



LANDLORD SUMMARY - Inventory Findings: Cleaning, Maintenance & Disposal of Items

Listed below are all maintenance, repair, and safety obligations of the landlord. These items are maintained and repaired by the landlord, and their condition will be formally checked, recorded, and agreed upon during the initial inventory inspection, with follow-up checks conducted during mid-term and end-of-tenancy inspections as required. This list forms a core part of the tenancy agreement terms and reflects statutory duties as well as standard good practice.

Property Address: 123 Preview Street, Sample City, London AB1 2CD

Inspection Date: Saturday 30 May 2026

CLEANING RELATED

| Area/Item | Item | Type of Issue | Page Ref: | Section Ref: | Action Required |
|------------------|------------|---------------|-----------|--------------|---------------------------------|
| Front Garden | All areas. | Not cleaned | Page 6 | 5 1 | Requires professional cleaning. |
| Entrance/Hallway | All areas. | Not cleaned | Page 8 | 7 1 | Requires professional cleaning. |
| Utility Cupboard | All areas. | Not cleaned | Page 10 | 8 1 | Requires professional cleaning. |

| Area/Item | Item | Type of Issue | Page Ref: | Section Ref: | Action Required |
|-----------------------------|------------|---------------|--------------|--------------|---------------------------------|
| Dining Room | All areas. | Not cleaned | Page 12 | 9 1 | Requires professional cleaning. |
| Reception Room | All areas. | Not cleaned | Page 15 | 10 1 | Requires professional cleaning. |
| Landing & Stairs | All areas. | Not cleaned | Page 26 & 28 | 12.1 & 13.1 | Requires professional cleaning. |
| Kitchen | All areas. | Not cleaned | Page 19 | 11 1 | Requires professional cleaning. |
| Main Bathroom | All areas. | Not cleaned | Page 31 | 14 1 | Requires professional cleaning. |
| WC | All areas. | Not cleaned | Page 37 | 15 1 | Requires professional cleaning. |
| Bedroom 1 | All areas. | Not cleaned | Page 40 | 16 1 | Requires professional cleaning. |
| Bedroom 2 | All areas. | Not cleaned | Page 43 | 17 1 | Requires professional cleaning. |
| Bedroom 3 | All areas. | Not cleaned | Page 48 | 18 1 | Requires professional cleaning. |
| Rear Garden | All areas. | Not cleaned | Page 52 | 19 1 | Requires professional cleaning. |

DAMAGES/NEGLIGENCE

| Room | Item | Description of Issue | Page Ref: | Section Ref: | Action Required |
|------|------|----------------------|-----------|--------------|-----------------|
|------|------|----------------------|-----------|--------------|-----------------|

| Area/Item | Item | Type of Issue | Page Ref: | Section Ref: | Action Required |
|-----------|---------------------|--|-----------|--------------|--|
| Kitchen | Extractor Hood. | White cable loose, unrouted and unsecured; exposed and unsupported, posing risk of damage, fraying, electric shock or fire; may detach or wear - unsafe and non-compliant. | | 11 15 | Route and conceal cable securely with approved fixings; fix firmly to prevent movement or damage. |
| Kitchen | Under Sink Cabinet. | Back panel under kitchen sink missing, wall fully exposed; visible mould growth and strong damp odour present. Moisture readings 11.9%–16.3% (well above safe <8% standard), confirming significant moisture penetration and active dampness causing deterioration; will lead to further damage if unresolved. | | 11 17 | Fit waterproof back panel; treat mould, dry area, fix moisture source, repair and seal surfaces. |
| Kitchen | Cooker. | Flame appears unsafe. | | 11 18 | Replace with new appliance. |
| Kitchen | Washing Machine. | Cable: Runs to under-sink double socket; positioned near water pipes - Hazard: close to water pipes/leaks - risk of shock, short-circuit or fire; unsafe and non-compliant. | | 11 2 | Relocate socket away from water pipes / wet area; re-route cable safely or extend with approved lead; ensure installation meets electrical safety rules. |

| Area/Item | Item | Type of Issue | Page Ref: | Section Ref: | Action Required |
|---------------------|---------------|---|-----------|--------------|--|
| Kitchen | Tumble Dryer. | Grey cable hangs loose, unrouted and unsecured. Exposed and unsupported, it risks damage, fraying, electric shock or fire; may be pulled free or worn - unsafe and non-compliant. | | 11 21 | Route and secure cable neatly with approved clips/trunking; support fully to prevent movement, wear or damage - ensure compliant installation. |
| Kitchen | Dishwasher. | Cable: Runs to under-sink double socket; positioned near water pipes - Hazard: close to water pipes/leaks - risk of shock, short-circuit or fire; unsafe and non-compliant. | | 11 22 | Relocate socket away from water pipes/wet zone; re-route cable safely or use approved extension; ensure compliant, hazard-free installation. |
| Utility Room | Fuseboard. | No RCD protection visible; non-compliant with 18th Edition regulations. | | 12 12 | Immediate upgrade required. |

| Area/Item | Item | Type of Issue | Page Ref: | Section Ref: | Action Required |
|--------------|----------------------------------|---|-----------|--------------|--|
| Utility Room | Obsolete Meter/Connection Block. | <p>Exposed live wiring: Open, corroded old connection block; live parts exposed - severe shock/short-circuit risk.</p> <p>Poor installation: Loose, unprotected, damaged cables; non-standard colours; unsafe mounting.</p> <p>Water proximity: Fittings next to pipework/low down - high risk of damp/ingress.</p> <p>General: Aged, deteriorated, non-compliant - critical fire/electrocution hazard.</p> | | 12 13 | Isolate supply and have this entire section rewired and enclosed by a qualified electrician immediately. |

Prepared By: Inventory Bee

Date: 30 May 2026