

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	Pure Inventories dated 29/08/2018 – 2 rooms changing over Note: This is not a full check out as 2 tenant is still residing in the property .	
Cleaning standard of property	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. Property professionally cleaned at start of the tenancy .	
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	CMA not seen or found in kitchen S/A – tested and working order	
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>	

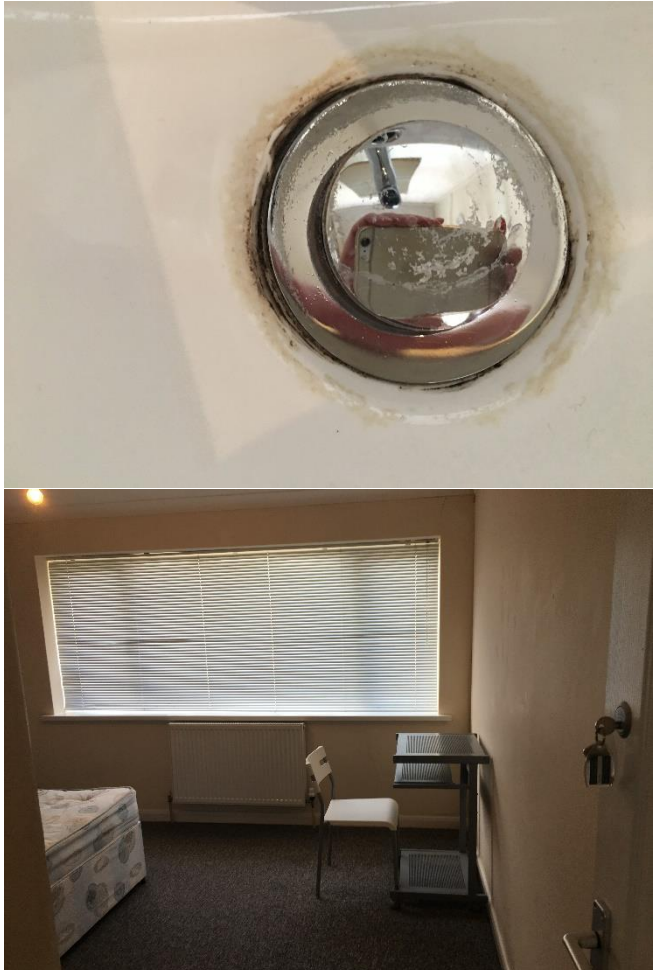
Comments	Photo
<p>Bedroom 1</p> <p>1 x key seen in door , 1 x key on desk</p> <p>Cleaned to a good standard throughout with some lime scale in sink only</p> <p>Walls have some light additional usage , heavy paper peeling noted on inventory</p> <p>Paper lifting heavily from drying clothes behind radiator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


Comments	Photo
<p>Kitchen</p> <p>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</p> <p>Everything seen as per the inventory</p>	 <p>The first photograph shows a kitchen with white cabinetry, a black countertop, and a dark tiled floor. A stainless steel oven is built into the units. The second photograph is a close-up of a stainless steel countertop showing significant water staining and discoloration. The third photograph is a close-up of a double stainless steel sink with a central drain, also showing some staining.</p>


Comments	Photo
	 The image consists of three vertically stacked photographs showing the interior of a vehicle, likely a van or truck. The top photo shows a close-up of a metal latch or hinge mechanism on a dark, possibly black, interior panel. The middle photo shows a view of the interior floor and lower walls, which are heavily corroded with bright orange and yellow rust. Debris is scattered on the floor. The bottom photo shows a similar view of the interior floor and lower walls, also showing significant rust and debris. A bright light source is visible in the bottom right corner of the third photo, creating a strong glare.


Comments	Photo
<p>Garden Rear Overgrown to back area , patio area tidy</p>	 <p>The top photograph shows a paved patio area with a brick wall on the left and a wooden fence in the background. The bottom photograph shows a large, overgrown bush in the back area, with a brick wall and a wooden fence visible in the background.</p>
<p>Reception As per inventory</p>	 <p>The photograph shows the reception area, featuring a black leather sofa and a black leather armchair on a grey carpet. A black coffee table is also visible in the foreground.</p>

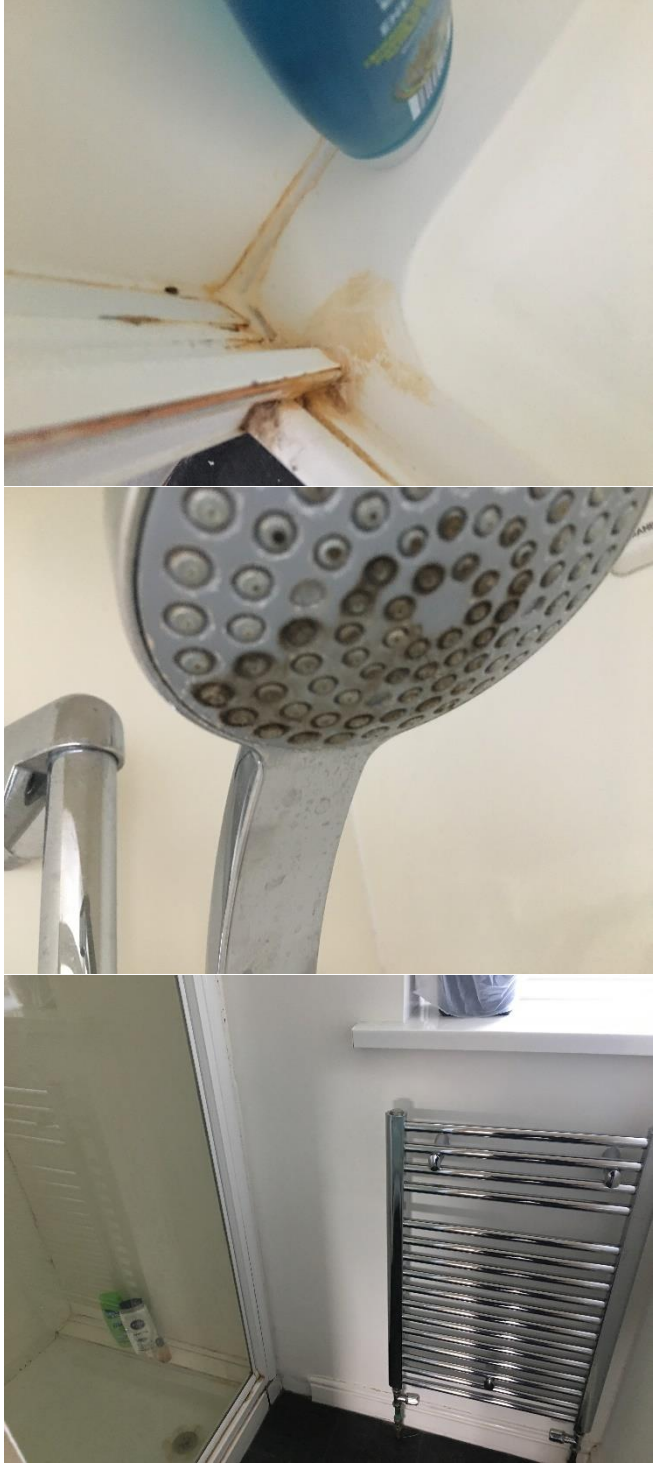
Comments	Photo
<p>Stairs / Landing</p> <p>Contents in cupboard listed on inventory no longer seen</p>	
<p>Bedroom 2 – Not inspected as tenant still residing</p>	
<p>Bedroom 3</p> <p>1 x door key and 1 x room key seen</p> <p>Cleaned to a good standard throughout</p> <p>Lighting 1 x not working as per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


Comments	Photo
<p>Bedroom Four</p> <p>Cleaned to a good standard apart from sink</p> <p>Everything as per the inventory</p>	

Comments	Photo
<p>Bedroom Five</p> <p>Cleaned to a good standard</p> <p>Bed has dipped , desk changed , additional marks to walls</p> <p>Everything else as per the inventory</p>	 <p>The top photograph shows a black desk with a white plastic chair. To the right of the desk is a white cabinet with a sink. The floor is covered with a dark grey carpet. The bottom photograph shows a white bedsheet with the words 'Anti-Slip' printed repeatedly in a light grey font. The sheet is draped over a wooden frame, and the dark grey carpet is visible underneath.</p>

Comments	Photo
	 The top photograph shows a close-up of a white wall with two small, irregular holes. The bottom photograph shows a bedroom with a bed featuring a blue and white patterned duvet and a matching patterned base. The bed is positioned against a blue wall. To the left of the bed is a wooden wardrobe, and to the right is a white door with a silver handle and a lock. The floor is covered with a dark carpet.

Comments	Photo
<p>Bathroom</p> <p>Cleaned to a good standard apart from fan very dusty</p> <p>Everything else as per the inventory</p>	

Comments	Photo
<p data-bbox="148 203 319 237">Shower Room</p> <p data-bbox="148 280 790 313">Domestic cleaned with some further cleaning needed</p> <p data-bbox="148 356 579 389">Everything else as per the inventory</p>	 <p>The first photograph shows a close-up of the corner of a shower room where the white wall meets the shower pan. There is significant brown and orange staining, likely from mold or mildew, spreading along the wall and into the grout. A blue container is partially visible at the top.</p> <p>The second photograph is a close-up of a silver showerhead. The nozzles are heavily clogged with a dark, crusty substance, likely mineral deposits or mold, which is also visible on the showerhead's body.</p> <p>The third photograph shows a chrome towel rack mounted on a white wall. To the left of the rack is a glass shower door. A small bottle of cleaning product is visible on the floor near the door. The floor appears to be dark-colored.</p>

Comments	Photo
Meters	 <p>The top photograph shows a pressure gauge with a white face and black markings. It features a large needle and several smaller sub-dials. Text on the gauge includes 'M 12', '0126', 'ARAD TECHNOLOGIES', 'x 0.0001', 'Dialog-3C-EU', 'x 0.001', 'x 0.01', 'P-15 mm', 'Qa 1.6 R315', 'MAP 16 bar', 'ΔP 16 T50', and 'UK 0126/0059'.</p> <p>The middle photograph shows a gas flow meter with a yellow casing. It has a digital display showing '34602' and a small analog gauge. Text on the meter includes 'UGI METERS LTD. 1993', 'A HANSON PLC COMPANY', 'No 4150890 S', 'R5', '212 ft³/h', 'pmax: 50 mbar', '071 ft³/REV', 'CUBIC FEET', and a safety warning: 'IF YOU THINK YOU CAN... 0800 111 999'.</p> <p>The bottom photograph shows an electricity meter with a black casing. It has multiple analog dials for kWh, kWh PER DIV, and other units. Text on the meter includes 'kWh', '240V', 'S 200-16', '250 revs/kWh', '40A MAX', 'WATTHOUR METER', 'IPH 2W', '50 c/s', 'FLOTON', 'AK 41154', and 'CERT 88 14 kW'.</p>