

Midterm Inventory



02039835660

adminservices@go2inventories.co.uk

Prepared on behalf of Landlords

Property inspected by A. Elsom

Address

Sample Street
Sample Town
Sample County
Sample
PostCode



Carried Out

February
14th 2025
16:00

Contents

Notes 2

Disclaimers 3

Areas 5

 Bedroom 1. Front. 5

 Bedroom 2. Rear Right Hand Side. 7

 Bedroom 3. Rear Left Hand Side. 9

 Bathroom 11

 Landing & Stairs 13

 Entrance Hallway 15

 Living room 17

 Kitchen 19

 Conservatory 21

 Checklist Internals 22

 Externals 23

 Checklist Externals 24

 Inspection Overview Comments from Surveyor 25

 General Conclusion Overview 26

Actions 27

Declaration 28

Appendix 28

 Comment Summary 28

 Status Overview 28

Notes

Safety:

Safety items are push test only, (if accessible, smoke or carbon alarms that need to be reached with a step ladder aid, are not tested), unless we have been instructed to carry out a smoke test and replace batteries to the items if indeed they are battery operated. The location and if the alarm makes an audible noise are all that is tested. If instructed to carry out a full safety test, then this will generate a separate report.

Cleaning:

Cleaning issues are by far the most contested and large spectrumed area within the Tenancy and Inventory. Our clerks will range cleaning from various formats of domestic cleaning through to stating that an item's cleanliness is not suitable and requires cleaning. Properties that have been stated as being cleaned "Professionally" will ONLY be listed as such with a confirmation of Invoice. This includes Professional cleaning to Carpets, Tenancy Cleaning and Appliance cleaning. Without an invoice as proof of evidence, any such cleaning will be deemed as cleaned domestically.

Carpets:

Unless evidenced by production of invoice, our clerks will deem within their professional capacity the level of cleaning at the point of inspection.

Appliances:

Any such appliance listed within the property will be deemed as in a working and good safe condition. Our Clerks will not test nor examine the functionality of any such electrical goods such as; White goods, Central Heating and or any other mechanical or electrically operated appliance or item.

Open Fire and or Log Burners:

Our Clerks do not test nor carry out the worthiness of open fire, log burners or such. Flu's are deemed as unsure for use unless an Invoice is produced to state it has been fully cleaned by a professional chimney sweep.

Water Works:

Any such plumbing to the property such as Taps, Toilet flushing, shower operation and any such heating apparatus, is deemed as working. Our Clerks do not test such items.

Furnishings:

Any such furnishings left within a property are deemed to be of regulation standard. Our Clerks do not check nor move items to locate fire regulation stamps, stickers or tags. The Landlord is fully responsible for making sure that any such items are within the regulatory guidelines.

Terminology:

Items described as good, are viewed as just that. We do not state nor comment on the age of an item or its longevity. Items stated as Good have not been tested.

Decor is given a generalised description, so will be described as 1- Good, meaning no defects seen, 2- Good but with light scuffs and marks, meaning there are a few light marks to one or two walls, 3- Good but with General scuffs and marks, meaning that there is no damage but all walls are showing signs of some wear with marks in several places and on most if not all walls. Any actual damage or large defects will be shown and described on their own merits.

New Items:

Unless an item or items have either been stated as being Brand New, or have packaging still present, all items will be stated as being good.

Fixtures and Fittings:

Fixtures and fittings will be stated as being in good condition unless otherwise stated. New Items will only be stated as such if still in the original packaging or have invoices or receipts to prove.

Operation and mechanics. Items such as Blinds, Wardrobes, Kitchen units etc are visually checked. The operation or mechanics of such items are not checked as such, however should an item be opened or moved and then the operation or mechanics be found to be at fault then this would be logged.

Disclaimers

What is a “Go2inventories”, Inventory Report?

This **Go2inventories** Report provides a fair, objective and impartial record of the general condition of the contents of the Property as well as its internal condition at the outset of the lease of the Property.

What are the benefits of using this Report?

The importance of a professional inventory and statement of condition cannot be underestimated. Government advice indicates that Inventories and statements of condition are 'strongly recommended' as a means to reduce dispute about the deposit at the end of a tenancy. It is in the Tenant's interests to carefully check this **Go2inventories** Report and to highlight any discrepancies as soon as possible and in any event no later than **7 (seven) days** after this **Go2inventories** Report is completed. Any outstanding discrepancies found at the end of the tenancy will be highlighted in a Mi-inventory Outgoing Report and may affect the retention or release of the tenancy deposit.

Is the Report aimed at the Landlord or the Tenant?

Because the **Go2inventories** Report is objective and carried out by an independent Inventory Provider, it may be relied upon and used by the Landlord, the Tenant and Letting Agent.

What does this Report tell you?

Our **Go2inventories** Report provides a clear and easy to follow statement of condition for each of the main elements of the property on a room by room basis, together with its contents if appropriate. This report comments on and highlights defects or aspects of poor condition that have been identified by the Inventory Provider. Defects in condition will either be described in the narrative of the report or evidenced in the photographs included in the report. Please Note: where no comment on the condition of an element or item of contents is made by the Inventory Provider, the element or item is taken to be in good condition and without defect.

What does this report not tell you?

Whilst every effort is made to ensure objectivity and accuracy, our **Go2inventories** Report provides no guarantee of the adequacy, compliance with standards or safety of any contents or equipment. This report will provide a record that such items exist in the property as at the date of the **Go2inventories** Report and the superficial condition of same. This report is not a building survey, a structural survey or a valuation, will not necessarily mention structural defects and does not give any advice on the cost of any repair work, or the types of repair which should be used.

What is inspected and not inspected?

Our Inventory Clerk carries out a visual inspection of the inside of the main building together with any contents and will carry out a general inspection of the remainder of the building including the exterior cosmetic elements and any permanent outbuildings. For properties let on an unfurnished basis, the VISUAL inspection will include floor coverings, curtains, curtain tracks, blinds and kitchen appliances if appropriate, but will exclude other contents.

Gardens and their contents will be inspected and reported upon.

Items such as Boilers, central heating, taps, toilets, kitchen appliances, sanitaryware, electrical goods, Blinds or window coverings, Wardrobes any Gas, Water or Electrical systems etc are deemed as working, our surveyors are not Electricians, Gas engineers, Plumbers or PAC Inspectors therefore items such as these are not physically checked.

White Goods within the property will be noted and the visual condition noted as seen fit. We do not check nor tested any White Goods and or appliances. Any such appliances will be deemed in a good working condition. It is the responsibility of the Landlord to ensure that any such items within the property are in a good working order and where necessary, have the regulatory PAC testing.

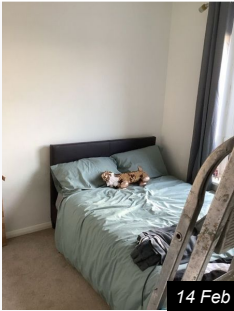
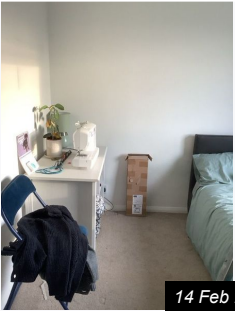
The inspection is ‘non-invasive’.

This means that our Inventory Clerk does not take up carpets, floor coverings or floor boards, move any items of furniture, test services, remove secured panels or undo electrical fittings. Especially valuable contents such as antiques, personal items or items of jewellery are excluded from this report. Kitchenware will be inspected but individual items will not be condition rated. Communal areas 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, however cellars if easy access is available, will have overview images taken at the discretion of the surveyor. Areas which are locked or where walk-in access is not possible, for example, attics or excessively full cupboards or outbuildings are not inspected.

Properties where Landlord has given special permissions for tenant to move some items into the property, will be shown as "Items not part of Tenancy". Any such items will NOT be moved therefore, flooring, cupboard space and or any fixtures that might be inspected will not have any comments and should previous damage or defects be covered by these the tenants items, these defects or damage will not be recorded within the report.



1. BEDROOM 1. FRONT.		
Ref	Name	Condition
1.1	Overview Images	
Additional Comments		
1.2	General Cleanliness / Condition	Room is in a Clean condition
Additional Comments		
1.3	General Tidiness of Room	Room is in a generally Tidy condition, a family live here so as to be expected
Additional Comments		
1.4	General Condition of Doors	Doors are in good condition
Additional Comments		
1.5	General Condition of Windows	Windows are in good condition
Additional Comments		
1.6	General Condition of Decor and Ceiling	Decor is Good
Additional Comments		
1.7	General Condition of Flooring/Carpets	Flooring is in a generally good condition but with wear. Carpets would benefit from cleaning in places.
Additional Comments		
1.8	Are there any maintenance issues?	None.
Additional Comments		
1.9	Any Evedience of Leaks	None.
Additional Comments		
1.10	Any comments from Tenant?	Some maintenance to damp around the window has been carried out
Additional Comments		

1. BEDROOM 1. FRONT. (CONT.)		
Ref	Name	Condition
	Ref # 1.1	 14 Feb 2025 16:02
		 14 Feb 2025 16:02
		 14 Feb 2025 16:02

2. BEDROOM 2. REAR RIGHT HAND SIDE.

Ref	Name	Condition
2.1	Overview Images	
Additional Comments		
2.2	General Cleanliness / Condition	Room is in a Clean condition
Additional Comments		
2.3	General Tidiness of Room	Room is in a generally Tidy condition, a family live here so as to be expected
Additional Comments		
2.4	General Condition of Doors	Doors are in good condition
Additional Comments		
2.5	General Condition of Windows	Windows are in good condition Some damp in window recessed areas.
Additional Comments		
2.6	General Condition of Decor and Ceiling	Decor is Good
Additional Comments		
2.7	General Condition of Flooring/Carpets	Flooring is in a generally good condition but with wear. Carpets would benefit from cleaning in places.
Additional Comments		
2.8	Are there any maintenance issues?	None.
Additional Comments		
2.9	Any Evedience of Leaks	None.
Additional Comments		
2.10	Any comments from Tenant?	
Additional Comments		

Page 8 of 29 Tenant Initials: _____

3. BEDROOM 3. REAR LEFT HAND SIDE.		
Ref	Name	Condition
3.1	Overview Images	
Additional Comments		
3.2	General Cleanliness / Condition	Room is in a Clean condition
Additional Comments		
3.3	General Tidiness of Room	Room is in a generally Tidy condition, a family live here so as to be expected
Additional Comments		
3.4	General Condition of Doors	Doors are in good condition
Additional Comments		
3.5	General Condition of Windows	Windows are in good condition Some damp in window recessed areas.
Additional Comments		
3.6	General Condition of Decor and Ceiling	Decor is Good
Additional Comments		
3.7	General Condition of Flooring/Carpets	Flooring is in a generally good condition but with wear. Carpets would benefit from cleaning in places.
Additional Comments		
3.8	Are there any maintenance issues?	None.
Additional Comments		
3.9	Any Evedience of Leaks	None.
Additional Comments		
3.10	Any comments from Tenant?	
Additional Comments		

3. BEDROOM 3. REAR LEFT HAND SIDE. (CONT.)		
Ref	Name	Condition
	 14 Feb 2025 16:04 Ref # 3.1	 14 Feb 2025 16:04 Ref # 3.1

4. BATHROOM			
Ref	Name	Description	Condition
4.1	Overview Images		
Additional Comments			
4.2	General Cleanliness Condition	Room is Clean.	
Additional Comments			
4.3	General Tidiness of Room	Room is in a Tidy condition	Room is in a generally Tidy condition, a family live here so as to be expected
Additional Comments			
4.4	General Condition of Doors	Doors are in good condition	
Additional Comments			
4.5	General Condition of Windows	Windows are in good condition	
Additional Comments			
4.6	General Condition of Decor and Ceiling	Decor is Good. Some light damp over the bath area.	
Additional Comments			
4.7	General Condition of Flooring	Flooring is in Good	
Additional Comments			
4.8	Are all Bathroom fixtures Good?	Yes	
Additional Comments			
4.9	Are there any maintenance issues?	None	
Additional Comments			
4.10	Are Seals to Bath and Shower Good	Seals are:	
Additional Comments			
4.11	Are Seals to Wash Basin Good	Seals are:	
Additional Comments			
4.12	Any Comment from Tenant?		
Additional Comments			

4. BATHROOM (CONT.)			
Ref	Name	Description	Condition
Ref # 4.1			 14 Feb 2025 16:05
			 14 Feb 2025 16:05
			 14 Feb 2025 16:05
			 14 Feb 2025 16:05
			 14 Feb 2025 16:05

5. LANDING & STAIRS

Ref	Name	Condition
5.1	Overview Images	
Additional Comments		
5.2	General Cleanliness / Condition	Room is in a Clean condition
Additional Comments		
5.3	General Tidiness of Room	Room is in a generally Tidy condition, a family live here so as to be expected
Additional Comments		
5.4	General Condition of Decor and Ceiling	Decor is Good
Additional Comments		
5.5	General Condition of Flooring/Carpets	Flooring is in a generally good condition but with wear. Carpets would benefit from cleaning in places.
Additional Comments		
5.6	Are there any maintenance issues?	None.
Additional Comments		
5.7	Any Evedience of Leaks	None.
Additional Comments		
5.8	Any comments from Tenant?	
Additional Comments		



14 Feb 2025 16:06

Ref # 5.1



14 Feb 2025 16:06

Ref # 5.1



14 Feb 2025 16:06

Ref # 5.1

5. LANDING & STAIRS (CONT.)		
Ref	Name	Condition
	 14 Feb 2025 16:06	
	Ref # 5.1	

6. ENTRANCE HALLWAY		
Ref	Name	Condition
6.1	Overview Images	
Additional Comments		
6.2	General Cleanliness / Condition	Room is in a Clean condition
Additional Comments		
6.3	General Tidiness of Room	Room is in a generally Tidy condition, a family live here so as to be expected
Additional Comments		
6.4	General Condition of Doors	Doors are in good condition
Additional Comments		
6.5	General Condition of Windows	Windows are in good condition
Additional Comments		
6.6	General Condition of Decor and Ceiling	Decor is Good
Additional Comments		
6.7	General Condition of Flooring/Carpets	Flooring is Good
Additional Comments		
6.8	Are there any maintenance issues?	None.
Additional Comments		
6.9	Any Evedience of Leaks	None.
Additional Comments		
6.10	Any comments from Tenant?	
Additional Comments		

6. ENTRANCE HALLWAY (CONT.)		
Ref	Name	Condition
		 14 Feb 2025 16:09 Ref # 6.1
		 14 Feb 2025 16:09 Ref # 6.1
		 14 Feb 2025 16:09 Ref # 6.1

7. LIVING ROOM		
Ref	Name	Condition
7.1	Overview Images	
Additional Comments		
7.2	General Cleanliness / Condition	Room is in a Clean condition
Additional Comments		
7.3	General Tidiness of Room	Room is in a generally Tidy condition, a family live here so as to be expected
Additional Comments		
7.4	General Condition of Doors	Doors are in good condition
Additional Comments		
7.5	General Condition of Windows	Windows are in good condition
Additional Comments		
7.6	General Condition of Decor and Ceiling	Decor is Good
Additional Comments		
7.7	General Condition of Flooring/Carpets	Flooring is Good
Additional Comments		
7.8	Are there any maintenance issues?	None.
Additional Comments		
7.9	Any Evedience of Leaks	None.
Additional Comments		
7.10	Any comments from Tenant?	
Additional Comments		

7. LIVING ROOM (CONT.)		
Ref	Name	Condition
		 14 Feb 2025 16:09 Ref # 7.1
		 14 Feb 2025 16:09 Ref # 7.1

8. KITCHEN			
Ref	Name	Description	Condition
8.1	Overview Images		
Additional Comments			
8.2	General Cleanliness / Condition	Room is Clean.	Room is in a Clean condition
Additional Comments			
8.3	General Tidiness of Room	Room is in a Tidy condition	Room is in a generally Tidy condition, a family live here so as to be expected
Additional Comments			
8.4	General Condition of Doors	Doors are in good condition	
Additional Comments			
8.5	General Condition of Windows	Windows are in good condition	
Additional Comments			
8.6	General Condition of Decor and Ceiling	Decor is Good	
Additional Comments			
8.7	General condition of Flooring	Flooring is Good	
Additional Comments			
8.8	All Kitchen fixtures Good?	Yes	
Additional Comments			
8.9	All Appliances Good?	Yes	
Additional Comments			
8.10	General Condition of Base and Wall Units	All Units are in a Generally good Condition	
Additional Comments			
8.11	General condition of Worktops and Seals	All Items are in a Generally good Condition. Edging sealant is good.	
Additional Comments			
8.12	Are there any maintenance issues?	None	
Additional Comments			

8. KITCHEN (CONT.)

Ref	Name	Description	Condition
8.13	Any Comments from tenant?		

Additional Comments



14 Feb 2025 16:07

Ref # 8.1



14 Feb 2025 16:07

Ref # 8.1



14 Feb 2025 16:07

Ref # 8.1

9. CONSERVATORY

Ref	Name	Condition
9.1	Overview Images	

Additional Comments

9.2	Are there any maintenance issues?	The conservatory does need some tidying and cleaning. The outer side of the roof and butters need cleaning.
-----	-----------------------------------	---

Additional Comments

9.3	Any Evedience of Leaks	None.
-----	------------------------	-------

Additional Comments

9.4	Any comments from Tenant?	
-----	---------------------------	--

Additional Comments



14 Feb 2025 16:08

Ref # 9.1



14 Feb 2025 16:08

Ref # 9.1



14 Feb 2025 16:08

Ref # 9.1

10. CHECKLIST INTERNALS			
Ref	Name	Condition	Comments
10.1	Access to Property	Yes	
Additional Comments			
10.2	Any Problems With Keys?	No	
Additional Comments			
10.3	Tenants Present?	Yes	
Additional Comments			
10.4	Does the property require cleaning?	No	
Additional Comments			
10.5	Have the tenants kept the property in good general order?	Yes	
Additional Comments			
10.6	Has general Decor been well kept?	Yes	
Additional Comments			
10.7	Have the carpets been looked after?	Yes	Yes but would benefit from cleaning.
Additional Comments			
10.8	Are there Pets in the property?	Yes	
Additional Comments			
10.9	Are there Children in the property?	Yes	
Additional Comments			
10.10	Any Evidence of Additional Tenants?	No	
Additional Comments			
10.11	Any Evidence of home being used as HMO?	No	
Additional Comments			
10.12	Any evidence of Smoking?	No	
Additional Comments			

11. EXTERNALS

Ref	Name	Condition
11.1	Overview Images	

Additional Comments

11.2	Overview Comments of Externals	The externals are in a generally well maintained condition, however it is February and to be expected.
------	--------------------------------	--

Additional Comments

11.3	Any Maintenance Issues?	Gutters and roofing to conservatory need cleaning. The soffit boards are staring to age and would benefit from painting, this could also be due to gutters requiring cleaning, but an investigation to this needs to be undertaken Needs attention -
------	-------------------------	--

Additional Comments

11.4	Any Comments from Tenant?	
------	---------------------------	--

Additional Comments



14 Feb 2025 16:04

Ref # 11.1



14 Feb 2025 16:08

Ref # 11.1



14 Feb 2025 16:08

Ref # 11.1



14 Feb 2025 16:08

Ref # 11.1



14 Feb 2025 16:10

Ref # 11.1



14 Feb 2025 16:10

Ref # 11.1



14 Feb 2025 16:11

Ref # 11.1



14 Feb 2025 16:11

Ref # 11.1



14 Feb 2025 16:11

Ref # 11.1

12. CHECKLIST EXTERNALS			
Ref	Name	Condition	Comments
12.1	Is Garden well kept and tidy?	Yes	See comments on condition.
Additional Comments			
12.2	Is Grass Cut and Tidy?	Yes	See comments on condition.
Additional Comments			
12.3	Are Borders well kept and weed free?	Yes	See comments on condition.
Additional Comments			
12.4	Are Patio Areas Weed Free?	No	No. See comments on condition.
Additional Comments			
12.5	Are Fence panels and perimeters in good order?	No	Some repairs to rear gate to be undertaken
Additional Comments			
12.6	Are Outbuildings, Shed's and Garage looked after?	Yes	
Additional Comments			
12.7	Are roof tiles and roof condition good?	Yes	Unable to full examine
Additional Comments			
12.8	Are Gutters clean?	No	See comments on condition.
Additional Comments			
12.9	Do Soffits Require Attention/Decoration?	Yes	See comments on condition.
Additional Comments			
12.10	Are Aerials in need of attention?	No	
Additional Comments			
12.11	Are any windows Broken?	No	
Additional Comments			
12.12	Do any Windows/Doors Need Attention/ Decoration?	No	
Additional Comments			

13. INSPECTION OVERVIEW COMMENTS FROM SURVEYOR		
Ref	Name	Condition
13.1	General Overview	The property is in generally well maintained condition. There is a family living here, so it's in a generally clean condition and some rooms need a little tidying. There is still some damp issues to around some window areas. The conservatory need tidying and cleaning along with the gutters and roof of the conservatory. The outside soffit boards are starting to look a little worn and this could be because the gutters need cleaning, however this needs to be investigated. Grounds are in a generally well maintained condition for the time of year.
Additional Comments		

14. GENERAL CONCLUSION OVERVIEW			
Ref	Name	Condition	Comments
14.1	PROPERTY CLEANLINESS	★ ★ ★ ★ ★	
Additional Comments			
14.2	Property Tidiness	★ ★ ★ ★ ★	
Additional Comments			
14.3	Tenant looking after Property	★ ★ ★ ★ ★	
Additional Comments			
14.4	Overall condition of property	★ ★ ★ ★ ★	
Additional Comments			
14.5	Overall condition of Externals	★ ★ ★ ★ ★	
Additional Comments			

Responsibilities		
Ref	Action Required	Comments
11.3 Externals » Any Maintenance Issues?	Needs attention	Gutters and roofing to conservatory need cleaning. The soffit boards are staring to age and would benefit from painting, this could also be due to gutters requiring cleaning, but an investigation to this needs to be undertaken

Declaration

Whilst every effort has been taken to ensure the accuracy of this schedule, accuracy cannot be guaranteed by the preparer.

The Landlord(s) and the Tenant(s) are reminded that it is their responsibility to check the accuracy of this schedule and are advised to sign it in confirmation.

This Inventory relates only to the furniture, furnishings and all the Landlords equipment and contents in the property. It is no guarantee of, or report on, the adequacy or, safety of any such equipment or contents, merely a record that such items exist in the property at the date of the Inventory and superficial content of same.

This is to consent that we the undersigned have carefully checked the foregoing Inventory, and subject to the marginal notes, consider this to be a fair and correct schedule of condition of the contents therein.

The Tenant(s) and or Landlord(s) have seven (7) days from receipt of this Inventory to notify **Go2inventories** of any discrepancies. You can do this directly or via your agent, if available.

Signed by the

Signatures

Print Name

Date / /

Signed by the

Signatures

Print Name

Date / /

Appendix

Comment Summary

Ref	Comments
-----	----------

Ref	Room Name
2	Bedroom 1. Front.
5	Bathroom
9	Kitchen
11	Checklist Internals
12	Externals

13	Checklist Externals
14	Inspection Overview Comments from Surveyor
15	General Conclusion Overview
3	Bedroom 2. Rear Right Hand Side.
4	Bedroom 3. Rear Left Hand Side.
6	Landing & Stairs
7	Entrance Hallway
8	Living room
10	Conservatory