

Midterm Inventory

123 Sample Street, Sample City, Sampleshire, AB1 2CD



Prepared By A. Clerk

On Behalf of Example Lettings Ltd

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1. PROPERTY DETAIL

Ref	Name	Description
1.1	Notes	The tenants have occupied the property for just over ~~6 months~~. <i>1 year</i>. Overall, the property is in good order, with general signs of wear and tear noted. All observations made during the inspection should be cross-referenced with the original inventory report for clarification and comparison. ~~Some furniture added by landlord since the original inventory was conducted, however,~~ <i>Furniture</i> not inspected.

2. INTERIM VISIT (SUMMARY)

Ref	Name	Answer at Midterm Inventory	Answer at Midterm Inventory	Comments
2.1	24 hours notice or more given prior to visit	Yes	As Midterm Inventory	
2.2	Tenant(s) present during visit	Yes	As Midterm Inventory	
2.3	Complaints received about the tenant?	No	As Midterm Inventory	
2.4	Signs of unauthorised occupancy within the property?	No	As Midterm Inventory	
2.5	Evidence of smoking?	No	As Midterm Inventory	
2.6	Evidence of pets?	No	As Midterm Inventory	
2.7	Evidence of damage over and above fair wear and tear?	No	As Midterm Inventory	Except with reference to door handles, as noted in previous inspection.
2.8	Have any maintenance issues been reported by the tenant?	Yes	As Midterm Inventory	All in good, working order except gas meter doesn't not work. Gas supplier and landlord are aware.
2.9	Property cleaned and maintained to an acceptable standard?	Yes	As Midterm Inventory	Property is cleaned to a good liveable standard and in good order

3. HEALTH & SAFETY ALARM COMPLIANCE CHECKS				
Ref	Name	Answer at Midterm Inventory	Answer at Midterm Inventory	Comments
3.1 	Do all floors have smoke/heat alarms present?	Yes	As Midterm Inventory	
3.2	Do all smoke/heat alarms have working test buttons?	Yes	As Midterm Inventory	
3.3	Are any areas requiring a smoke/heat alarm missing an installed unit?	No	As Midterm Inventory	
3.4 	Are carbon monoxide alarms present in rooms with a solid fuel burning source?	Yes	As Midterm Inventory	
3.5	Are any areas requiring a carbon monoxide alarm missing an installed unit?	No	As Midterm Inventory	



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Ref #3.1



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Ref #3.1



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Ref #3.1



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Ref #3.4

4. RISK AVOIDANCE CHECKLIST

Ref	Name	Answer at Midterm Inventory	Answer at Midterm Inventory	Comments
4.1	Tenant(s) have access to all escape routes in the event of a fire?	Yes	As Midterm Inventory	
4.2	Evidence of damp/mould on walls/ceilings?	No	As Midterm Inventory	Noted decoration lifting in places to ceiling in lounge Noted tenants use a dehumidifier to control moisture in the lounge
4.3	If 'Yes' to the above, does damp/mould relate to condensation?			
4.4	Evidence of poor grouting to tiles or gaps in the bath sealant?	No	As Midterm Inventory	
4.5	Evidence of damage to electrical fixtures & fittings, frayed cables, cracked power points?	No	As Midterm Inventory	
4.6	Evidence of fraying carpets, especially on stairs?	No	As Midterm Inventory	
4.7	Blind cords are "Safe by design" or installed with the appropriate child safety devices?		Yes	As inventory
4.8	Evidence of damp on outside walls?	No	As Midterm Inventory	

5. GARDEN AREAS | PROPERTY BOUNDARIES

Ref	Name	Condition at Midterm Inventory	Condition at Midterm Inventory	Comments
5.1	Are the grassed areas, shrubs and hedges well maintained?	Yes	As Midterm Inventory	Clean and tidy
5.2	Are any fences / gates / perimeter walls in need of attention?	No	As Midterm Inventory	
5.3	Are there any issues or potential risks to safety to surrounding areas of the property?	No	As Midterm Inventory	
5.4	Are they any maintenance issues to be addressed?	No	As Midterm Inventory	



Ref #5



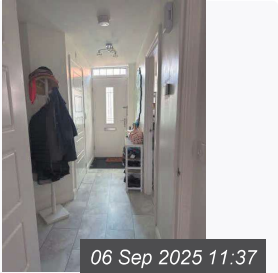
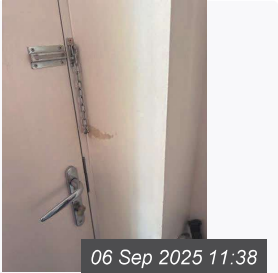
Ref #5



Ref #5

6. EXTERIOR OF PROPERTY | WINDOWS | DOORS

Ref	Name	Condition at Midterm Inventory	Condition at Midterm Inventory	Comments
6.1	Are any windows broken or cracked / in need of re-decoration?	No	As Midterm Inventory	
6.2	Are any doors damaged or broken / in need of re-decoration?	No	As Midterm Inventory	
6.3	Are they any maintenance issues to be addressed?	No	As Midterm Inventory	

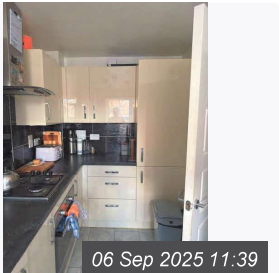
7. ENTRANCE / HALLWAY				
Ref	Name	Condition at Midterm Inventory	Condition at Midterm Inventory	Comments
7.1	Are there any obvious water leaks?	No	As Midterm Inventory	
7.2	Are there any signs of damage or mould?	No	As Midterm Inventory	
7.3	Would the area(s) benefit from being redecorated?	No	As Midterm Inventory	
7.4	Would the flooring benefit from being cleaned and or replaced?	No	As Midterm Inventory	
7.5	Is the standard of house-keeping acceptable?	Yes	As Midterm Inventory	Condition consistent with use Cleaned to an acceptable standard
7.6	Are there any indications of pet / smoking / cooking / odours?	No	As Midterm Inventory	Neutral smell - no indications
 Ref #7  Ref #7				

8. KITCHEN				
Ref	Name	Condition at Midterm Inventory	Condition at Midterm Inventory	Comments
8.1	Are there any obvious water leaks?	No	As Midterm Inventory	
8.2	Are there any signs of damage or mould?	No	As Midterm Inventory	
8.3	Would the room benefit from being redecorated?	No	As Midterm Inventory	
8.4	Would the flooring benefit from being cleaned and or replaced?	No	As Midterm Inventory	
8.5	Is the standard of house-keeping acceptable?	Yes	As Midterm Inventory	Condition consistent with use Cleaned to an acceptable standard
8.6	Are there any indications of pet / smoking / cooking / odours?	No	As Midterm Inventory	Neutral smell - no indications



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Ref #8



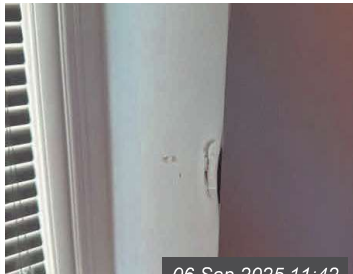
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Ref #8

9. LOUNGE DINING ROOM				
Ref	Name	Condition at Midterm Inventory	Condition at Midterm Inventory	Comments
9.1	Are there any obvious water leaks?	No	As Midterm Inventory	
9.2	Are there any signs of damage or mould?	No	As Midterm Inventory	Mould marks to patio door noted in original inventory
9.3 	Would the room benefit from being redecorated?	No	As Midterm Inventory	Noted decoration lifting into ceiling patio door approach Noted crack /chipped to wall recessed, patio door approach, right. Review original inventory
9.4	Would the flooring benefit from being cleaned and or replaced?	No	As Midterm Inventory	
9.5	Is the standard of house-keeping acceptable?	Yes	As Midterm Inventory	Condition consistent with use Cleaned to an acceptable standard
9.6	Are there any indications of pet / smoking / cooking / odours?	No	As Midterm Inventory	Neutral smell - no indications



Ref #9



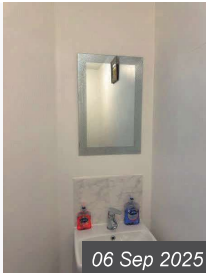
Ref #9.3

10. W/C				
Ref	Name	Condition at Midterm Inventory	Condition at Midterm Inventory	Comments
10.1	Are there any obvious water leaks	No	As Midterm Inventory	
10.2	Are there any signs of damage or mould?	No	As Midterm Inventory	
10.3	Would the room benefit from being redecorated?	No	As Midterm Inventory	Noted decoration stripping to door handles
10.4	Would the flooring benefit from being cleaned and or replaced?	No	As Midterm Inventory	
10.5	Is the standard of house-keeping acceptable?	Yes	As Midterm Inventory	Condition consistent with use Cleaned to an acceptable standard
10.6	Are there any indications of pet / smoking / odours?	No	As Midterm Inventory	Neutral smell - no indications



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Ref #10

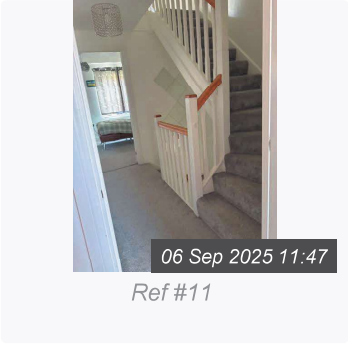
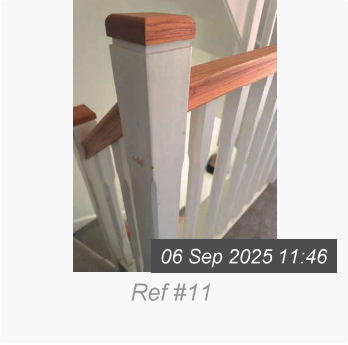
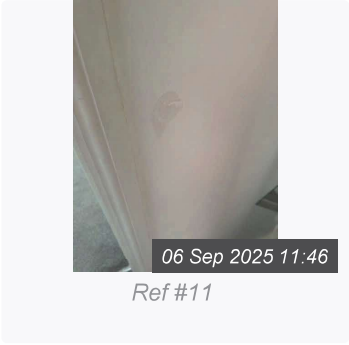
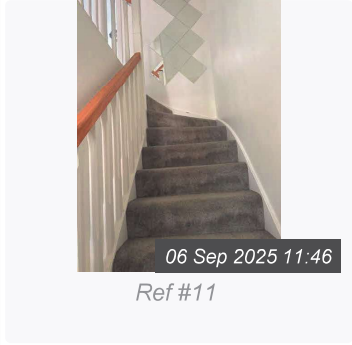


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Ref #10

11. STAIRS / LANDING

Ref	Name	Condition at Midterm Inventory	Condition at Midterm Inventory	Comments
11.1	Are there any signs of damage or mould?	No	As Midterm Inventory	
11.2	Would the area(s) benefit from being redecorated?	No	As Midterm Inventory	Noted scuffed to woodwork. Please refer to original inventory
11.3	Would the flooring benefit from being cleaned and or replaced?	No	As Midterm Inventory	
11.4	Is the standard of house-keeping acceptable?	Yes	As Midterm Inventory	Condition consistent with use Cleaned to an acceptable standard
11.5	Are there any indications of pet / smoking / cooking / odours?	No	As Midterm Inventory	Neutral smell - no indications



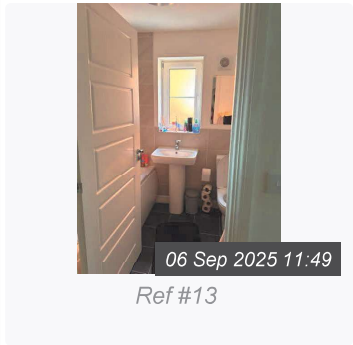
12. BEDROOM 1				
Ref	Name	Condition at Midterm Inventory	Condition at Midterm Inventory	Comments
12.1	Are there any obvious water leaks?	No	As Midterm Inventory	
12.2	Are there any signs of damage or mould?	No	As Midterm Inventory	
12.3	Would the room benefit from being redecorated?	No	As Midterm Inventory	
12.4	Would the flooring benefit from being cleaned and or replaced?	No	As Midterm Inventory	
12.5	Is the standard of house-keeping acceptable?	Yes	As Midterm Inventory	Condition consistent with use Cleaned to an acceptable standard
12.6	Are there any indications of pet / smoking / cooking / odours?	No	As Midterm Inventory	Neutral smell - no indications



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Ref #12

13. BATHROOM				
Ref	Name	Condition at Midterm Inventory	Condition at Midterm Inventory	Comments
13.1	Are there any obvious water leaks	No	As Midterm Inventory	
13.2	Are there any signs of damage or mould?	Yes	As Midterm Inventory	Noted minor mould marks to sealant right of window. Tenant informed that they ventilate the bathroom routinely.
13.3	Would the room benefit from being redecorated?	No	As Midterm Inventory	Noted decoration stripping to door handles and door reverse
13.4	Would the flooring benefit from being cleaned and or replaced?	No	As Midterm Inventory	
13.5	Is the standard of house-keeping acceptable?	Yes	As Midterm Inventory	Condition consistent with use Cleaned to an acceptable standard
13.6	Are there any indications of pet / smoking / odours?	No	As Midterm Inventory	Neutral smell - no indications



14. BEDROOM 2				
Ref	Name	Condition at Midterm Inventory	Condition at Midterm Inventory	Comments
14.1	Are there any obvious water leaks?	No	As Midterm Inventory	
14.2	Are there any signs of damage or mould?	No	As Midterm Inventory	
14.3	Would the room benefit from being redecorated?	No	As Midterm Inventory	
14.4	Would the flooring benefit from being cleaned and or replaced?	No	As Midterm Inventory	
14.5	Is the standard of house-keeping acceptable?	Yes	As Midterm Inventory	Condition consistent with use Cleaned to an acceptable standard
14.6	Are there any indications of pet / smoking / cooking / odours?	No	As Midterm Inventory	Neutral smell - no indications



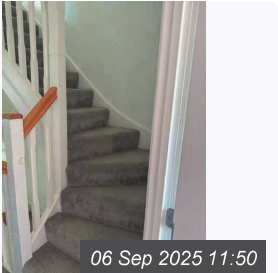
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Ref #14



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Ref #14

15. STAIRS/LANDING 2				
Ref	Name	Condition at Midterm Inventory	Condition at Midterm Inventory	Comments
15.1	Are there any obvious water leaks?		No	
15.2	Are there any signs of damage or mould?	No	As Midterm Inventory	
15.3	Would the area(s) benefit from being redecorated?	No	As Midterm Inventory	Noted scuffed to woodwork. Please refer to original inventory
15.4	Would the flooring benefit from being cleaned and or replaced?	No	As Midterm Inventory	
15.5	Is the standard of house-keeping acceptable?	Yes	As Midterm Inventory	Condition consistent with use Cleaned to an acceptable standard
15.6	Are there any indications of pet / smoking / cooking / odours?	No	As Midterm Inventory	Neutral smell - no indications
 Ref #15  Ref #15				

16. BEDROOM 3				
Ref	Name	Condition at Midterm Inventory	Condition at Midterm Inventory	Comments
16.1	Are there any obvious water leaks?	No	As Midterm Inventory	
16.2	Are there any signs of damage or mould?	No	As Midterm Inventory	
16.3	Would the room benefit from being redecorated?	No	As Midterm Inventory	Noted decoration stripping to cupboard door external (en-suite approach)
16.4	Would the flooring benefit from being cleaned and or replaced?	No	As Midterm Inventory	
16.5	Is the standard of house-keeping acceptable?	Yes	As Midterm Inventory	Condition consistent with use Cleaned to an acceptable standard Noted dirty to window frame
16.6	Are there any indications of pet / smoking / cooking / odours?	No	As Midterm Inventory	Neutral smell - no indications



Ref #16



Ref #16



Ref #16

17. ENSUITE				
Ref	Name	Condition at Midterm Inventory	Condition at Midterm Inventory	Comments
17.1	Are there any obvious water leaks	No	As Midterm Inventory	
17.2	Are there any signs of damage or mould?	Yes	As Midterm Inventory	Noted minor mould marks to sealant right of window
17.3	Would the room benefit from being redecorated?	No	As Midterm Inventory	Noted decoration stripping to door handles and door reverse
17.4	Would the flooring benefit from being cleaned and or replaced?	No	As Midterm Inventory	
17.5	Is the standard of house-keeping acceptable?	Yes	As Midterm Inventory	Condition consistent with use Cleaned to an acceptable standard Noted dirty to metal frame window
17.6	Are there any indications of pet / smoking / odours?	No	As Midterm Inventory	Neutral smell - no indications

