, closes & locks – working. Seals and glazing intact, no condensation between panes.



3 14/10/2026 09:17

FURNISHINGS

Bed

Good

Double bed, grey upholstered headboard, mattress with protector. Quantity: 1.

No marks or damage seen. Clean. Headboard fabric clean; mattress protector fitted.



4 14/10/2026 09:18

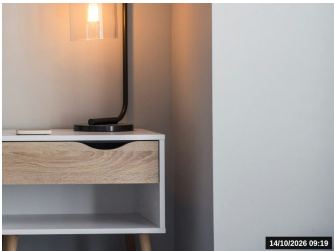
FURNISHINGS

Wardrobe

Fair

White sideboard with three drawers, oak-effect top.

Marks / defects: scuffs, chips. Clean. Small chip to front edge of top drawer; light scuffs to legs.



5 14/10/2026 09:19

FURNISHINGS

Desk

Good

Bedside table, white with oak legs, one drawer.

No marks or damage seen. Clean.



6 14/10/2026 09:20

FLOORS & SKIRTINGS

Flooring

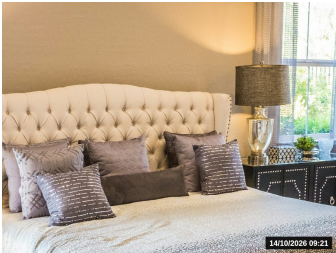
Good

Grey short-pile carpet.

No marks or damage seen. Clean. Pile even, no stains or wear paths seen.

Room 1 of 5 · continued

Bedroom



7 14/10/2026 09:21

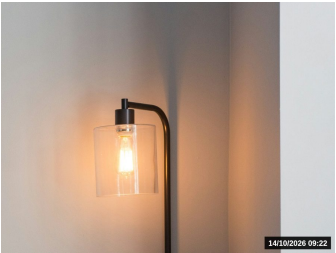
WALLS & CEILINGS

Good

Walls & ceiling

Walls painted white, ceiling white emulsion.

Marks / defects: marks. Clean. Two small marks to wall beside the bed.



8 14/10/2026 09:22

LIGHTS & FIXTURES

Good

Light fittings & sockets

Wall lamp with brass arm, double sockets either side of the bed.

No marks or damage seen. Clean.

Room cleanliness	Damage or defects	Photographs
Excellent — professionally cleaned	None noted	9 date and time stamped · 8 items recorded

BEDROOM – GENERAL VIEWS



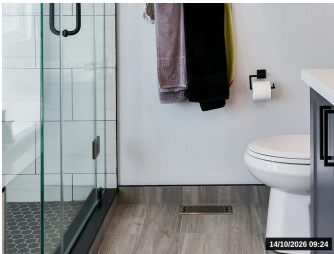
G1 General view
14/10/2026 09:23



Room 2 of 5

Bathroom

Overall	Cleanliness	Items	Marks or damage	Needs attention	Photographs
Good	Excellent	8 recorded	2 items	1 to clean	9 · 09:24 – 09:31



1 14/10/2026 09:24

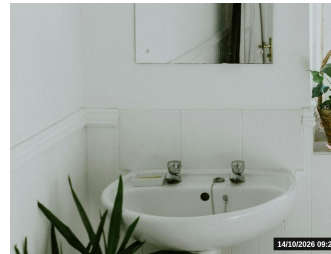
SANITARY WARE

Toilet

Good

White close-coupled WC, soft-close seat.

No marks or damage seen. Clean. Tested: flush – working. Flushes and refills normally.



2 14/10/2026 09:25

SANITARY WARE

Sink & taps

Good

White pedestal basin, chrome mixer tap.

Marks / defects: limescale. Clean. Tested: taps & drainage – working. Light limescale around the tap base.



3 14/10/2026 09:26

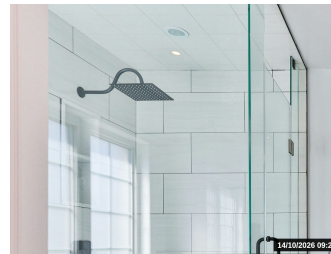
SANITARY WARE

Bath / shower

Good

White freestanding bath, chrome wall-mounted tap.

No marks or damage seen. Clean. Tested: taps & drainage – working.



4 14/10/2026 09:27

WALLS & CEILINGS

Tiles & walls

Good

White gloss tiles, grey grout.

No marks or damage seen. Clean. Grout clean and complete.



5 14/10/2026 09:27

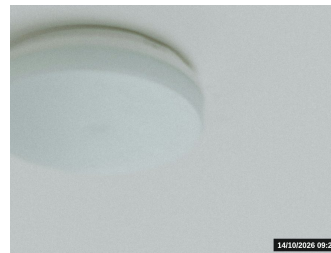
FLOORS & SKIRTINGS

Flooring

Good

Large-format grey porcelain tiles.

No marks or damage seen. Clean.



6 14/10/2026 09:28

LIGHTS & FIXTURES

Extractor fan

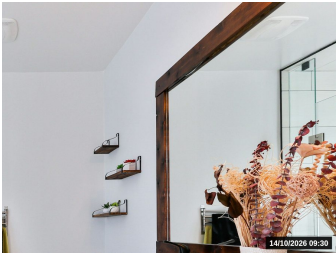
Fair

White ceiling extractor.

Marks / defects: marks. Needs a clean. Tested and working. Dust build-up on the grille.

Room 2 of 5 · continued

Bathroom



7 14/10/2026 09:30

FURNISHINGS

Mirror / cabinet

Rectangular mirror with oak frame.

No marks or damage seen. Clean.

Good



8 14/10/2026 09:31

DOORS & LOCKS

Door

White painted door, black lever handle, privacy lock.

No marks or damage seen. Clean. Tested: opens, closes & locks – working.

Good

Room cleanliness

Excellent — professionally cleaned

Damage or defects

None noted

Photographs

9 date and time stamped · 8 items recorded

BATHROOM – GENERAL VIEWS



G1 General view
14/10/2026 09:31

Room 3 of 5

Kitchen

Overall	Cleanliness	Items	Marks or damage	Needs attention	Photographs
Good	Excellent	9 recorded	2 items	Nothing	10 · 09:32 – 09:41



1 14/10/2026 09:32

KITCHEN & APPLIANCES

Good

Cooker / hob

Four-ring gas hob, black enamel, cast-iron pan supports.

No marks or damage seen. Clean. Tested and working. All four rings ignite.



2 14/10/2026 09:33

KITCHEN & APPLIANCES

Good

Oven

Stainless steel single electric oven.

No marks or damage seen. Clean. Tested and working.



3 14/10/2026 09:34

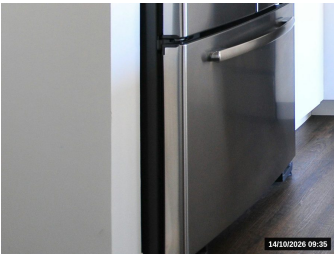
KITCHEN & APPLIANCES

Good

Fridge

Stainless steel fridge freezer, double doors.

No marks or damage seen. Clean. Tested and working. Seals intact; cold.



4 14/10/2026 09:35

KITCHEN & APPLIANCES

Good

Freezer

Lower freezer drawers, three compartments.

No marks or damage seen. Clean. Tested and working.



5 14/10/2026 09:36

SANITARY WARE

Good

Sink & taps

Stainless steel undermount sink, brushed brass mixer tap.

No marks or damage seen. Clean. Tested: taps & drainage – working. Drains freely.



6 14/10/2026 09:37

KITCHEN & APPLIANCES

Fair

Worktops

White marble-effect laminate worktops.

Marks / defects: scratches, stains. Clean. Fine knife scratches near the hob; small ring stain.

Room 3 of 5 · continued

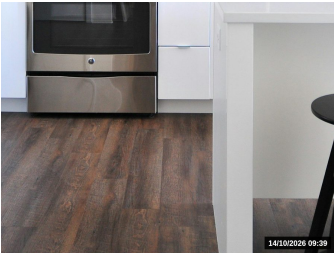
Kitchen



7 14/10/2026 09:38

KITCHEN & APPLIANCES
Cupboards & units
White shaker-style wall and base units, brass knobs.
No marks or damage seen. Clean.

Good



8 14/10/2026 09:39

FLOORS & SKIRTINGS
Flooring
Dark oak-effect laminate.
Marks / defects: scratches, worn. Clean. Wear in front of the sink and light scratches.

Fair



9 14/10/2026 09:40

LIGHTS & FIXTURES
Extractor fan
Stainless steel chimney hood with two filters.
No marks or damage seen. Clean. Tested and working.

Good

Room cleanliness	Damage or defects	Photographs	Notes
Excellent — professionally cleaned	None noted	10 date and time stamped · 9 items recorded	Appliance manuals left in the top drawer beside the oven.



KITCHEN – GENERAL VIEWS



G1 General view

14/10/2026 09:41



Room 4 of 5

Living / Reception Room

Overall

Good

Cleanliness

Excellent

Items

8 recorded

Marks or damage

2 items

Needs attention

Nothing

Photographs

9 · 09:42 – 09:49



FURNISHINGS

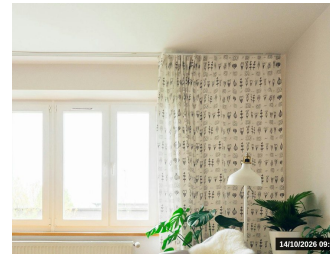
Sofa(s)

Good

Three-seat sofa, green velvet, oak legs. Quantity: 1.

No marks or damage seen. Clean. No stains or tears; cushions firm.

1 14/10/2026 09:42



WINDOWS

Window

Good

White sash windows, double glazed.

No marks or damage seen. Clean. Tested: opens, closes & locks – working.

2 14/10/2026 09:43



FURNISHINGS

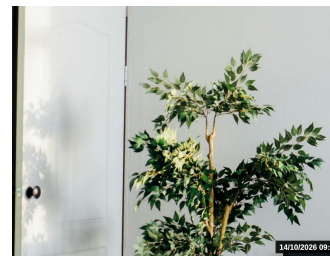
Table

Good

Side table, dark wood with metal frame. Quantity: 1.

No marks or damage seen. Clean.

3 14/10/2026 09:44



DOORS & LOCKS

Door

Good

White painted door, chrome handle.

Marks / defects: scuffs. Clean. Tested: opens, closes & locks – working. Light scuffs to the lower panel.

4 14/10/2026 09:44



FLOORS & SKIRTINGS

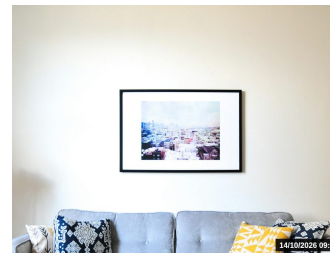
Flooring

Good

Oak herringbone parquet.

No marks or damage seen. Clean. Finish even; no water marks.

5 14/10/2026 09:45



WALLS & CEILINGS

Walls & ceiling

Good

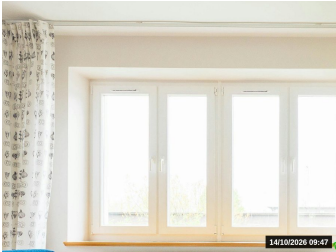
Walls and ceiling painted white.

Marks / defects: marks. Clean. Picture hook holes above the sofa.

6 14/10/2026 09:46

Room 4 of 5 · continued

Living / Reception Room



7 14/10/2026 09:47

FURNISHINGS

Good

Curains / blinds

Patterned cotton curains on a white pole.

No marks or damage seen. Clean.



8 14/10/2026 09:48

LIGHTS & FIXTURES

Good

Light fittings & sockets

Floor lamp with pink shade, double sockets.

No marks or damage seen. Clean.

Room cleanliness	Damage or defects	Photographs
Excellent — professionally cleaned	None noted	9 date and time stamped · 8 items recorded

LIVING / RECEPTION ROOM – GENERAL VIEWS



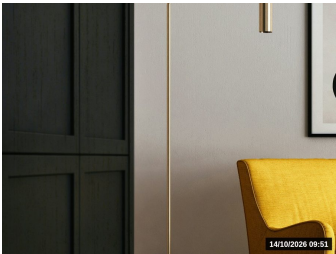
G1 General view
14/10/2026 09:49



Room 5 of 5

Hallway / Entrance

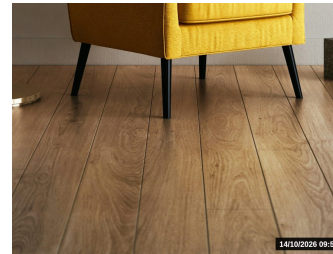
Overall	Cleanliness	Items	Marks or damage	Needs attention	Photographs
Good	Excellent	7 recorded, 1 n/a	1 item	Nothing	9 · 09:51 – 09:58

**DOORS & LOCKS****Front door (photographed from inside and out)**

Black painted front door, Yale lock and mortice deadlock.

No marks or damage seen. Clean. Tested: opens, closes & locks – working. Both locks operate; draught strip intact.

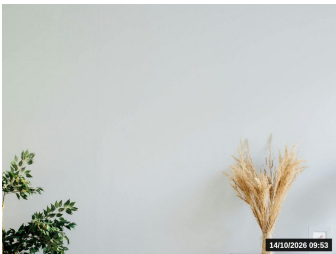
Good

**FLOORS & SKIRTINGS****Flooring**

Oak-effect laminate.

No marks or damage seen. Clean.

Good

**WALLS & CEILINGS****Walls & ceiling**

Walls painted white, ceiling white.

Marks / defects: scuffs. Clean. Scuffs at shoulder height by the door.

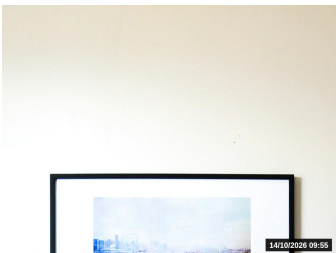
Good

**LIGHTS & FIXTURES****Light fitting**

Black metal floor lamp.

No marks or damage seen. Clean.

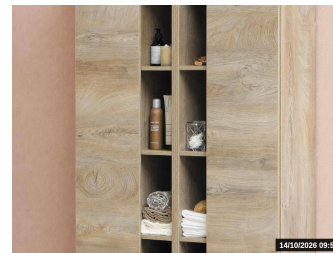
Good

**LIGHTS & FIXTURES****Smoke alarm**

Mains smoke alarm on the hall ceiling.

No marks or damage seen. Clean. Tested: tested – working. Tested: alarm sounds.

Good

**KITCHEN & APPLIANCES****Meter cupboard**

Built-in cupboard with shelving, meter at the back.

No marks or damage seen. Clean.

Good

1 14/10/2026 09:51

2 14/10/2026 09:52

3 14/10/2026 09:53

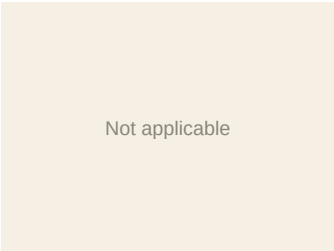
4 14/10/2026 09:54

5 14/10/2026 09:55

6 14/10/2026 09:55

Room 5 of 5 · continued

Hallway / Entrance

	GENERAL Stairs (if any) Not applicable – Ground-floor flat, no stairs. N/A	 GENERAL Storage / coat area Oak shelving unit. No marks or damage seen. Clean. Good
8 14/10/2026 09:56		

Room cleanliness Excellent — professionally cleaned	Damage or defects None noted	Photographs 9 date and time stamped · 7 items recorded, 1 not applicable
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HALLWAY / ENTRANCE – GENERAL VIEWS



G1 General view
14/10/2026 09:57



G2 General view
14/10/2026 09:58



Declaration form

CHECK IN INFORMATION	RECORDED	ADDITIONAL COMMENTS
General cleaning condition	Professionally cleaned	
General property condition	Good condition	Good condition (from 40 rated items)
General decorative condition	Good condition	Good condition (from 10 rated items)
Smoke / CO detectors tested & audible	Yes	
Keys released to tenant(s)	Yes	2 x front door Yale, 2 x mortice, 1 x communal fob
All utility meters recorded	Yes	
Minimum eight photographs per room	Yes	5 rooms · 47 photographs, each date and time stamped
Additional information	No	n/a

Any query or discrepancy relating to the descriptions or contents of this report must be raised in writing with the managing agent within 7 days of receipt. If nothing is received in writing within that period, this report is taken as an accurate representation of the cleanliness and condition of the property and its contents at the time of the inspection.



I, Sam Taylor, confirm that I carried out this inspection myself, that every photograph in this report was taken by me at the property on the date and time stamped on it, and that the descriptions and condition ratings recorded here are an honest and accurate account of the property as I found it.

COMPILED AND SIGNED BY

TENANT(S) FULL NAME(S)



Sam Taylor

Signed 14 Oct 2026, 10:04

TENANT(S) SIGNATURE(S)



Index of photographs

Every photograph in this report is listed below with the time it was taken. The photographs are shown smaller in the report to keep it a manageable size. Tap or click any photograph, or View below, to open it at full size, uncropped and exactly as taken, with the date and time stamp written into the image (this needs an internet connection).

REF	AREA / ITEM	TAKEN	
X1	Outside – Front of the property	14/10/2026 09:14	View
K1	Keys – Keys – 2 x front door Yale, 2 x mortice, 1 x communal	14/10/2026 09:58	View
M1	Meters – Electricity meter	14/10/2026 09:59	View
M2	Meters – Gas meter	14/10/2026 10:00	View
1	Bedroom – Door	14/10/2026 09:15	View
2	Bedroom – Window	14/10/2026 09:16	View
3	Bedroom – Bed	14/10/2026 09:17	View
4	Bedroom – Wardrobe	14/10/2026 09:18	View
5	Bedroom – Desk	14/10/2026 09:19	View
6	Bedroom – Flooring	14/10/2026 09:20	View
7	Bedroom – Walls & ceiling	14/10/2026 09:21	View
8	Bedroom – Light fittings & sockets	14/10/2026 09:22	View
G1	Bedroom – General view	14/10/2026 09:23	View
1	Bathroom – Toilet	14/10/2026 09:24	View
2	Bathroom – Sink & taps	14/10/2026 09:25	View
3	Bathroom – Bath / shower	14/10/2026 09:26	View
4	Bathroom – Tiles & walls	14/10/2026 09:27	View
5	Bathroom – Flooring	14/10/2026 09:27	View
6	Bathroom – Extractor fan	14/10/2026 09:28	View
7	Bathroom – Mirror / cabinet	14/10/2026 09:30	View
8	Bathroom – Door	14/10/2026 09:31	View
G1	Bathroom – General view	14/10/2026 09:31	View

REF	AREA / ITEM	TAKEN	
1	Kitchen – Cooker / hob	14/10/2026 09:32	View
2	Kitchen – Oven	14/10/2026 09:33	View
3	Kitchen – Fridge	14/10/2026 09:34	View
4	Kitchen – Freezer	14/10/2026 09:35	View
5	Kitchen – Sink & taps	14/10/2026 09:36	View
6	Kitchen – Worktops	14/10/2026 09:37	View
7	Kitchen – Cupboards & units	14/10/2026 09:38	View
8	Kitchen – Flooring	14/10/2026 09:39	View
9	Kitchen – Extractor fan	14/10/2026 09:40	View
G1	Kitchen – General view	14/10/2026 09:41	View
1	Living / Reception Room – Sofa(s)	14/10/2026 09:42	View
2	Living / Reception Room – Window	14/10/2026 09:43	View
3	Living / Reception Room – Table	14/10/2026 09:44	View
4	Living / Reception Room – Door	14/10/2026 09:44	View
5	Living / Reception Room – Flooring	14/10/2026 09:45	View
6	Living / Reception Room – Walls & ceiling	14/10/2026 09:46	View
7	Living / Reception Room – Curtains / blinds	14/10/2026 09:47	View
8	Living / Reception Room – Light fittings & sockets	14/10/2026 09:48	View
G1	Living / Reception Room – General view	14/10/2026 09:49	View
1	Hallway / Entrance – Front door (photographed from inside)	14/10/2026 09:51	View
2	Hallway / Entrance – Flooring	14/10/2026 09:52	View
3	Hallway / Entrance – Walls & ceiling	14/10/2026 09:53	View



REF	AREA / ITEM	TAKEN	
4	Hallway / Entrance – Light fitting	14/10/2026 09:54	View
5	Hallway / Entrance – Smoke alarm	14/10/2026 09:55	View
6	Hallway / Entrance – Meter cupboard	14/10/2026 09:55	View
8	Hallway / Entrance – Storage / coat area	14/10/2026 09:56	View
G1	Hallway / Entrance – General view	14/10/2026 09:57	View
G2	Hallway / Entrance – General view	14/10/2026 09:58	View