



# Mid Term **Inspection Report**

1,23 Any Street. Sampleville. NE1 2C



DATE COMPILED: 13.01.2012  
Instructed by: MADISON PROPERTIES LTD

INVENTORY | TENANT CHECK IN | MID TERM | TENANT CHECK OUT | DISPUTE RESOLUTION

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## Inspection **Summary and overview**

**Persons present for the visit:**

The clerk - Michelle Murphy and 3 tenants

**Is the tenant satisfied with the property and will they be renewing the tenancy (if no ask why):**

Tenants would prefer not to renew their lease as they feel they can rent a better property for the amount they are currently paying.

**Property type and size:**

5 Bedrooms with a conservatory and a garden. Fully furnished.

**General cleanliness Level Found Today:**

Clean to a poor level, with no housekeeping regime in place.

**General condition and Cleanliness of the floorings today:**

Carpets require vacuuming. Vinyl and laminate floorings require sweeping and mopping

**Boiler make and model:**

Glow-worm, 24cxi

**Any evidence of pets, smoking or subletting:**

Evidence of smoking in the bedrooms

**Any damaged furniture:**

Stains on the futon, unable to inspect most furniture fully as covered in tenants items

**Any evidence of malicious damage or misuse:**

N/A

**Any children living in the property, if yes how many:**

N/A

**Any maintenance or redecoration that needs attending to:**

N/A

**Advisory notes to agency / landlord and proactive:**

N/A

**Any serious breaches of the tenancy agreement or Emergency actions required:**

No duty of care is being taken with regard to cleaning.

**General summary of how we found the property today:**

The property was found in a very untidy condition today and requires heavy cleaning throughout



## Inspection results by area:

*Room rating from 1 (poor) to 5 (excellent)*

### **Gardens:**

Found in an untidy condition today. The gardens appear to be uncared for.

Is there any gardening equipment: none seen

Overall area rating-2

### **Entrance and inner hallway or porch:**

This area is found dirty today, with heavy cleaning required.

There was some washing up stacked by the front entrance.

Flooring type and condition: carpet, dirty

Overall Room Rating-1

### **Living/dining room:N/A**

Flooring type and condition:

Overall Room Rating-

### **Kitchen and any Utility areas:**

This area is found dirty today, with heavy cleaning required.

There was a large amount of washing up to be done and there were food spillages on the kitchen work tops.

Flooring type and condition: vinyl, dirty

Overall Room Rating-1

### **W.c / shower room:N/A**

Flooring type and condition:

Overall Room Rating-

### **Conservatory / other reception:**

This area is found dirty today, with heavy cleaning required.

Flooring type and condition:carpet tiles, dirty

Overall Room Rating-2

### **Family bathrooms and en-suite:**

This area is found dirty today, with heavy cleaning required.

Flooring type and condition: vinyl, dirty. The vinyl is beginning to bubble on entrance.

Overall Room Rating-1

### **Bedrooms:**

This area is found dirty today, with heavy cleaning required.

Flooring type and condition: carpet, dirty

Overall Room Rating-2

**Overall property rating (based on usage alone)-1**



## Report **Guidance notes**

This inspection has been compiled by viewing the property on the date listed on the first page. It is a written representation of what we viewed, along with a general feel for the level of cleanliness and standard of care on that given day. It is in no way a guarantee of how the property is being treated throughout a whole tenancy term.

Please be aware that some tenants simply clean up for the day of the visit and for this reason the report may not reflect how they actually use the property normally. A visit may not reflect how the property is going to be handed back at tenancy end, and having a mid term inspection is never a replacement for a check out.

Proactive Inventories will always inform the instructor of any emergency issues or maintenance that needs urgent attention or that might affect the function of the property as a home.

Should the tenant not turn up for an appointment the clerk will call the instructor. If management keys are available in a reasonably quick time, the clerk will enter on the key ( at the instructors permission). If time on the appointment has run out a revisit will need to be booked and a missed appointment fee will be charged. If the visit is not rebooked the whole visit fee will be payable by the instructor.

Any booking taken by any employee of the agency / landlord or controller will be taken as genuine. Should the person responsible made a booking by mistake and less than 24 hours notice is given the missed appointment will be charged for in full.

Where an inspection is being carried out on behalf of an agency or third party Proactive Inventories will presume that all permissions for access either with the tenant present or on the management key set have been obtained. Proactive Inventories will in no way be held liable for breach of tenancy or any other costs involved due to the instructing person failing to obtain these permissions. By passing access keys to Proactive Inventories you are agreeing that you are solely responsible for obtaining consent to enter.