

Mid-Term Inspection

Address xxx

Date 20th May 2024

Link to photos 





Inspection Summary

	Comments
Cleanliness	Acceptable standard, consistent with being lived in
Condition	Good condition
Maintenance Issues	None
Evidence of:	
- Smoking	No
- Pets	Yes. Dog was seen
- Property abuse	No
Smoke Alarms	Smoke alarm, tested for power, present on every floor.
CO Alarms	Carbon monoxide alarm(s) present in same room as combustion appliance. Boiler in kitchen. Carbon monoxide alarm(s) tested for power.
Tenant present	Yes
Number of occupants in property	2
Tenant concerns	None
Other comments	None

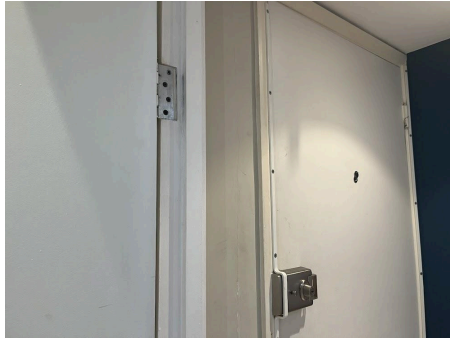
Room Summary

Area	Comments
Front Door & Entrance Hallway	Lived in condition, no issues to note
Bedroom One	Lived in condition, Multiple items stuck to exterior of wardrobes Lightly dusty around windows
Bedroom Two	Lived in condition, Floor is dirty Items stuck to exterior of wardrobe Adhesive residue marks to flare on window
Open Plan Kitchen & Reception	Lived in condition, Ceiling was repainted - some minor flaking to area. Wire near top of stairs is loose. Beading is loose.
WC	Lived in condition, no issues to note
Garden	Well kept outdoor condition
Downstairs hallway & stairs	Lived in condition, no issues to note
Bathroom	Lived in condition, Shower screen seal is loose not attached

Front Door & Entrance Hallway



REF: 1.1



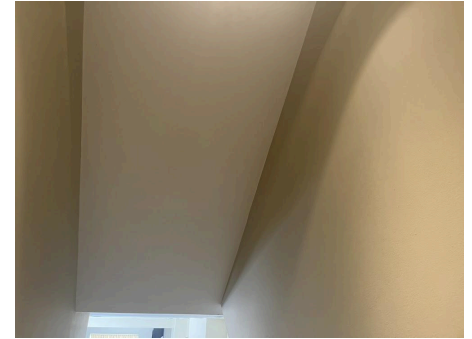
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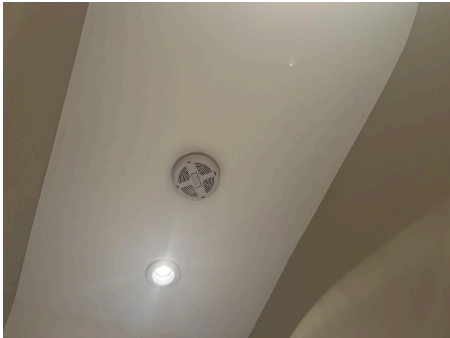
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Bedroom One



REF: 1.1

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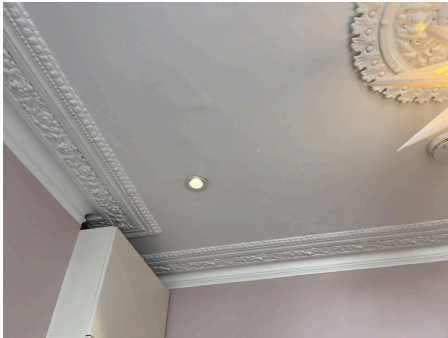
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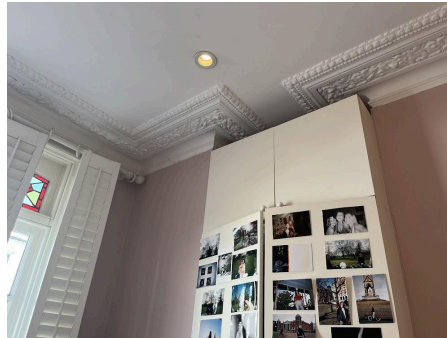
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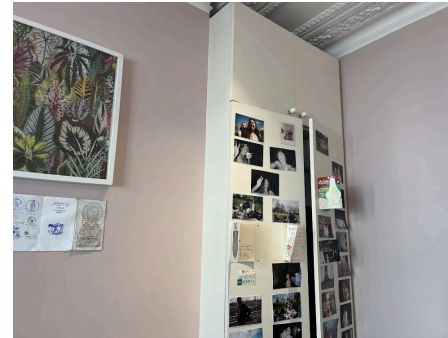
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REF: 1.8



REF: 1.9

Bedroom Two



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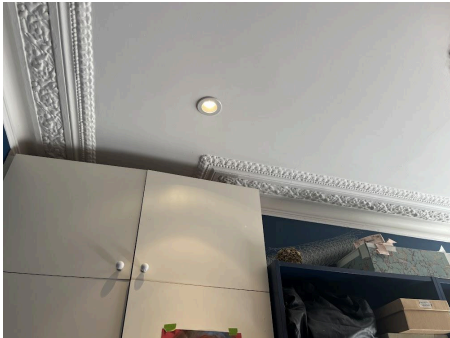
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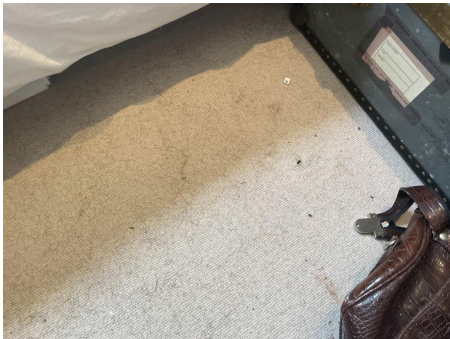
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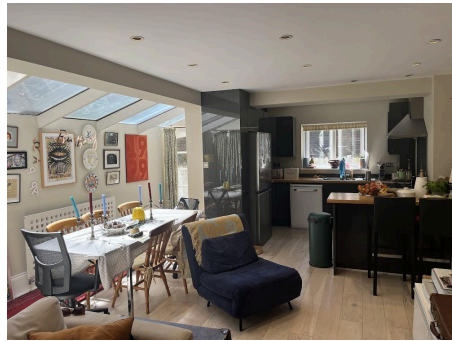


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Open Plan Kitchen & Reception



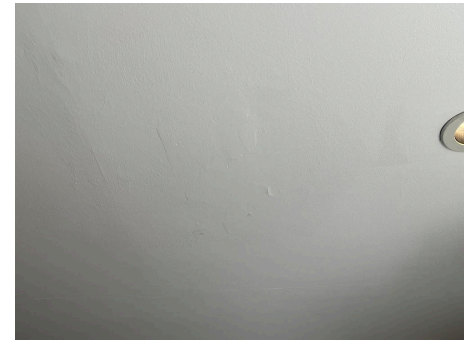
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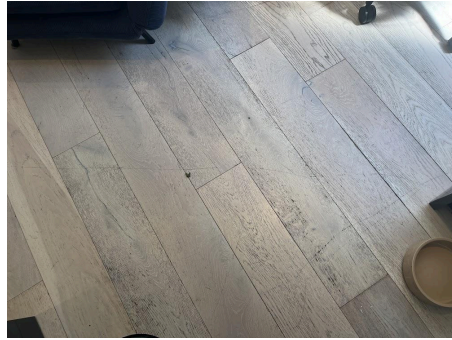
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REF: 1.11 2024:05:20 13:55:53

WC



REF: 1.1



REF: 1.2

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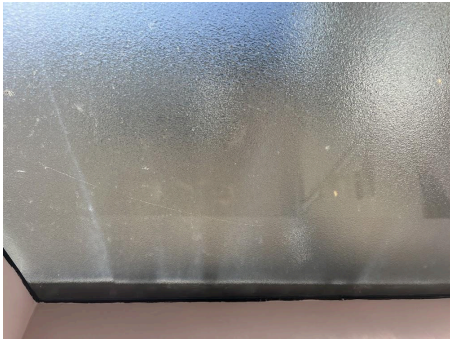
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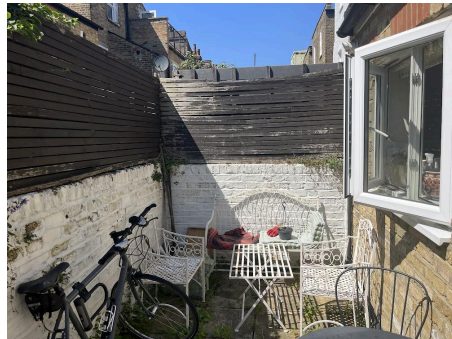
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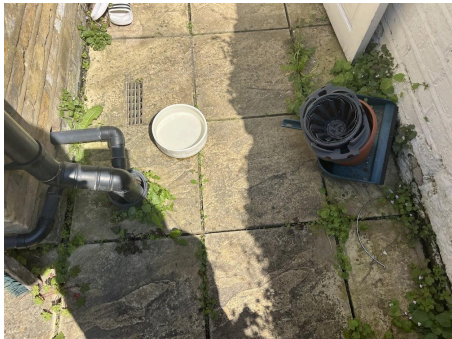
Garden



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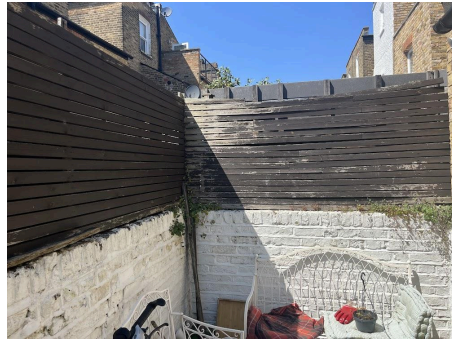
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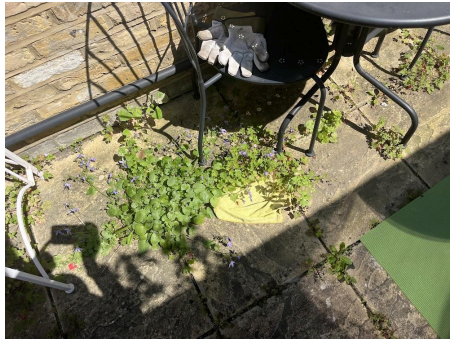
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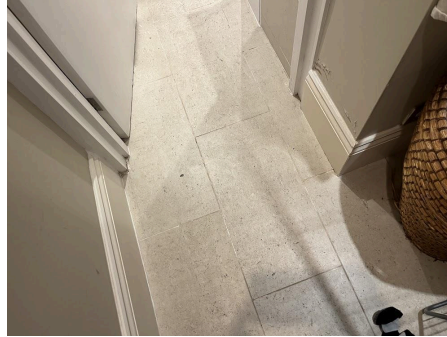


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Downstairs Hallway & Stairs



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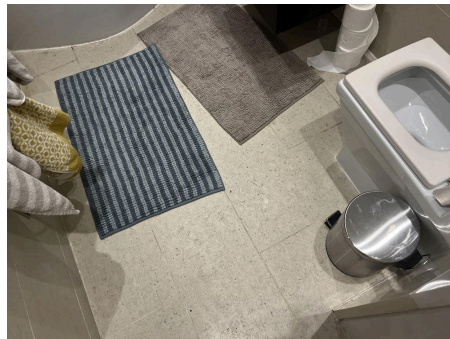
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Bathroom



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REF: 1.4



REF: 1.5



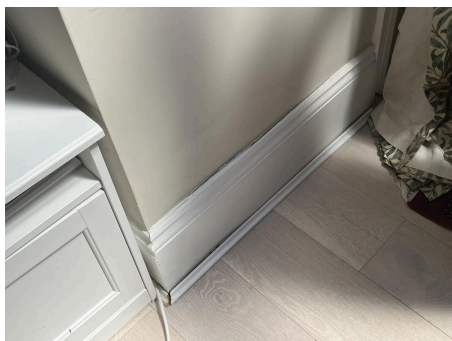
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DISCLAIMERS:

- This report has been prepared by ARNOLD INVENTORIES LIMITED ('Arnold Inventories')
- Every effort has been made to carefully check the property and its contents. If problems with access or light prevented us from detailing a room in its entirety, this will be denoted in the report.
- For Health and Safety reasons our clerks will not inspect attics or any items at high level which cannot be reached without the aid of any other objects of furnishings.
- Any electrical appliances tested will be for power only and this will only be carried out where practical. Boilers, gas fires, water supply, fire alarms and radiators are not tested. Where the report notes the presence of smoke alarms and carbon monoxide detectors, if tested by Arnold Inventories, this will be for power supply and does not guarantee items are in working order and that the property complies with all relevant regulations. Arnold Inventories is not responsible for damage to alarms during the testing.
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