

Mid Term Report

For

2 Douglas Road , Cleethorpes , NE Lincolnshire , DN35 7JQ

Date Of Report - 22-11-2024

Report Prepared By - Ruth Clayton



Report Instructed By:
The Online Letting Agent



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Report Information

Your Inspection Document

This inspection document known as the "Report" is impartial, unbiased and is delivered in a format that is easy to read and understand. The report will be one of the following main report types - Inventory / Mid-Term Inspection / Check-Out / Schedule of Condition. All of the properties main fixtures and fittings contained within each room or area will be listed individually and contain a standard description format as follows: Name of Room / Inspection Area, name of element (Wall, Floor, Switch, Window etc), being inspected. The overall colour of element, number of elements, element general condition. The element will then list any problems which we call **"Observations"**. The text here will be in red so the reader can easily identify problems. If there is no information detailed in the Observation area the clerk has found the item serviceable and, in the condition, described. A full photographic record will be taken of all elements and observations, and all rooms / inspection areas will have overview photographs to give the reader an understanding of the layout of the room. We do not photograph every switch and socket in a room. For example we will photograph a socket and then we will list the element as above and the number and type i.e double socket x 2, single socket x 3, aerial socket x 1.

Minor wear and tear issues will not be listed under observations but noted in the element description and condition.

Words And Their Meanings

What particular words mean within this report: Example 'Gold', 'Steel', 'Wood', 'Mahogany', etc are used to describe the colour of an item does not mean that the item is made from that particular material, metal or element. These descriptive words are used by the Clerk to help describe the appearance, look, feel of the element. New elements will only be detailed as such when they are a new fitting never used before or in a high standard of refurbishment. These elements may still be in their wrappings or supplied with a receipt.

Disclaimer: The Inventory Clerk / Company Compiling The Report

PiMS Ltd Inventory Clerks are not professional or qualified tradespeople for the purpose of conducting the report. They have been trained to high standards by their own governing body for Inventories, the AIIC and IPIC. This means they are not surveyors, plumbers, electricians, heating or gas safe experts etc. The Clerks reports on what he / she observes, nothing more. The Clerk will test lights and appliances by switching them on / off, toilets and taps by flushing etc.

Windows throughout the property have not been tested for function or operation. Descriptions are purely based on the superficial appearance of windows, frames and locks.

PiMS Ltd inventory clerks cannot undertake the testing of appliances and is not qualified to report on the safety of any appliances other than a general visual inspection of condition. All electrical items are deemed to be complete with

fixings (plugs, cables etc)
unless otherwise stated.

PiMS Ltd will not take water meter readings unless the meter is clearly visible within the property or attached to an exterior wall at low / accessible level.

Utility readings will be recorded and where possible, photographed subject to clear access and easily identifiable location and labelling where necessary. PiMS Ltd will not accept any liability for the recording of meter readings where the Clerk is unable to either easily locate, access or identify any meter unless such precise information has been provided by the Client in writing at the time of booking.

How The Inspection Is Carried Out

The inventory Clerk will inspect all interior rooms / areas of the property plus any exterior areas that the tenant has access to, including Gardens, Garages, Out-Building etc. Communal areas will not be inspected. Lofts and cellars are only inspected with prior agreement with the Clerk / Inventory Company as specialised Insurances and Health and Safety measures may have to be in place before doing so. Other areas within the property that will not be inspected will be instructed by the Landlord / Agent. These may include rooms / areas set aside to contain the Landlords personal effects etc. This will be via prior arrangement. It is always advised that these areas be secured with no access granted to the tenants.

PiMS Ltd Inventory Clerks will not inspect the fabric of the building externally inclusive of roofs, gutters, satellite dishes, aerials, chimneys. However, if something obvious is seen then this will be reported to the Landlord or Agent.

Terminology And Quantity

Where there are numerous or substantial amounts of general items, example books, cutlery, bric-a-brac, cupboard contents etc the Clerk may employ such terminology as "A Number Of Books / Many Books" etc. The plural term Cutlery, Glasses. Plates etc is used when counting individual items would be time consuming. If an accurate record of the exact number of individual items are required, this must be agreed in advance with the Clerk and the extent of the contents to be counted so an accurate time scale may be calculated and the cost of carrying out the extra work.

Ownership And Copyright

This report remains the property of the company / person producing the report and shall not be used or copied without their written permission

Report Updates

The Inventory Company conducting this report reserves the right to update any report they conduct after the inspection to reflect any issues missed due to furniture blocking an issue, cleaning issues blocking the full extent of any damages, lighting etc.

What Is Included In The Report

The Smoke And Carbon Monoxide Alarm Regulations 2015 - Amended October 2022

The new Smoke And Carbon Monoxide Alarm Amendment Regulations 2022 came into effect for England and Wales from 1st October 2022. These regulations make specific changes to the requirements for social housing providers and landlords in relation to smoke and carbon monoxide alarms in their properties.

From 1st October 2022 all social housing landlords must ensure that the following are in place in each of their properties:

At least one smoke alarm installed on each storey of the property where there is a room used as living accommodation. (This has been a legal requirement for private rented housing since 2015)

One carbon monoxide alarm installed in all rooms used as living accommodation which contain a fixed combustion appliance (excluding gas cookers)

As well as ensuring that the alarms are installed, all landlords must ensure any installed alarms are suitable and fully working and therefore must repair or replace any faulty smoke / carbon monoxide alarms immediately once they are aware of the fault.

Only standard battery driven smoke alarms & CO detectors are tested, where possible. We are unable to test communal built in systems. This test will be for power only and is not a statement that the alarms are in full working order should an incident occur. The inventory clerk will take no responsibility for damage or malfunction during the testing of such alarms. Tenants are responsible for maintaining battery operated smoke and carbon monoxide alarms and replacing batteries where needed.

Emergency Fitting Of Smoke Alarms And Carbon Monoxide Detectors

On the occasion that the inventory clerk has been instructed by the Landlord / Agent, in writing or email, to fit either or both smoke alarm(s) or carbon monoxide detector(s) to a property whilst conducting a report, the clerk is not liable for any damage to paintwork or other surfaces when the temporary fixing tape used to secure the smoke alarm(s) / carbon monoxide detector(s) is removed.

Advice For Tenants

The following is a guide on how to present the property on the day of Check-Out and its return to the Landlord / Agent.

The Inventory Clerk will conduct a Check-Out report on the last day of the tenancy or the date agreed with your Agent / Landlord.

On this date you must have removed all personal effects, prepared and cleaned the property for inspection by the Clerk at the agreed time.

The Clerk will use a copy of the report produced at the start of tenancy. He / She will use this report as a guide and report on the current condition of fixtures, fitting and contents. Attention will be given to damage, fair wear and tear and cleanliness. The clerk will report on any observations (issues)

It is the tenant's responsibility to ensure that the property, its fixtures, fittings and contents are in the same condition or better including state of cleanliness, as it was presented to them on Check-In, with allowance for "Fair Wear & Tear". Cleanliness issues cannot be classed as "Fair Wear & Tear". Ensure the standard of cleanliness in all areas is the same or better as the day of Check-In.

Any issues found will be detailed into the Check-Out report as observations with supporting descriptions and evidential photographs.

Finally, if you have paid for a professional clean then please leave a copy of the receipt in the property so the clerk can copy it into the report supporting the fact that the property has been professionally cleaned.

*****PLEASE READ VERY IMPORTANT*****

This Inspection Document must be signed by the tenant(s) or their representative ideally at the time of Check-In or Check Out and all details completed - Full name and email address, if present, and returned with any amendments as required, to the Landlord / Agent within **SEVEN DAYS** from the start of the tenancy. If the report is not returned by the tenants within this timescale, any future discrepancies will not be admissible and the report is filed as accepted. You can also send your amendments direct to PiMS Ltd by email - info@pimsltd.co.uk

Property Particulars
Overview Of Property Inspected

Property Furnished	Unfurnished
Property Type	House
Property Style	End Terrace
Stopcock Location	N/A
Security Alarm	None

Property Utilities Meters

None provided.

Property Safety Features / Equipment

None provided.

Compliance Items

Compliance Item	Location	Status	Date Tested	Date Valid / Compliant To
CO Detector	Reception Room 2	Tested For Power Only - Working	04-04-2024	NA
Comment				
None				



Compliance Item	Location	Status	Date Tested	Date Valid / Compliant To
CO Detector	Bathroom	Tested For Power Only - Working	04-04-2024	NA
Comment				
2.5 Years Old				



Compliance Item	Location	Status	Date Tested	Date Valid / Compliant To
Smoke Detector	Reception Room 2	Tested For Power Only - Working	04-04-2024	NA
Comment				
No Date Seen				



Compliance Item	Location	Status	Date Tested	Date Valid / Compliant To
Smoke Detector	Landing	Tested For Power Only - Working	04-04-2024	NA
Comment				
No Date Seen				



Compliance Item	Location	Status	Date Tested	Date Valid / Compliant To
CO Detector	Rear Lobby	Tested For Power Only - Working	04-04-2024	16-01-2024
Comment				
Out Of Date				



Tenants Compliance Declaration

No Tenant(s) Or Representatives of the Tenant(s) Where Present At The Mid Term Report.

Inspection Notes

NA

Quick View - State Of Cleanliness Of Property Rooms / Areas

Area	State	Cleaning Receipt Date
Doors	Cleaned To A Good Domestic Standard - Further Light Cleaning Required Where Noted	NA
Decor - Walls / Ceilings	Professional Sparkle Clean / Cleaned To An Excellent Domestic Standard. Further Light Cleaning May Be Required Where Noted	NA
Hard Flooring	Cleaned To A Good Domestic Standard - Further Light Cleaning Required Where Noted	NA
Carpet(s)	Cleaned To A Good Domestic Standard - Further Light Cleaning Required Where Noted	NA
Woodwork (Sills, Skirting, Frames, Architraves)	Cleaned To A Good Domestic Standard - Further Light Cleaning Required Where Noted	NA
Light Fittings / Shades	Cleaned To A Good Domestic Standard - Further Light Cleaning Required Where Noted	NA
Sockets & Switches	Professional Sparkle Clean / Cleaned To An Excellent Domestic Standard. Further Light Cleaning May Be Required Where Noted	NA
Radiators / Heaters	Cleaned To A Good Domestic Standard - Further Light Cleaning Required Where Noted	NA
Kitchen Units & Worktops	Cleaned To A Good Domestic Standard - Further Light Cleaning Required Where Noted	NA
Extractor Hood	Cleaned To A Good Domestic Standard - Further Light Cleaning Required Where Noted	NA
Toilet(s)	Professional Sparkle Clean / Cleaned To An Excellent Domestic Standard. Further Light Cleaning May Be Required Where Noted	NA
Bath / Shower / Basin (Inc Waste Areas, Furniture, Fittings)	Cleaned To A Good Domestic Standard - Further Light Cleaning Required Where Noted	NA
Furnishings & Accessories	Cleaned To A Good Domestic Standard - Further Light Cleaning Required Where Noted	NA
Extractor Fans	Cleaned To A Good Domestic Standard - Further Light Cleaning Required Where Noted	NA
Windows Inside	Cleaned To A Good Domestic Standard - Further Light Cleaning Required Where Noted	NA
Windows Outside	Cleaned To A Good Domestic Standard - Further Light Cleaning Required Where Noted	NA
External Areas	Professional Sparkle Clean / Cleaned To An Excellent Domestic Standard. Further Light Cleaning May Be Required Where Noted	NA

Mid Term Inspection Information:

Question	Answer	Comment
General Maintenance Issues	Yes, Yes - See Observations	None
Evidence Of Pets	No	None
Evidence Of Sub-Lettings	No	None
Evidence of Damage	No	None
Recent Repairs Inspected	Yes	Tenant Showed Me Her Repair To Kitchen Sink Sealant, Which Was To A High Standard. There Is Some Damage To The Under Sink Cupboard, as The Leak Wasnt
Evidence Of Condensation / Mould	No	None
Evidence Of Smoking / Vaping	No	None
Are All Smoke Alarms / CO Detectors Working	Yes	Lobby CO Detector Out Of Date
Any Other Issues / Concerns / Potential Tenancy Breaches	No	None
Tenants Present	Yes	None
Full Property Access	Yes	None
Signs of Previous Water Leaks / Water Staining	Yes	Kitchen Basin Sealant
Limescale To Taps / Shower Head(s)	No	None

Property Rooms / Areas

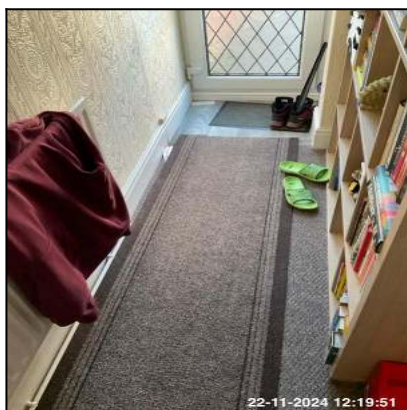
1: Mid Term - Level of Wear and Tear / General Condition

1.1 Wear and Tear / General Condition	
Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

Serial #	Element	Element Description
1.1.1	Flooring / Carpets - Level Of Wear And Tear	Wear & Tear - Flooring (Tiles, Carpet, Laminate, Vinyl, Hardwood): Very Light Wear & Tear - Minimal Usage Marks
1.1.2	Fixtures & Fittings - Level of Wear and Tear	Wear & Tear - Fixtures, Fittings & Accessories: Light Wear & Tear - Light Level of Usage Marks / Scratches / Chips / Dents / Damage
1.1.3	Decor - Level of Wear and Tear	Wear & Tear - Decor: Very Light Wear & Tear - Minimal Scuffs / Rub Marks / Scratches / Chips
1.1.4	Current General Condition of Property	General Condition : Good

2: Entrance Hallway / Lobby Area





2.1 Windows

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

2.2 Flooring - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

2.3 Switches / Sockets - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

2.4 Walls & Tiling - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

2.5 Lighting - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

2.6 Ceiling - General Overview	
Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

2.7 Doors - General Overview	
Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

3: Living Room



3.1 Flooring - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

3.2 Radiators & Heaters - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

3.3 Switches / Sockets - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

3.4 Walls & Tiling - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

3.5 Windows & Sills - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

3.6 Lighting - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

3.7 Ceiling - General Overview	
Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

3.8 Doors - General Overview	
Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

4: Reception Room 2



4.1 Flooring - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

4.2 Radiators & Heaters - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

4.3 Switches / Sockets - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

4.4 Windows & Sills - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

4.5 Lighting - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

4.6 Walls & Tiling - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

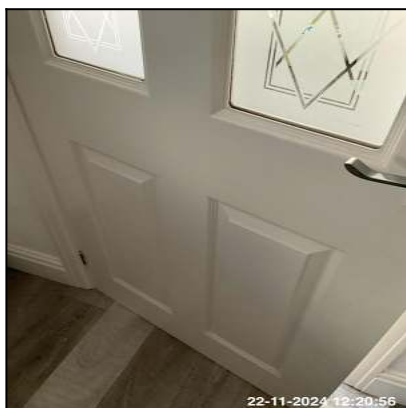
4.7 Doors - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

4.8 Ceiling - General Overview	
Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

5: Kitchen





5.1 Sink / Basin - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

5.2 Kitchen Units & Worktops - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

Serial #	Element	Element Description
5.2.1	Kitchen Units & Worktops - General Overview	

Serial #	Kitchen Units & Worktops - General Overview - Observation - (Mid Term)
5.2.1	Water Damage Under Sink From Sealant Failure, Sealant Repaired By Tenant



5.2.1 Water Damage Under Sink From Sealant Failure, Sealant Repaired By Tenant

5.3 Flooring - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

5.4 Radiators & Heaters - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

5.5 Switches / Sockets - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

5.6 Windows & Sills - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

5.7 Walls & Tiling - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

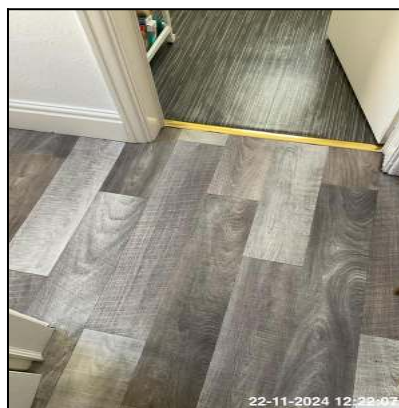
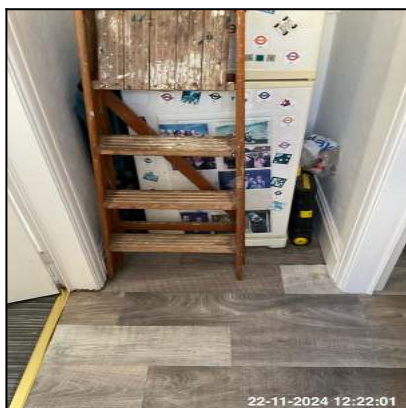
5.8 Ceiling - General Overview	
Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

5.9 Lighting - General Overview	
Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

5.10 Doors - General Overview	
Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

6: Rear Lobby





6.1 Flooring - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

6.2 Switches / Sockets - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

6.3 Lighting - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

6.4 Walls & Tiling - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

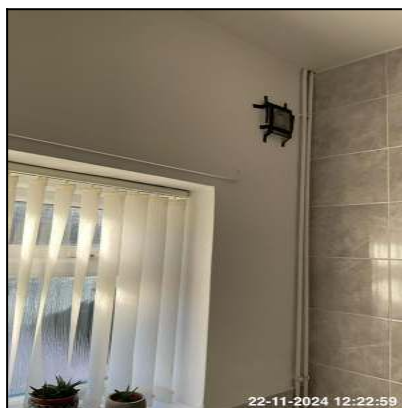
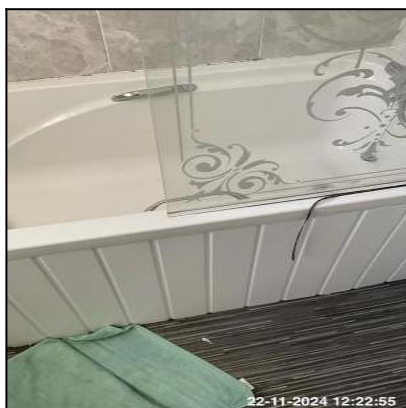
6.5 Ceiling - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

6.6 Doors - General Overview	
Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

7: Bathroom





7.1 Flooring - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

7.2 Fixtures & Fittings - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

Serial #	Element	Element Description
7.2.1	Bath / Shower / Toilet & Furniture - General Overview	

Serial #	Bath / Shower / Toilet & Furniture - General Overview - Observation - (Mid Term)
7.2.1	Plug Jammed In Basin...please Advise Tenant As To When This Can Be Sorted Out, As She Can't Use The Basin. Tenant Has Attempted To Repair This, But She Is Worried That Further Attempts Could Damage It.



7.2.1 Plug Jammed In Basin...please Advise Tenant As To When This Can Be Sorted Out, As She Can't Use The Basin. Tenant Has Attempted To Repair This, But She Is Worried That Further Attempts Could Damage It.

7.3 Radiators & Heaters - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

7.4 Switches / Sockets - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

7.5 Windows & Sills - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

7.6 Walls & Tiling - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

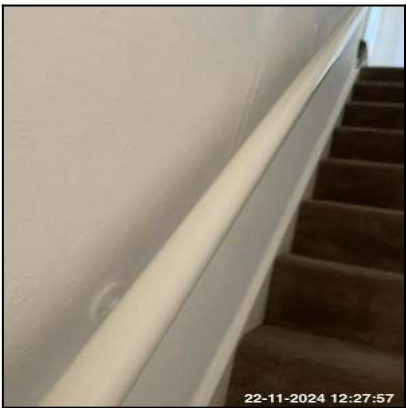
7.7 Ceiling - General Overview	
Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

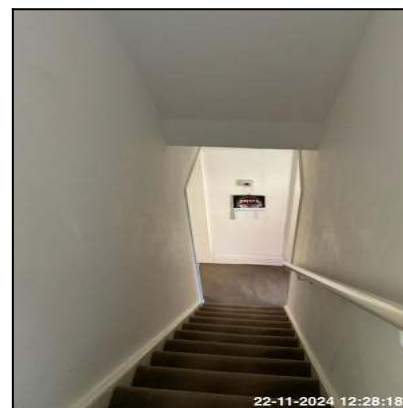
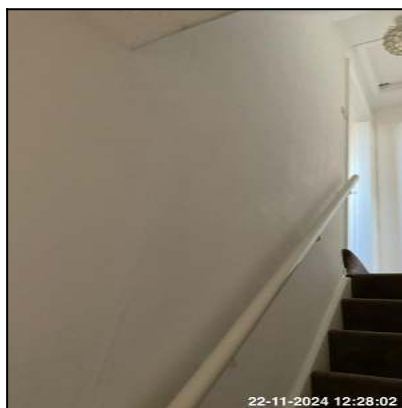
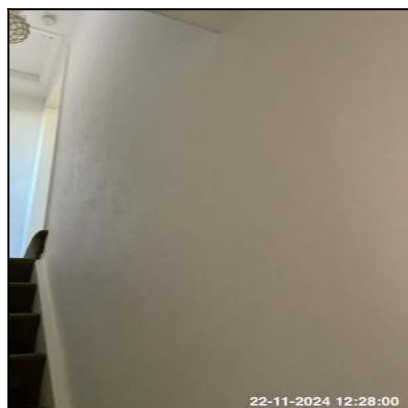
Serial #	Element	Element Description
7.7.1	Ceilings - General Overview	Comments: Light Paint Flaking

7.8 Lighting - General Overview	
Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

7.9 Doors - General Overview	
Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

8: Stairs / Landing





8.1 Flooring - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

8.2 Switches / Sockets - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

8.3 Walls & Tiling - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

8.4 Lighting - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

8.5 Ceiling - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

9: Bedroom 1 Rear



9.1 Flooring - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

9.2 Radiators & Heaters - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

9.3 Switches / Sockets - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

9.4 Windows & Sills - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

9.5 Walls & Tiling - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

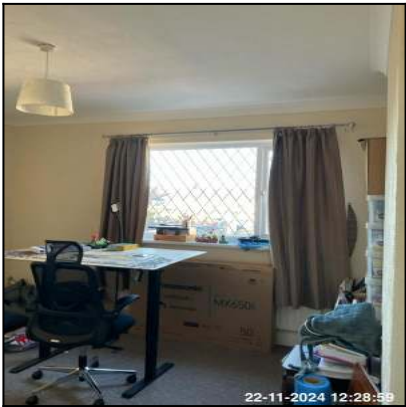
9.6 Ceiling - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

9.7 Lighting - General Overview	
Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

9.8 Doors - General Overview	
Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

10: Bedroom 2





10.1 Radiators & Heaters - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

10.2 Switches / Sockets - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

10.3 Windows & Sills - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

10.4 Walls & Tiling - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

10.5 Lighting - General Overview

Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

10.6 Ceiling - General Overview	
Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

10.7 Doors - General Overview	
Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

10.8 Flooring - General Overview	
Overall Colour:	General Condition:
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear

11: Outside Areas





11.1 Fence / Walls / Gate - General Overview		
Overall Colour:	General Condition:	
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear	

11.2 Garden - General Overview		
Overall Colour:	General Condition:	
	Good Condition - No Obvious Faults In Appearance Or Function (Unless Where Noted) Very Minor / Light Cosmetic Damage And/Or Light Wear & Tear	

Serial #	Element	Element Description
11.2.1	Paving / Patio / Decking - General Overview	Paving / Patio / Decking - General Overview: Light Weeds

Guidance Notes And Signatures

INFORMATION FOR TENANTS / TENANTS REPRESENTATIVE:

Tenants - By entering your personal details into this report via the "Tenant Details & Declaration" area of the App, at Check-In / Mid-Term / Check-Out, you are agreeing that your details can be published in the report. If you do not agree with this please do not add your details into the App. Your personal details are required to distribute the report and communicate with you for the purposes of report amendments only.

DECLARATION FOR TENANTS AND THEIR REPRESENTATIVES PRESENT AT CHECK-IN / CHECK-OUT ONLY:

Great care and effort have been invested to ensure this inspection document is a true, impartial and unbiased, reflection of the property, its fixtures and fittings at the time of Check-In. It is your responsibility to check this inspection document and report any discrepancies to the Agent / Landlord or emailing PiMS Ltd at info@pimsltd.co.uk within seven days of the start of the tenancy.

I / we confirm receipt of this inspection document and will notify the Agent / Landlord of any amendments as required. We sign this declaration to confirm receipt of the keys to the property as listed above and for the property its fixtures, fittings and contents. I / we understand it is our responsibility to maintain all battery operated smoke alarms and carbon monoxide detectors during the tenancy.

*Tenant Details where not entered via the app / Not present

Name Signature Date

Tenant Name	Tenant Email	Tenant Type	Identified By	Sign For	Tenant Signature
Lorna Leach	bobblington@yahoo.com	Tenant Present At Mid Term Inspection	Not Completed	NA	NA

Details & Signature Of Clerk:

I Confirm that this report reflects my assessment of the property.

Assessor First Name	Assessor Last Name	Assessor Signature
Ruth	Clayton	