

SMART

INVENTORY SERVICE

Mid-Term Inspection



Address	123 Fake Street, London, SW1 1AA
Property Type	One Bedroom Flat
Agent	Bobby Bob
Date	January 2025



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Protocol

Mid Term Inspections will be undertaken to advise the landlord or letting agent if the tenant is looking after the property correctly. This report reflects the conditions found on the day of the inspection but will not necessarily accord with the condition found on the termination of the tenancy, nor is the inspection as extensive as that conducted upon termination of the tenancy. It is the opinion of the clerk only and is in no way a survey or structural report and only cleaning issues\ damage will be noted.

	AREA	COMMENT
1	ENTRANCE/ HALLWAY	Walls heavily marked throughout, carpet and skirting heavily marked
2	RECEPTION	Handle missing both sides to door, walls heavily marked, windows and curtains heavily marked Woodwork and floor heavily marked and stained
3	KITCHEN	Sill tiles broken to window sill, Floor and woodwork heavily marked Kitchen cupboards in very poor order require cleaning, worktop and sink heavily marked and not clean
4	APPLIANCES	All appliances in poor order – heavily soiled and marked
5	BATHROOM	Flaking of paint to ceiling, walls heavily marked, floor heavily marked
6	SANITARY WARE	Toilet marked and stained, Hand basin and bath require cleaning, Shower heavily marked
7	BEDROOM	Walls marked throughout, skirtings and carpet heavily marked Window – lower pane heavily cracked and blind broken



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General

	ITEM	CONDITION
1	Maintenance Issues	The Flat door Mortice lock is temperamental and sometimes stiff to operate – tenant has sprayed it with WD40 but without success
2	Tenants Observations Items not working	None
3	Evidence of: -	
	Sub Letting	No
	Pets	Yes – strong dog odour
	Smoking \ cigarette burns	No
	Drug paraphernalia	No
	Water leaks	No
	Fire damage	No
	Damp \ Mould	Yes
4	House-keeping \ Cleaning overview	Poor condition – requires cleaning
5	Smoke Alarms Tested	Working

Signed
(Inventory Clerk)

Name

Date

Bobby Bob

Bobby Bob

January 2025



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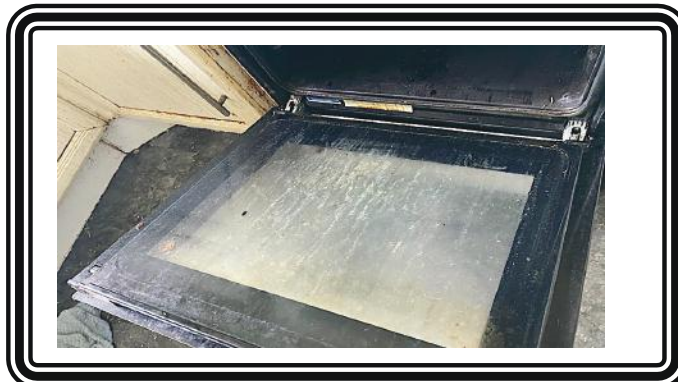
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PHOTOGRAPHIC EVIDENCE



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