

Midterm Inspection



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Property inspected by Sophie Ballard

Address

Sample Street
Sample City
Sampleshire
AB1 2DC



Carried Out

**September
25th 2020**

1. PROPERTY INFORMATION	
Item	Description
1.1 Instructing Authority	'Agent / Landlord'
1.2 Time of Visit	1.15pm
1.3 Weather Condition(s)	Dull and cold
1.4 Access to Property	Gained via the agents management key
1.5 Tenant(s) Present	No

2. OVERALL PROPERTY SUMMARY	
Item	Description
2.1 Information To Note	The property was clean and tidy throughout, in good order and well presented.

3. HEALTH & SAFETY SMOKE & CARBON MONOXIDE ALARMS		
Question	Answer	Comments
3.1 Have all alarms in the property been checked for power and audible alarm?	Yes	All tested for power and audible alarm only
3.2 Are there alarms present and fitted in all relevant areas?	Yes	Smoke Alarms in the Hallway and Landing

4. GARDEN AREAS PROPERTY BOUNDARIES		
Question	Answer	Comments
4.1 Does the grass, shrubs and or hedges require maintenance?	No	
4.2 Are any fences / gates / perimeter walls in need of attention?	No	
4.3 Are there any issues or potential risks to safety to surrounding areas of the property?	No	

5. EXTERIOR OF PROPERTY WINDOWS DOORS		
Question	Answer	Comments
5.1 Are any windows broken or cracked / in need of re-decoration?	No	
5.2 Are any doors damaged or broken / in need of re-decoration?	Yes	Front Door - Rubber strip to the base is loose
5.3 Are there any maintenance issues to be addressed?	Yes	

5. EXTERIOR OF PROPERTY | WINDOWS | DOORS (CONT.)



Ref # 5.2

6. GENERAL COMMENTS | EXTERIOR

Item	Condition
6.1 Main points to note	The front and rear of the property is well kept, lawn and shrubs are in good seasonal order and recently cut
6.2 Maintenance Issues	Repair loose strip to base of front door

7. INTERIOR OF PROPERTY | WATER POINTS

Question	Answer	Comments
7.1 Are there any obvious water leaks in the Kitchen?	No	
7.2 Are there any obvious water leaks in the Utility Room?	N/A	
7.3 Are there any obvious water leaks in the Bathroom(s)?	No	
7.4 Are there any obvious water leaks in the En-Suite(s)?	No	
7.5 Are there any obvious water leaks in the Cloakroom(s)?	No	
7.6 Are there any obvious water leaks in any other rooms?	No	

8. DECORATION | MAINTENANCE ISSUES

Question	Answer	Comments
8.1 Are there any signs of damage or mould?	Yes	Bathroom Door - Scuff marks seen to the top of the door frame where the coat hook which over hangs the door has rubbed the frame. Back Door - Scratch marks and worn area to the edge of the door internally, most likely caused by the cat.
8.2 Would the property benefit from being redecorated?	No	
8.3 Would the flooring benefit from being cleaned and or replaced?	No	

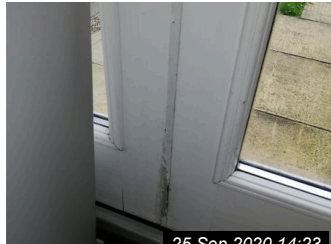
8. DECORATION | MAINTENANCE ISSUES (CONT.)

8.4 Is the standard of house-keeping acceptable? Yes



25 Sep 2020 14:21

Ref # 8.1



25 Sep 2020 14:23

Ref # 8.1

9. GENERAL COMMENTS | INTERIOR

Item	Condition
9.1 Main points to note	The decoration throughout is in good order and the property is well looked after
9.2 Maintenance Issues	None

10. UNAUTHORISED OCCUPANY

Question	Answer	Comments
10.1 Are there any signs of unauthorised occupancy within the property?	No	

11. PETS

Question	Answer	Comments
11.1 Are there any signs of pets at the property?	Yes	Cat at the property

12. SMOKING

Question	Answer	Comments
12.1 Are there any signs of smoking within the property?	No	