



Property Inventories

Sample Mid Term

123 Sample Street,
Sample City,
Sampleshire,
AB1 2CD

Visit date: June 11th 2026
Clerk: Property Inventories

020 7812 0490

www.propertyinventories.com
info@propertyinventories.com

Contents

Notes 2

Disclaimers 3

Checklists 4

Areas 5

 Alarms 5

 Meters 6

 Entrance Hallway 7

 Bedroom 1 8

 Kitchen 9

 Reception 11

 Bedroom 2 12

 Bathroom 13

Declaration 14

Notes

A Mid-Term Inspection Report provides an overview of the property and its contents on the visit date, and will be undertaken by an inventory clerk working as an independent third party.

The report is intended to satisfy the landlord and/or agent that the property is being kept in accordance with the terms of the tenancy agreement. Property Inventories Ltd has not reviewed said tenancy agreement, so is unaware if there are any special or unusual conditions which could be relevant in preparing this report.

Condition of fixtures, fittings and furnishings will be noted in this report only if they are not in good condition. Where no description has been included by the clerk, the reader can assume that the item is in reasonable condition at the time of the visit. Electrical, plumbing and structural issues are not examined. The clerk will expect that the tenants have been informed of the appointment to conduct this report, so will assume that the property is presented in a clean domestic standard, and will note any major variations from this standard.

Disclaimers

This inventory report provides an unbiased record of (i) the contents of the property, (ii) the condition of the contents and (iii) the property's internal condition as at the date of the report, and is undertaken by an Inventory Clerk acting as an independent third party. The Inventory Clerk is not a qualified surveyor, nor an expert in antiques, fabrics, woods, metals etc. The inventory is not an accurate description of every piece of furniture and equipment, nor is it a structural survey and cannot be relied upon as such. An opinion as to whether the items recorded in this inventory are replica, reproduced or genuine is not being offered.

The inventory is not a guarantee of, nor a report on, the functionality or safety of any of the property's contents, but merely a statement that the contents were viewed in the property at the time the inventory was undertaken.

Items located in cellars, attics, locked rooms, locked cupboards, inaccessible storage areas and/or packed boxes will not be inspected unless special arrangements have been made prior to the appointment. Items inside these areas will remain the sole responsibility of the landlord.

Reports are prepared on a visual and non-invasive basis. The property and its contents are inspected as presented at the time of inspection. The Inventory Clerk is not required to move furniture, appliances, heavy items, fragile items, fitted items, or landlord/tenant belongings in order to inspect areas that are concealed, obstructed, inaccessible or not safely visible.

No reliance should be placed on this report to identify latent, concealed or non-visible defects. Property Inventories accepts no liability for any such matters, or for any condition which could not reasonably have been identified during a visual and non-invasive inspection.

Heavy items and heavy furniture may not be fully examined, as the clerk may be unable to move these safely. This includes, but is not limited to, appliances, beds, large mattresses, sofa beds and sofas. Mattress undersides and other concealed areas may therefore not be fully inspected.

Sofa and chair cushions are inspected as presented. Clerks are not required to remove or lift sofa/chair cushions, particularly where cushions are fixed, heavy, awkward to handle, or where doing so may disturb the presentation of the item. Areas beneath cushions may therefore not be fully visible or fully inspected.

Beds are inspected as presented at the time of inspection. Clerks do not routinely strip fully made beds or remove bed linen. Mattress protectors, bedding and mattresses are inspected as presented. The Inventory Clerk is not required to lift, turn or remove such items and any inspection beneath them is undertaken solely at the Clerk's discretion. Where a mattress protector, bedding, furniture or other item conceals part of the bed or mattress, concealed areas may not be fully visible or fully inspected.

Blinds, curtains and other window coverings are checked only where accessible and where they can be operated without undue risk of damage. Areas behind closed, obstructed or inaccessible blinds/curtains may not be fully visible or fully inspected.

We do not examine items where this would involve handling belongings in a way that could cause damage, disturb the presentation of the property, or create a risk to the clerk. We examine properties in the condition as seen and do not seek to alter the condition or presentation of the property while carrying out the inspection.

Any comment such as 'WO' or 'working order' records only an apparent basic operation observed at the time of inspection, where noted, and does not amount to a full test of functionality, safety, performance, reliability or ongoing condition. It should not be relied upon as confirmation that the item is free from faults, defects or other issues, whether visible, concealed or intermittent. Fire alarms, smoke detectors and/or CO alarms are tested by the Inventory Clerk where accessible and noted in the report. Lights are checked for working order only. Gas appliances, electrical appliances and water supplies are not tested. Under no circumstances can this inventory provide a qualified opinion of the property's gas safety profile. Nor is it the responsibility of Property Inventories to schedule an inspection from a Gas Safe registered engineer. This inventory is unable to provide any qualified opinion on the property's electrical safety profile.

Ensuring items comply with the Furniture and Furnishings (Fire Safety) Regulations is not the responsibility of the Inventory Clerk. Comments found in the inventory such as 'FFR label seen' or similar give no guarantee of the item's compliance with the Furniture and Furnishings (Fire Safety) Regulations.

It is the responsibility of the landlord and tenant or their agents to agree among themselves the accuracy of this report.

Where no specific condition comment is noted, the item is free from noticeable soiling and damage and no further notes are needed for its description.

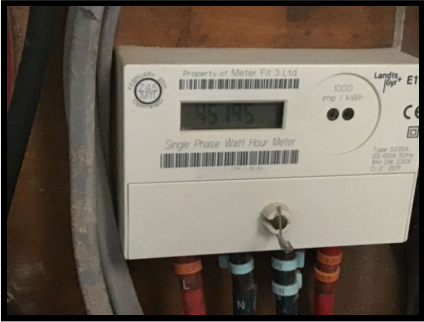
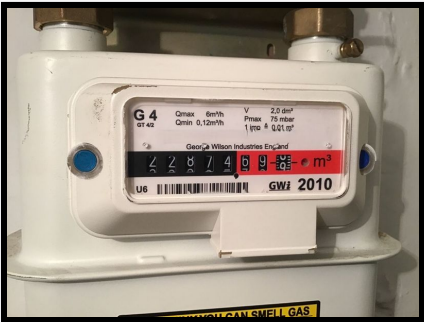
Checklist

Item	Value	Comments
Meter Readings Taken?	Yes	See Meters section
Cleaning Issues?	Yes	Mould to worktop sealant behind sink in kitchen Mould spores to bath silicone
Maintenance Issues?	Yes	Condensation to kitchen RHS window pane Lock mechanism missing to bedroom 2 door
Tenant Commentary	Yes	All light fittings in entrance hallway NW - possible electric fault Kitchen tap slightly loose - previously leaking to worktop
Smoke / CO Alarms	Yes	All tested and in WO
Overall Condition	Yes	Property Cleanliness In the opinion of the inventory clerk the property is being maintained to a good standard of cleanliness and is shown in a tidy condition, including flooring and windows. Decorative Order The property is in good decorative condition.

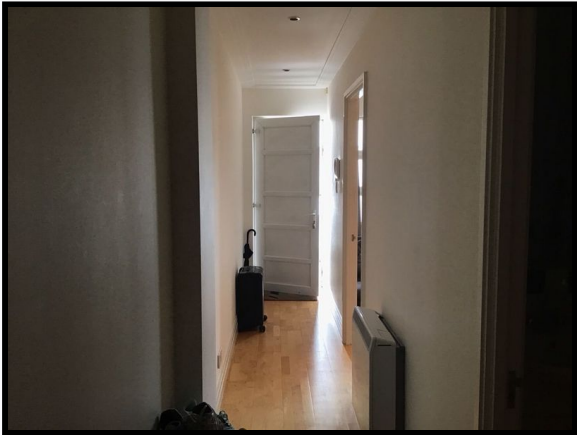
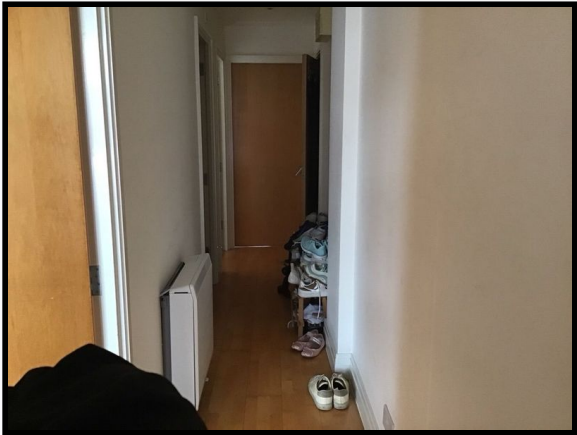
1. Alarms

Ref	Name	Location	Condition
1.1	Smoke alarms	1 x Entrance hallway	Tested and in WO
 Ref #1.1			
1.2	Heat alarms	1 x Kitchen	Tested and in WO
 Ref #1.2			
1.3	Carbon monoxide alarms	1 x Kitchen	Tested and in WO
 Ref #1.3			

2. Meters

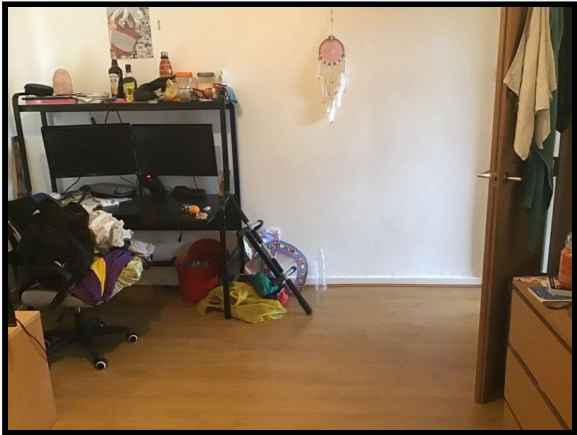
Ref	Name	Description	Reading
2.1	Electricity meter	Serial Number: 123456789 Location: Cupboard in entrance hallway	45195
			
2.2	Gas meter	Serial Number: 123456789 Location: Cupboard in kitchen	22874.699
			

3. *Entrance Hallway*



Ref	Name	Rating	Comments
3.1	Decorative Order	GOOD	
3.2	Cleanliness	GOOD	
3.3	Tenant Issues		All light fittings NW - possible electric fault

4. Bedroom 1



Ref	Name	Rating	Comments
4.1	Decorative Order	GOOD	
4.2	Cleanliness	GOOD	

5. Kitchen



Ref	Name	Rating	Comments
5.1	Decorative Order	GOOD	
5.2	Cleanliness	GOOD	Mould to sealant behind sink



Ref #5.2



Ref #5.2

5.3	Tenant Issues		Tap slightly loose - previously leaking to worktop
-----	---------------	--	--



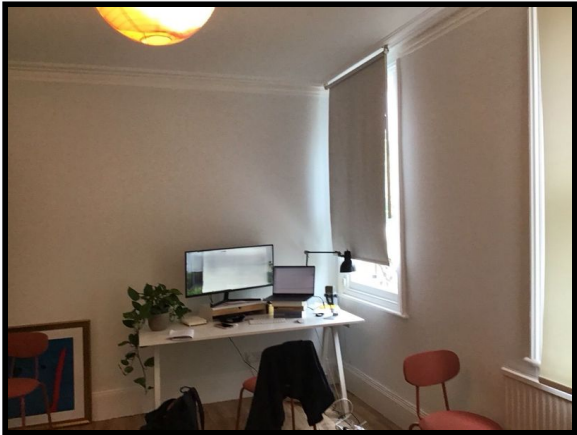
Ref #5.3

5.4	Maintenance Issues		Condensation to RHS window pane
-----	--------------------	--	---------------------------------

5. Kitchen (Cont.)

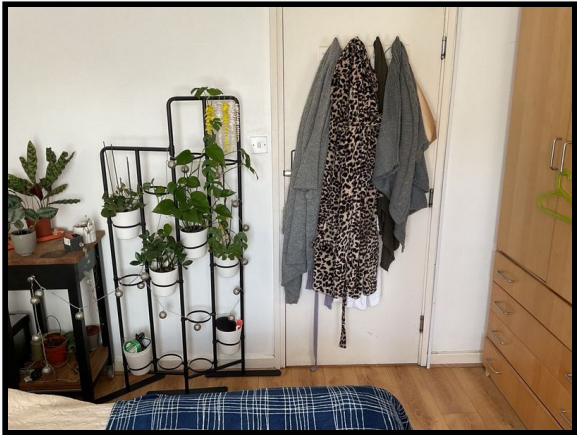
[illegible]

6. *Reception*



Ref	Name	Rating	Comments
6.1	Decorative Order	GOOD	
6.2	Cleanliness	GOOD	

7. Bedroom 2



Ref	Name	Rating	Comments
7.1	Decorative Order	GOOD	Stickers to wall mid level above bed
 Ref #7.1  Ref #7.1			
7.2	Cleanliness	GOOD	
7.3	Maintenance Issues		Lock mechanism missing to door

8. Bathroom



Ref	Name	Rating	Comments
8.1	Decorative Order	GOOD	
8.2	Cleanliness	GOOD	Mould spores to silicone



Ref #8.2

Declaration

Please notify the agent or landlord in writing immediately if you have any queries/omissions regarding the contents of this report.

It is standard practice for changes to be accepted for five business days from the date of the report, otherwise the descriptions and conditional comments made will be considered accurate, even if no signatures have been added to the report.

I have read and agree that the contents of this report are a true and accurate record of the property and condition of the items listed on the day of move in.

Signed by the

Signatures

Print Name

Date / /

Signed by the

Signatures

Print Name

Date / /