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Midterm Inspection Report



Report Date: 26/06/2021

Tenancy start date: 01/12/2020

Property Address: Example address
Newcastle Co Down
BT33

Produced By: Sandra Trent
on behalf of A N Agent

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About this report

This Report provides a fair and objective record of the mid-term visit condition of the contents and fixtures and fittings of the Property as well as its general condition.

When is it used?

It is usually used to record any issues that should be addressed either by landlord or the tenant during the tenancy.

Why is it used?

The report helps to reduce disputes at the end of the tenancy term and enables the tenant deposit to be returned to the tenant in a timely manner.

What is included in the Report?

The Report identifies any issues in need of attention at the Property. General pictures of each room are usually taken and detailed pictures of each issue are taken and labelled.

What does this report not tell you?

Each inspection is non-invasive. This means that the person preparing this report does not take up carpets floorcoverings or floorboards, move large items of furniture, remove secured panels or undo electrical fittings.

Common parts in relation to flats, exterior structural elements of the main building and the structure of any outbuildings will not be inspected. Roof spaces and cellars are not inspected. Areas which are locked or where full access is not possible, for example, attic or excessively full cupboards or outbuildings are not inspected.

Disputes

Any disputes will be dealt with in accordance with the tenancy agreement.

Disclaimer

This report provides a fair, unbiased and accurate record of the contents and internal condition of the property. It is the responsibility of the landlord and tenant to agree between themselves (via the letting agent where required) on the accuracy of this report if disputed.

This inventory report has been prepared on the accepted principle that in the absence of comments, an item is free from obvious damage or soiling

No attempt has been made to identify any item by its original manufacturer or the period in which it was produced. The inventory clerk preparing the report is neither a qualified surveyor nor an expert on fabrics, woods, materials or antiques.

This report is not a guarantee of, or report on, the adequacy of, or safety of any furniture, equipment or contents. It is a documented record that such items exist within the property, at the date of the inventory and the superficial condition of the same.

The person preparing this report is not a qualified electrician or plumber or an expert in fire regulation. The person preparing this report is not required to report on anything which might contravene housing or safety regulations. Smoke alarms and heat detectors in the property have not been tested and it is the tenant's responsibility to inspect these regularly to ensure they are in full working order as per the manufacturer's instructions

Overview

Cleanliness

The following is an indication of the level of cleanliness attributed to the overall property in the view of the inventory clerk, for individual room and / or item conditions, please refer to the following pages.

Property:	Good	Garden:	N/A
Doors:	Good	Skirting:	Good
Woodwork:	Good	Paintwork:	Domestic
Windows:	Domestic	Flooring:	Domestic
Carpets:	Domestic	Tiles:	Domestic
Linen:	N/A	Curtains and Blinds:	Domestic
Mattresses:	N/A	Kitchen:	Domestic
Hob:	N/A	Oven:	N/A
Cooker hood:	N/A	Dishwasher:	N/A
Fridge / Freezer:	N/A	Washing machine:	N/A
Bathroom:	Domestic	Fireplaces:	N/A

Suggested room actions

The following is an indication of the actions that may be required in the view of the inventory clerk to remedy a condition of each room, for individual room detail and / or item conditions, please refer to the following pages.

Smoke alarms:	Requires maintenance	Exterior:	Action required
Hallway:	No action required	Cloakroom :	Painting needed
Reception room:	Action required	Kitchen:	Action required
Bathroom:	No action required	Bedroom:	No action required
En suite:	Requires maintenance	Bedroom 2:	No action required

Additional Comments:

There does appear to be a damp issue to the exterior wall next to kitchen and below the window at side of property. Tenant advised that there has been no furniture placed in front of this area. Black mould is forming on the wallpaper plus when inspected (unqualified) externally the storm drain and downpipe appear to be blocked. Externally the wall appears to be wet in the area where the mould is appearing inside the property. There is also a small area to front of property on same side wall with a little black mould.

The tenant also advised that the wooden flooring expanded during wet weather particularly at the reception room doorway meaning that the door scraped on the floor. There looks to be some movement in this area when walked on.

The smoke alarm on the ground floor emits a very faint sound when tested - this will need to be investigated as appears faulty

The paintwork to the walls generally through the property is looking a little tired and the tenant advised that they may request to paint some of the walls.

The hand basin in the shower room is cracked and tenant asked if this will be replaced

Photographic Schedule of Conditions

Smoke alarms:

The smoke alarm to the ground floor emits a very faint sound when tested - may be faulty and would certainly not raise alarm if required

General (Smoke alarms)



Very faint sound when tested

Taken: 23/06/2021
15:06:41 BST

Uploaded: 23/06/2021
16:38:45 GMT



Working - full sound

Taken: 23/06/2021
15:26:11 BST

Uploaded: 23/06/2021
16:38:46 GMT

Exterior:

Appears to be an issue with ants.
Advised tenant to contact pest control if this does not improve or if powder not effective

General (Exterior)



Good condition unless noted

Taken: 23/06/2021
15:01:07 BST

Uploaded: 23/06/2021
16:38:47 GMT



Good condition unless noted

Taken: 23/06/2021
15:01:46 BST

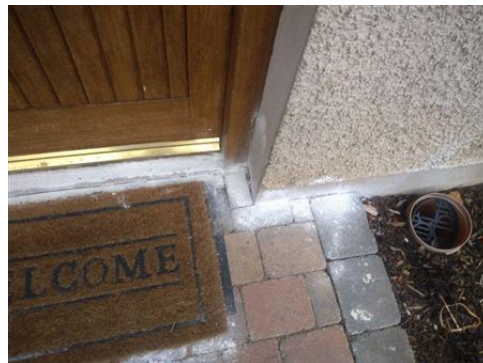
Uploaded: 23/06/2021
16:38:48 GMT



Paintwork looking weathered and peeling

Taken: 23/06/2021
15:02:03 BST

Uploaded: 23/06/2021
16:38:49 GMT



Evidence of ants - tenant using powder

Taken: 23/06/2021
15:02:20 BST

Uploaded: 23/06/2021
16:38:50 GMT



Side of property appears to be wet where the black mould is showing inside the property

Taken: 23/06/2021
15:28:27 BST

Uploaded: 23/06/2021
16:38:51 GMT



Storm drain appears to be blocked with debris

Taken: 23/06/2021
15:28:48 BST

Uploaded: 23/06/2021
16:38:52 GMT



Rear of property
near gate
Appears wet at
base of wall near
where the black
mould is
appearing inside
property

Taken: 23/06/2021
15:29:10 BST

Uploaded: 23/06/2021
16:38:53 GMT

Hallway:

Good condition - nothing to report

Reminded tenant to ventilate if drying clothes inside

General (Hallway)



Good condition unless noted

Taken: 23/06/2021
15:12:13 BST

Uploaded: 23/06/2021
16:38:54 GMT



Good condition unless noted

Taken: 23/06/2021
15:12:35 BST

Uploaded: 23/06/2021
16:38:55 GMT

Cloakroom :

Paint is looking worn - may need repainting in near future
Black spot mould marks have stained some areas of wall - but tenant appears to wash the marks regularly

General (Cloakroom)



Good condition unless noted

Taken: 23/06/2021
15:13:07 BST

Uploaded: 23/06/2021
16:38:55 GMT



Paintwork tired and peeling

Taken: 23/06/2021
15:13:14 BST

Uploaded: 23/06/2021
16:38:56 GMT



Marks to paintwork

Taken: 23/06/2021
15:13:23 BST

Uploaded: 23/06/2021
16:38:57 GMT

Reception room:

Small area of black mould to wallpapered wall towards front corner - low level
Large area of black mould to wallpapered wall near kitchen under window area - low level
Needing investigation - photo in kitchen
Floor expands during wet weather making door hard to open - flooring has some movement when walked on

General (Reception room)



Good condition unless noted

Taken: 23/06/2021
15:15:07 BST

Uploaded: 23/06/2021
16:38:57 GMT



Good condition unless noted

Taken: 23/06/2021
15:15:20 BST

Uploaded: 23/06/2021
16:38:58 GMT



Flooring has some movement and expands during wet weather making door hard to open

Taken: 23/06/2021
15:15:57 BST

Uploaded: 23/06/2021
16:38:59 GMT

Kitchen:

See photo of wall showing black mould to wallpaper

General (Kitchen)



Good condition unless noted

Taken: 23/06/2021
15:16:40 BST

Uploaded: 23/06/2021
16:39:00 GMT



Good condition unless noted

Taken: 23/06/2021
15:16:49 BST

Uploaded: 23/06/2021
16:39:00 GMT



Black mould to wallpapered wall near kitchen unit to side of property - external wall under window

Taken: 23/06/2021
15:17:03 BST

Uploaded: 23/06/2021
16:39:01 GMT

Bathroom:

Good condition
nothing to report

General (Bathroom)



Good condition
unless noted

Taken: 23/06/2021
15:21:05 BST

Uploaded: 23/06/2021
16:39:03 GMT

Bedroom:

Window sills are little worn

General (Bedroom)



Good condition unless noted

Taken: 23/06/2021 15:22:23 BST

Uploaded: 23/06/2021 16:39:04 GMT



Good condition unless noted

Taken: 23/06/2021 15:22:32 BST

Uploaded: 23/06/2021 16:39:04 GMT



window sill showing signs of wear - may benefit from sanding and varnish
Some black marks from water ingress - now repaired

Taken: 23/06/2021 15:23:19 BST

Uploaded: 23/06/2021 16:39:05 GMT

En suite:

Good condition apart from
Walls looking a little marked from wear and tear
Hand basin cracked

General (En suite)



Good condition
unless noted

Taken: 23/06/2021
15:23:55 BST

Uploaded: 23/06/2021
16:39:06 GMT



Cracked
handbasin - tenant
asked if this will
be replaced

Taken: 23/06/2021
15:25:01 BST

Uploaded: 23/06/2021
16:39:06 GMT

Bedroom 2:

Used as storage area

General (Bedroom 2)



Good condition
unless noted

Taken: 23/06/2021
15:25:46 BST

Uploaded: 23/06/2021
16:39:07 GMT

Declaration

I/We have inspected the items in the foregoing photographic schedule of conditions and hereby agree, that they represent the current state of the property:

Certification of electronic signature:

Tenant signature(s):

Landlord / agent signature(s):

Prepared by:

Sandra Trent

Prepared On: 26/06/2021

