

Mid Term Inspection



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Prepared on behalf of Example Lettings Ltd

Property inspected by A. Clerk

Reference: SAMPLE-0001

Address

123 Sample Street
Sample City
Sampleshire
AB1 2CD



Carried Out

May
25th 2023

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Disclaimers

About this report

This report provides an impartial and easy to follow list of the main features of the property on a room by room basis, together with details of its contents (if present). It has been prepared on the understanding that where no comment on the condition of an element or item is made by the Inventory Associate, the element or item is taken to be in good serviceable condition and without defect(s). This report will specifically comment on, and identify defects or elements in poor condition that have been observed during the inspection and will be described in the narrative of the report and evidenced where appropriate in the photographs contained in the report. Where the words 'silver', 'chrome', 'oak', 'pine', etc. are used, it is understood that this is a description of the colour and type of the item and not the actual fabric. The description of the listed items is for identification purposes only. New items will only be described as such when they are present in a new building, still in their wrappings, and or the Inventory Associate has been provided with a receipt which will be added to the report as evidence. Where an inventory report is compiled at an old property, it must be understood that the condition of the fabric and contents are normally age worn and age marked unless otherwise noted.

What is inspected?

The Inventory Associate carries out a detailed visual inspection of the inside of the main building together with any contents and will carry out a general inspection of the remainder of the building including the exterior cosmetic elements and any permanent outbuildings within the property boundaries. We do not inspect communal areas however where health & safety issues arise or there is clear risk to the public, the Inventory Associate will inform the client / tenant via email or telephone if the risk is to life and or imminent.

The inspection is 'non invasive'. This means that the Inventory Associate does not take up carpets, floor coverings or floor boards, move or upturns large items of furniture, test services, remove secured panels or undo electrical fittings. They also do not test any appliances and only refers to lights and switches where used to complete the report. Inaccessible areas and loft areas will not be inspected unless there is a fixed staircase that confirms to building regulations. This is a matter of health & safety of our Inventory Associates and therefore will not be compromised. Belongings left by the landlord in a locked room or outbuildings will not be included and are the sole responsibility of the landlord. Items of little monetary value are listed and described generically; i.e. a bookshelf could be described as containing 'a number of paperback books'. Similar items will include used bedding, used kitchen utensils, tableware etc.

Windows / doors are checked only to ensure that they are issue free and or have no visible signs of broken glass. Any issues with regards to door handles, hinges etc will be described within the report in the context of the overall item comments. It is the responsibility of the tenant to report any non-opening windows / fire doors / exit doors to the Landlord or Managing Agent as a matter of priority in regards to safety.

Health & Safety

As shown in the "what is inspected" area; where health & safety issues arise or there is clear risk to the public, the Inventory Associate will inform the client via email or telephone if the risk is to life and or imminent. This area of the report will also show the number of smoke and carbon monoxide alarms, their location, type (if known) and whether an audible sound has been noted during testing.

Smoke and carbon monoxide alarms - As of October 2015 it became compulsory for all rental properties, both private and social, to be fitted with appropriate smoke and carbon monoxide alarms to each level and where solid burning fuel units are present. Alarms are recorded in the Health & Safety section and noted where they are sited within the property, that they have been tested for power only on the day the inventory report / check-in is compiled and whether an audible tone is detected during that test and the results shown at the front of the report. If an audible sound or power cannot be verified or the required alarm(s) are not present the landlord / managing agent will be informed immediately.

Ongoing testing of the alarms - tenant(s) are responsible for the ongoing checking of any and all alarms during the tenancy. It is recommended that they are tested weekly. The landlord / managing agent should be informed of any issues or faults relating to the functioning of the units immediately.

Please note: Where this inventory notes the presence of smoke alarms and carbon monoxide detectors, if tested by the Inventory Associate, this will be for power supply and should not be interpreted to mean that these items are fully working and that the property complies with the 2015 regulations. KS Inventory Services will take no responsibility for damage or malfunction during the testing of such alarms.

The Furniture and Furnishings (Fire) (Safety) Regulations 1998 (Amended 1993) - This regulation applies to properties let furnished which must carry the required labels. Such items include all upholstered furniture, beds, divans, bases, headboards, including childrens', pillows, 3 piece-suites, sofa beds and garden furniture.

All such furnishings are checked (where possible) for labels and commented upon in the appropriate fields in this report. Furnishings that do not comply must either be removed or replaced by the managing agent / landlord as applicable.

For more info visit: Furniture Industry Research Association (FIRA) <https://www.fira.co.uk/images/FIRA-Flammability-Guide-PDF-with-links.pdf>

Schedule of Condition - In order to understand our reports we do not use acronyms only clear, concise descriptive terminology. As part of the Schedule of Condition; we will rate the overall cleanliness of the property using the following guide:

Cleaned to a professional standard: The items are believed to be or confirmed as new. The Inventory Associate has seen a receipt indicating that the property has been cleaned by a professional cleaning company and or affirms that all areas are dust free; floors and carpets clean, woodwork is clean and bathroom(s) and kitchen areas are clean with no issues except where stated.

Cleaned to an acceptable standard except where noted: Flooring has been vacuumed and swept; surfaces and sanitary ware clean with only minor issues and or observations as noted in the report.

Light cleaning required where noted: Surfaces are slightly grubby and or marked and not dust free; flooring requires light cleaning,

vacuuming and or sweeping. Appliances or sanitary ware require light cleaning. Walls scuffed or marked with issues and or observations as noted in the report.

Poor standard; professional cleaning required where noted: Property requires cleaning to a professional standard throughout or in areas as indicated. Major issues and or observations as noted in the report.

We also understand that some words to describe whether an item or area requires cleaning can be emotive so we only use the following words to describe individual items and or areas in regards to their cleanliness.

Dusty: The item has a covering of dust that is removable with a vacuum cleaner, floor brush or cloth.

Grubby: The item is in need of cleaning requiring the use of domestic cleaning products / materials.

We indicate whether the item is slightly grubby, grubby or very grubby to explain the severity of the issue with referenced pictures and comprehensive descriptions as evidence and then summarised in the overall Schedule of Condition.

Please note that although the **Schedule of Condition** provides an overall view of the property it is the descriptions and condition comments that should always be referred to when making any decisions in regards to claims against a deposit and that we / the report owner and or reader will / should presume items and or areas to be 'in good / clean condition' unless otherwise stated.

What this report does not tell you

The person preparing this report is not an expert on fabrics, woods, materials, antiques etc: nor a qualified surveyor or valuer. This report will not necessarily mention structural defects and does not give any advice on the cost of any repair work, or the types of repair which should be used. The Inventory Associate will also not comment on questions relating to deposits; all such matters should be directed to the managing agent and or landlord. This report offers no guarantee of, or reports on, the adequacy of and or safety of any equipment or contents, it merely provides a record that such items exist in the property at the date of the inventory.

Ownership of the report

This report remains the property of the instructing party and shall not be used or copied without their written permission.

Tenant guidance note

Prior to leaving the property at the end of your tenancy, you should revisit this report as it is expected that the property and its contents will be returned to the landlord in a similar condition of cleanliness as noted in the original inventory. Please refer to guidance issued by the managing agent / landlord on how to look after the property.

Check In Procedure

If the inventory report and check in has been commissioned to be completed on the same day then the report will be compiled and the tenant(s) shown the report on the Inventory Associates handheld device. Tenant(s) will be asked to sign the report to acknowledge and record the number and types of keys handed over but will still have an opportunity to review the full report and make any comments online (if this facility is made available by the commissioning authority). All our reports are reviewed for accuracy and grammar and once any corrective work is complete tenants will be asked to review the report and re sign via the shared email link (if this facility is made available by the commissioning authority).

Interim / Condition Property Reports

Interim and or condition property reports are meant to highlight any existing or potential maintenance and repair issues which helps to prevent long time maintenance and or issues by addressing problems at an early stage. Reports are conducted throughout the tenancy to check that the property is being kept in good order and will address any issues regarding the use of the property in regards to unauthorised pets or additional tenants not shown on the relevant required letting documents. Interim property reports are not meant to be an inventory of the property and will look to only highlight any issues as seen or advised at point of inspection. The Inventory Associate will only take room pictures for context purposes only and will always seek to ensure that no personal effects are recorded. Please inform the IA of any issues relating to the fabric of the property at time of the report; any issues in regards to legal matters, deposits and or complaints should always be addressed to the landlord or managing agent.

Check Out Procedure

At check out the Inventory Associate will ask you to hand over all keys as provided by the managing agent / landlord at the beginning of the tenancy including any keys cut from the original set. Window and or room keys (unless otherwise advised) can remain in situ. The Inventory Associate will then refer to the original inventory and check in reports (where provided) making comments against any areas / items that have changed from the original report information. This can and will include any cleaning issues or damage but equally will highlight if the property has been improved during the tenancy such as being in a cleaner state or changes to decor. Please advise the Inventory Associate of anything you wish to them to note that relate to the property and or issues. The Inventory Associate cannot advise on matters regarding the deposit and is an independent third party so will not divulge the contents of the report except to the commissioning authority.

Manual / Certificate Information

Where possible certificate information will be included in this report. Where EPC information is not provided; the governments website to search for the EPC for the rental property can be accessed via the following link: Government EPC Register: <https://www.epcregister.com/reportSearchAddressByPostcode.html>

The Gas Safe website provides advice and guidance including a list of registered Gas Safe engineers in your postcode <https://www.gassaferegister.co.uk>

If you have not been provided with an appliance manual the best option is to search for the appliance online using the model name and number as indicated on the unit.

Report Signing - Please note

This report must be signed (if hard copy provided) by the tenant(s) and or commented on / signed online via the unique URL (if service is provided) and returned to the issuing agent within the specified days as indicated by the landlord / managing agent from the commencement of the tenancy. Once you have signed online you will receive an automatic email stating that all relevant parties have

received notification of the signed report and or any comments therein. There is no requirement for further action. If the report is not signed and or returned by you (the tenant) within the specified timescale (refer to the managing agent), the report will be closed and the contents deemed as accepted and any future discrepancies will then not be admissible.

1. PROPERTY INFORMATION

Ref	Name	Description	Additional Comments
1.1	Instructing Authority	Orlando Reid	
1.2	Time of Visit	1.30 PM	
1.3	Weather Condition(s)	Cloudy	
1.4	Access to Property	Gained via tenant	
1.5	Tenant(s) Present	Yes	

2. SUMMARY OF REPORT

Ref	Name	Description	Additional Comments
2.1	General Comments	Property has been well maintained by tenants. Is generally clean and tidy with a few exceptions.	
2.2	Areas to Note	<p>Bathroom: Mould to mastic surrounding bath. Limescale to tile grouting to bath area.</p> <p>Reception room: Blinds cannot be opened and closed, has been like this since they moved in. Discolouration to window frame.</p> <p>Kitchen: Extractor Hood - filter not present - tenant advised they were not there when they moved in. Floor - heavily stained. Sink requires further cleaning. Staining to worktop. Mould to mastic behind sink. Limescale behind sink.</p> <p>Bedroom - Discolouration to window frame.</p>	

3. HEALTH & SAFETY


Ref	Name	Condition	Comments	Additional Comments
3.1	Are all required alarms present and fitted in the correct areas?	No	There was not a carbon monoxide alarm at the time of inspection, I have now installed one in the kitchen with the boiler.	

4. HEALTH & SAFETY | SMOKE & CARBON MONOXIDE ALARMS

Ref	Name	Location Floor & Room	Test Result	Additional Comments
4.1	Smoke Alarm	Hallway	Alarm tested for power only. Audible alarm noted	


4. HEALTH & SAFETY | SMOKE & CARBON MONOXIDE ALARMS (CONT.)

4.2	Heat Sensor Alarm(s)	Kitchen	Alarm tested for power only. Audible alarm noted Battery being regularly after being tested- may need battery changed	
4.3	Carbon Monoxide Alarm(s)	Kitchen- freestanding in boiler cupboard	Alarm tested for power only. Audible alarm noted	




25 May 2023 14:00

Ref # 4.1



25 May 2023 13:57

Ref # 4.2

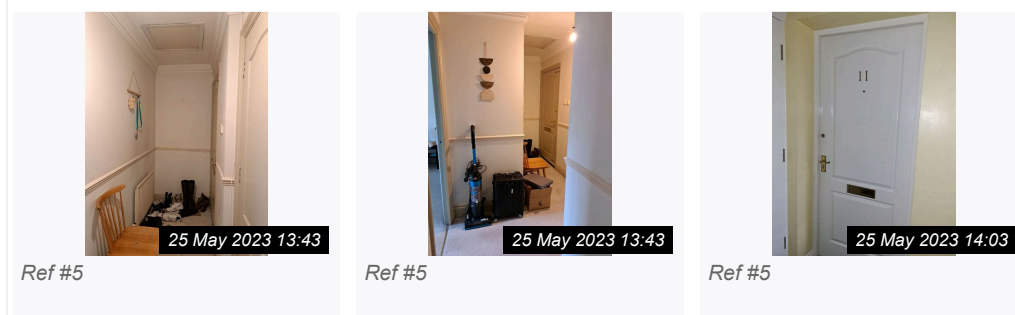


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Ref # 4.3

5. ENTRANCE / HALLWAY

Ref	Name	Condition	Comments	Additional Comments
5.1	Are there any obvious water leaks?	No		
5.2	Are there any signs of damage or mould?	No		
5.3	Would the area(s) benefit from being redecorated?	No	Light scuffs and rubs.	
5.4	Would the flooring benefit from being cleaned and or replaced?	No		
5.5	Is the standard of house-keeping acceptable?	Yes	Condition consistent with use	
5.6	Are there any indications of pet / smoking / cooking / odours?	No	Neutral smell - no indications	



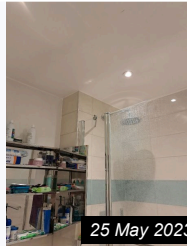
6. BATHROOM

Ref	Name	Condition	Comments	Additional Comments
6.1	Are there any obvious water leaks	No		
6.2	Are there any signs of damage or mould?	Yes	Mould to mastic surrounding bath. Limescale to tile grouting to bath area.	
6.3	Would the room benefit from being redecorated?	No		
6.4	Would the flooring benefit from being cleaned and or replaced?	No		
6.5	Is the standard of house-keeping acceptable?	Yes	Condition consistent with use	
6.6	Are there any indications of pet / smoking / odours?	No	Neutral smell - no indications	



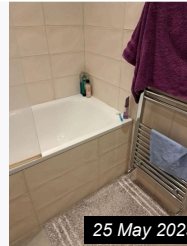
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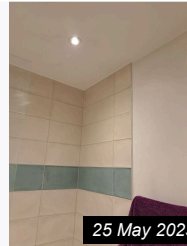
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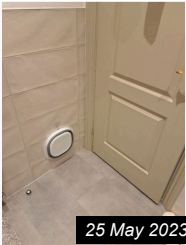
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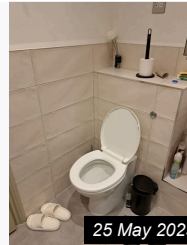
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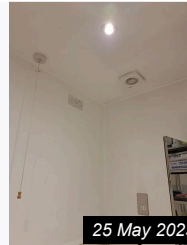
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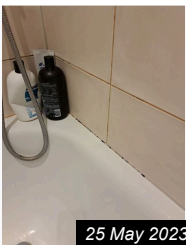
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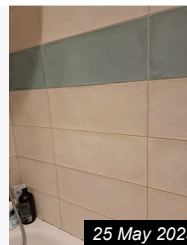
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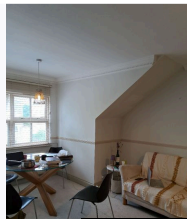
7. LOUNGE

Ref	Name	Condition	Comments	Additional Comments
7.1	Are there any obvious water leaks?	No		
7.2	Are there any signs of damage or mould?	Yes	Blinds cannot be opened and closed, has been like this since they moved in. Discolouration to window frame.	
7.3	Would the room benefit from being redecorated?	No		
7.4	Would the flooring benefit from being cleaned and or replaced?	No		
7.5	Is the standard of house-keeping acceptable?	Yes	Condition consistent with use	
7.6	Are there any indications of pet / smoking / cooking / odours?	No	Neutral smell - no indications	



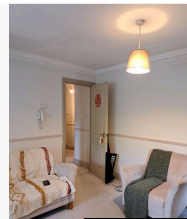
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Ref #7



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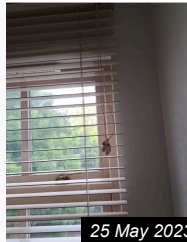
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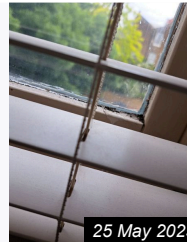
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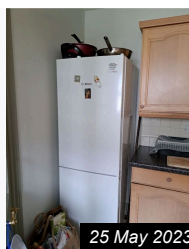


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Ref # 7.2

8. KITCHEN

Ref	Name	Condition	Comments	Additional Comments
8.1	Are there any obvious water leaks?	No		
8.2	Are there any signs of damage or mould?	Yes	Extractor Hood - filter not present - tenant advised they were not there when they moved in.	
8.3	Would the room benefit from being redecorated?	No		
8.4	Would the flooring benefit from being cleaned and or replaced?	Yes	Yes - tenant advised the landlord was going to replace the flooring at the start of the tenancy as it has been stained since the tenants moved in but it has not been changed.	
8.5	Is the standard of house-keeping acceptable?	Yes	Generally good, sink requires further cleaning. Staining to worktop. Mould to mastic behind sink. Limescale behind sink.	
8.6	Are there any indications of pet / smoking / cooking / odours?	No	Neutral smell - no indications	



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Ref #8



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Ref #8



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Ref #8



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Ref #8



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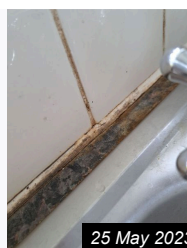
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Ref # 8.4



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Ref # 8.4



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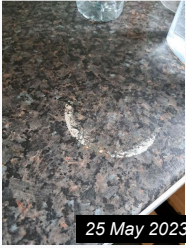
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Ref # 8.5

8. KITCHEN (CONT.)

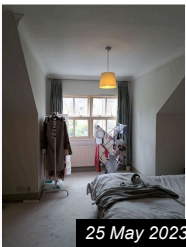


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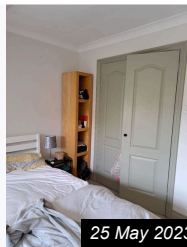
9. BEDROOM 1

Ref	Name	Condition	Comments	Additional Comments
9.1	Are there any obvious water leaks?	No		
9.2	Are there any signs of damage or mould?	Yes	Discolouration to window frame.	
9.3	Would the room benefit from being redecorated?	No		
9.4	Would the flooring benefit from being cleaned and or replaced?	No		
9.5	Is the standard of house-keeping acceptable?	Yes	Condition consistent with use	
9.6	Are there any indications of pet / smoking / cooking / odours?	No	Neutral smell - no indications	



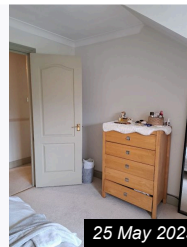
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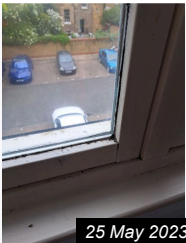
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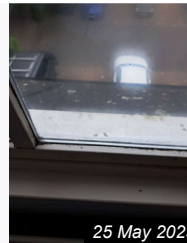
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Ref # 9.2



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Ref # 9.2

9. BEDROOM 1 (CONT.)




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Ref # 9.2



25 May 2023 13:47

Ref # 9.2



25 May 2023 13:47

Ref # 9.2

10. UNAUTHORISED OCCUPANCY				
Ref	Name	Condition	Comments	Additional Comments
10.1	Are there any signs of unauthorised occupancy within the property?	No		

11. PETS				
Ref	Name	Condition	Comments	Additional Comments
11.1	Is there any evidence of pets at the property or within property boundaries?	No		
11.2	Are there any indications of pet odours?	No	Neutral smell - no indications	

12. SMOKING				
Ref	Name	Condition	Comments	Additional Comments
12.1	Are there any signs of smoking within the property or within property boundaries?	No		
12.2	Are there any indications of smoking odours?	No	Neutral smell - no indications	

Declaration

I/We the undersigned, affirm that if I/we do not comment on the Inventory in writing within seven days of receipt of this Inventory then I/we accept the Inventory as being an accurate record of the contents and condition of the property.