

PROPERTY BASELINE RECORD

TS / 01 - ESTABLISH THE STARTING POINT



Inspection: 15 March 2025
Ref: TS-0047-BL

01 BASELINE		02 MONITORING	03 CHECK-OUT
PROPERTY ADDRESS	45 Oakwood Drive, Reading, Berkshire, RG2 7QP	PROPERTY ID	TS-0047
LANDLORD	James Richardson	TENANT	Sarah Thompson
TENANCY	15 Mar 2025 - 31 Jan 2026	PREPARED BY	TenantShield - demonstration record

01 BASELINE OVERVIEW

Overall condition: GOOD. This report establishes the property condition at the start of the tenancy and creates persistent Record IDs for items that should remain visible later.

Connected record logic

Notable observations are assigned a Record ID and carried into later monitoring and check-out reports rather than rewritten from scratch.

GOOD Suitable starting condition	5 Persistent Record IDs	4/4 Safety checks recorded	72 Timestamped sample refs
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02 BASELINE EVIDENCE

TS-0047-LIV-01

RECORDED

LOCATION	Living room / carpet
OBSERVATION	Light pre-existing wear in traffic path near doorway. No staining noted.
EVIDENCE	Baseline photos 12-13
NEXT / ACTION	Carry forward for comparison.

TS-0047-HAL-01

RECORDED

LOCATION	Hallway / stair wall
OBSERVATION	Several low-level scuff marks consistent with previous furniture movement.
EVIDENCE	Baseline photos 44-45
NEXT / ACTION	Carry forward; repaint only if desired.

02 BASELINE EVIDENCE - CONTINUED

TS-0047-KIT-01

RECORDED

LOCATION	Kitchen / drawer
OBSERVATION	Approx. 5 mm chip to front edge of cutlery drawer.
EVIDENCE	Baseline photo 28
NEXT / ACTION	Carry forward as pre-existing condition.

TS-0047-BTH-01

MONITOR

LOCATION	En-suite / sealant
OBSERVATION	Slight discoloration to sealant; intact and watertight.
EVIDENCE	Baseline photo 39
NEXT / ACTION	Review at monitoring visit.

TS-0047-DRV-01

RECORDED

LOCATION	Driveway
OBSERVATION	Small oil mark and light weed growth between pavers.
EVIDENCE	Baseline photo 06
NEXT / ACTION	Carry forward as pre-existing condition.

03 ROOM-BY-ROOM SNAPSHOT

Area	Condition	Key observation	Linked record
Exterior	Good	Roof/gutters appear clear; garden maintained.	TS-0047-DRV-01
Living room	Good / Fair	Carpet traffic wear only.	TS-0047-LIV-01
Kitchen	Good	Small drawer chip; appliances operational.	TS-0047-KIT-01
Primary bedroom	Good	Fresh decor; no material damage.	-
Bedroom 2	Fair / Good	Low-level scuffing; carpet clean.	-
Bathrooms	Good / Fair	Sealant discoloration in en-suite.	TS-0047-BTH-01
Hall / stairs	Fair	Pre-existing wall scuffing.	TS-0047-HAL-01

04 UTILITIES & SAFETY SNAPSHOT

Item	Recorded status	Reference
Gas safety	Valid to 14 Mar 2026	Certificate recorded
Electrical inspection	Valid to 2028	EICR recorded
Smoke alarms	Tested and working (2)	Inspection note
CO detector	Tested and working (1)	Inspection note
Boiler / heating	Operational	Inspection test
Meters	Readings taken and photographed	Evidence bundle

05 HANDOVER SUMMARY

For the next report

TS / 02 should carry these five Record IDs forward. If nothing changes, mark the item unchanged. If something changes, keep the same ID and update its status.

Sample notice: all people, addresses and observations in this demonstration pack are fictional and provided only to show the TenantShield reporting approach.

PHOTO RECORD / EXAMPLE LAYOUT

TS / 01 | Demonstration property TS-0047

Blank placeholders - no photographs supplied. This page shows how photos and captions could sit alongside the report. All observations and stage dates below are fictional examples.

01 / ROOM OVERVIEW

PHOTO PLACEHOLDER

No image included

Living room / carpet

Reference: Baseline photos 12-13

Stage date (fictional): 15 March 2025

Show the carpet in the wider room, with the doorway visible.

Fictional baseline observation: light pre-existing wear near the doorway; no staining noted.

02 / DETAIL VIEW

PHOTO PLACEHOLDER

No image included

Living room / carpet

Reference: Baseline photos 12-13

Stage date (fictional): 15 March 2025

Show the recorded doorway wear close up, retaining enough surrounding detail to locate it.

Linked record: TS-0047-LIV-01. This is a second view of the same baseline condition.

03 / SECOND RECORDED ITEM

PHOTO PLACEHOLDER

No image included

Hallway / stair wall

Reference: Baseline photos 44-45

Stage date (fictional): 15 March 2025

Show the wall and a clear detail of the existing scuffs.

Linked record: TS-0047-HAL-01. Fictional observation: several low-level scuffs.

How to read this sample

Photo references match the illustrative report; they are not links to an existing image bundle. A completed record would include the supplied photographs and their actual capture dates. Missing views or dates should remain clearly marked.