



Mid Term Visit



PREPARED FOR

ADDRESS

Brighton

PROPERTY

5 bedroom furnished

house – 2 rooms

changing over

DATE

30/08/2019 –

Mid term change
over

General Guidelines and Disclaimer

This report is a Mid Term Visit ONLY

Meter reading will be taken when accessible; however it is advisable to confirm where the meters are located at time of booking if not easily located, for example large blocks of flats. Smoke alarms and security alarms are not tested by Pure Inventories and are the responsibility of the Tenant / Instructing Principle.

We reserve the right to add additional costs if properties are excessively large or rooms are excessively overstocked with furniture or crockery/ utensils etc.

All electrical items are power tested only when possible and at the clerks discretion, however the clerk cannot be held responsible if these items are later found not be working.

Where the inventory notes the presence of smoke alarms and carbon monoxide detectors, if tested by the inventory company, this will be for power supply only should not be interpreted to mean that these items are fully working and that the property complies with the 2015 regulations.

The Inventory Company will take no responsibility for damage or mal-function during the testing of such alarms.

It is acknowledged that the Terms of the Tenancy Agreement may overrule recommendations made.

Any amendments / additions to the report must be notified to Pure Inventories within 5 days from receipt of the report. No further changes will be made after this time.

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Schedule of Condition

General Comments		
Visit Date	30/08/2019	
Inventory used by clerk for check-out	<p>Pure Inventories dated 29/08/2018 – 2 rooms changing over</p> <p>Note: This is not a full check out as 2 tenant is still residing in the property .</p>	
Cleaning standard of property	<p>Property has been cleaned to a good domestic standard throughout . Bedrooms all cleaned with no further cleaning needed apart from sinks as noted . The kitchen has been cleaned throughout with just the sink and oven benefiting from more cleaning . Bathroom and shower room cleaned with shower room benefitting from further cleaning.</p> <p>Property professionally cleaned at start of the tenancy .</p>	
Walls / Ceiling condition	As per inventory with some additional minor usage	
Curtains / Blinds condition	As per inventory	
Woodwork / Skirting / Doors	As per inventory	
Lighting working / not working	Working as per inventory with 1 x additional bulb not working in hallway	
Flooring / Carpets cleaned / not cleaned	As per inventory	
Sofas / Beds	As per inventory	
Garden maintenance standard	Not maintained , overgrown to front and rear	
Meter Readings	See below	
Keys	All door keys seen plus 1 x house key in each room	
Smoke Alarm / carbon Alarm	<p>CMA not seen or found in kitchen</p> <p>S/A – tested and working order</p>	
Note	This is a Schedule of Condition only as no inventory available for check-out	
Cleaning		
Kitchen	Clean	Comments
Appliances/Units/Worktops:	YES	Good domestic standard
Crockery/Utensils	N/A	
Bathroom	Clean	Comments

Sanitary ware:	Yes	Good domestic standard
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DECLARATION

We the undersigned have checked the check-out report and Schedule of Condition and find this to give an accurate account of the condition and cleanliness of the property and its contents as stated.

Signed by Clerk / Tenant	Name	Date
Sarah Vincent	Sarah Vincent – Inventory Clerk	30/08/2019

Comments	Photo
<p>Front Exterior Heavily overgrown</p>	
<p>Hallway All lights now not working , 2 x not working on inventory Everything seen as per the inventory</p>	

Comments	Photo
<p>Bedroom 1</p> <p>1 x key seen in door , 1 x key on desk</p> <p>Cleaned to a good standard throughout with some lime scale in sink only</p> <p>Walls have some light additional usage , heavy paper peeling noted on inventory</p> <p>Paper lifting heavily from drying clothes behind radiator</p> <p>Everything seen as per the inventory</p>	  

Comments

Kitchen

Domestic cleaned to a good standard , heavy lime scale to sink , units have been cleaned , oven cleaned to a good domestic standard , extractor hood slightly sticky to touch , fridges all cleaned

Everything seen as per the inventory

Photo



Comments

Photo



Comments

Garden Rear

Overgrown to back area , patio area tidy

Photo



Reception

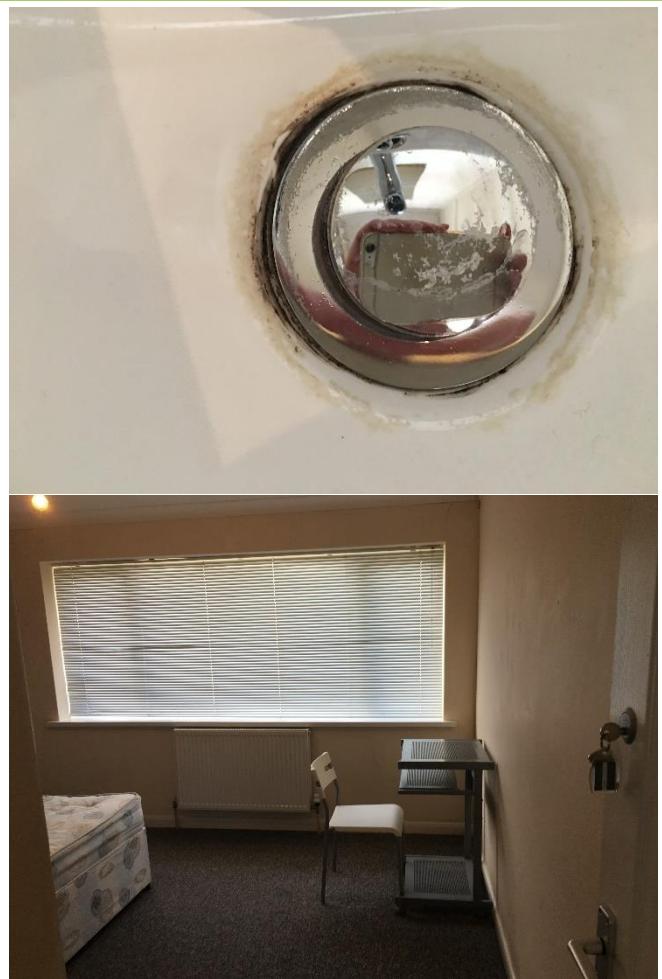
As per inventory



Comments	Photo
<p>Stairs / Landing Contents in cupboard listed on inventory no longer seen</p>	
<p>Bedroom 2 – Not inspected as tenant still residing</p>	
<p>Bedroom 3 1 x door key and 1 x room key seen Cleaned to a good standard throughout Lighting 1 x not working as per inventory Walls have additional usage and some blue tack marks added over bed Bed heavily dipped to bed base on one side as noted on inventory Desk changed from one noted on inventory Everything else as per the inventory</p>	

Comments

Bedroom Four
Cleaned to a good standard apart from sink
Everything as per the inventory

Photo

Comments

Bedroom Five
Cleaned to a good standard
Bed base dipped , desk changed , additional marks to
walls

Everything else as per the inventory

Photo



Comments

Photo



Comments

Bathroom

Cleaned to a good standard apart from fan very dusty

Everything else as per the inventory

Photo



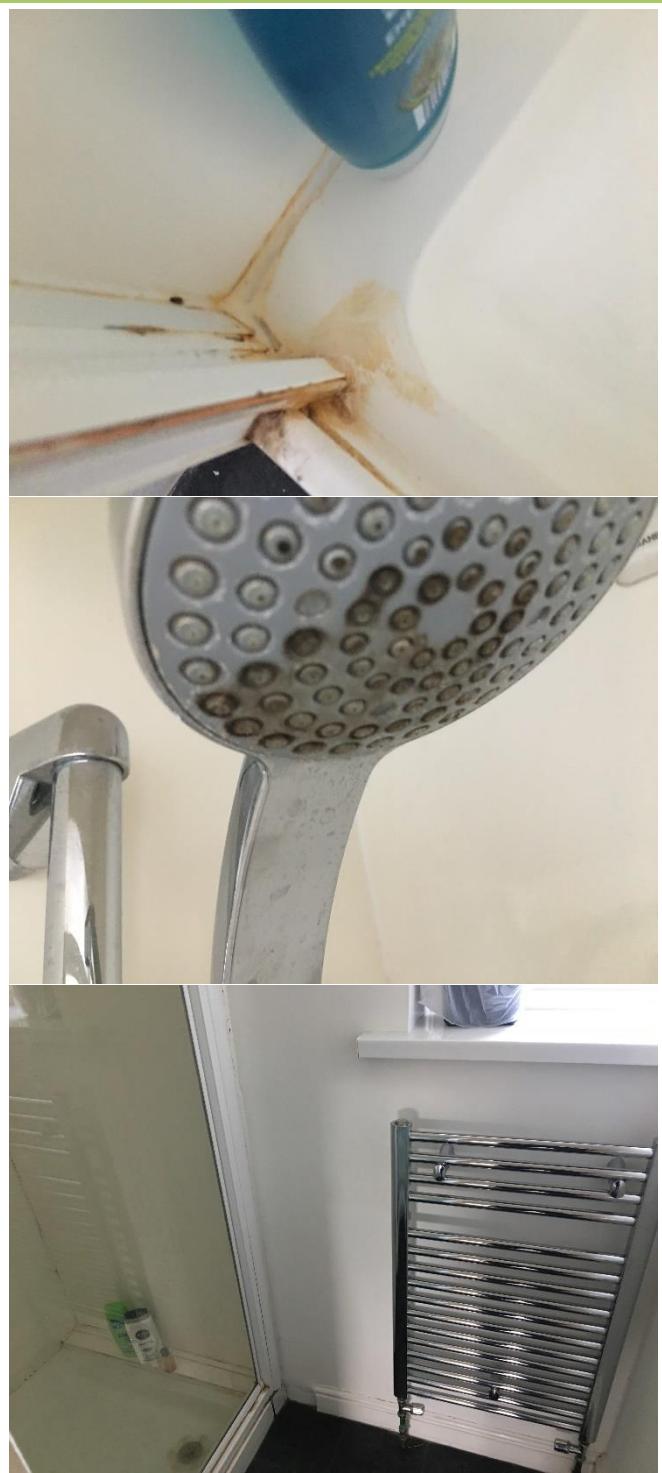
Comments

Shower Room

Domestic cleaned with some further cleaning needed

Everything else as per the inventory

Photo



Comments

Meters

Photo

