

Midterm Inventory



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Property inspected by Lauren Turner

Address

132 Great Street
Aylesbury
HP19 7XX



Carried Out

July
21st 2024

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Disclaimers

DISCLAIMER

1. This inspection report is compiled as a snapshot in time, and should be treated as a record of condition at the time of inspection.
2. The inspection clerk preparing this report is not a qualified surveyor, thus the assertions made in this report are based on visual perception and opinion.
3. The inspector does not take any responsibility for testing, operating or identifying any faults with any equipment within the property.
4. Visual checks will be completed in areas readily accessible, and the inspector reserves the right not to photograph areas unsafe or inaccessible during the inspection visit; however, every reasonable effort will be made inspect such areas if possible.
5. The inspector will not be held liable for failing to record any items which may pose a risk to them such as the movement of any items such as mattresses, large rugs, heavy furniture or appliances.
6. Where inspections are completed with tenants present, Carly James Property Services will complete inspections on fixtures and fittings and will not be held responsible for not recording any furniture items belonging to the landlord, as differentiating between that belonging to the landlord or tenant may not be possible and therefore the report may contain some inconsistencies.
7. Tenants will be asked prior to any inspection for their permission to take photographs for the report. In the event that a tenant does not consent to photographs being taken, we will endeavour to provide a detailed written report instead.
8. Photographs taken during the inspection may contain sensitive tenant data, Whilst every effort will be made to avoid including these in the report, we cannot guarantee 100% removal.
9. The inspection report will be retained on Carly James Property Services Inventories' systems for 12 months from the date of the inspection. After this time, it will be permanently removed without further notification. Should you wish to retain reports outside of this period, it is your responsibility to store your own copies.

1. SCHEDULE OF CONDITION		
Ref	Name	Condition
1.1	General Comments	Property generally clean and tidy. Shoes removed on inspection and tenants present. Consent given to take photographs. Presence of pets (dog). Tenant raised some maintenance issues which have been identified in this report. Other maintenance issues highlighted for information purposes only.

2. EXTERIOR & FRONT		
Ref	Name	Condition
2.1	Main points to note	Generally presentable. Some light weeds present and worn decoration to the exterior of the front door. Generally in a good condition.
2.2	Maintenance Issues	Light weeds present between the floor brickwork and down the side of the driveway, natural weathering to the right hand side of the roof tiling, slight staining under boiler flue (historical), paintwork chipped and worn around the door frame and above the door. Staining to the guttering at union, indicates presence of leak



21 Jul 2024 15:58

Ref #2



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Ref #2



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21 Jul 2024 15:59

Ref #2



21 Jul 2024 18:23

Ref #2



21 Jul 2024 18:23

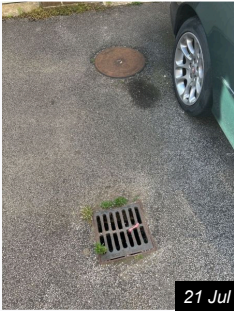
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2. EXTERIOR & FRONT (CONT.)



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21 Jul 2024 16:26

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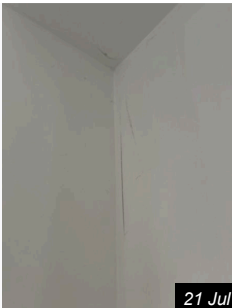


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3. ENTRANCE / HALLWAY

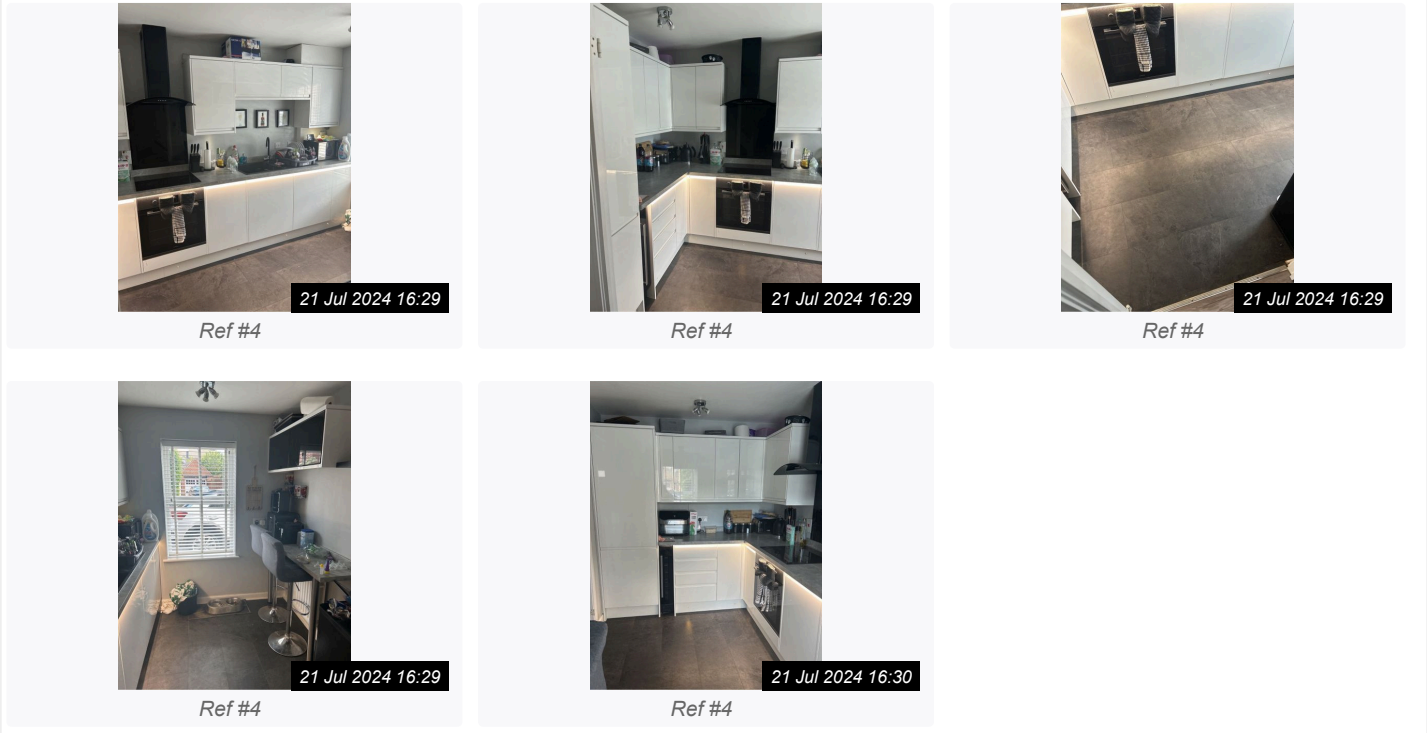
Ref	Name	Condition
3.1	Main points to note	Generally clean and tidy. Decoration worn in places.

3. ENTRANCE / HALLWAY (CONT.)		
3.2	Maintenance Issues	Decoration has worn in places, plaster damage next to the front door lock potentially from keys hitting it as they turn in the lock. Cobwebs forming in high level places. Cracking around the door frame, likely decorative. Smoke alarm not working (no audible sound). Tenant advised this is their responsibility as per the tenancy agreement, advised they would replace the battery and test regularly.
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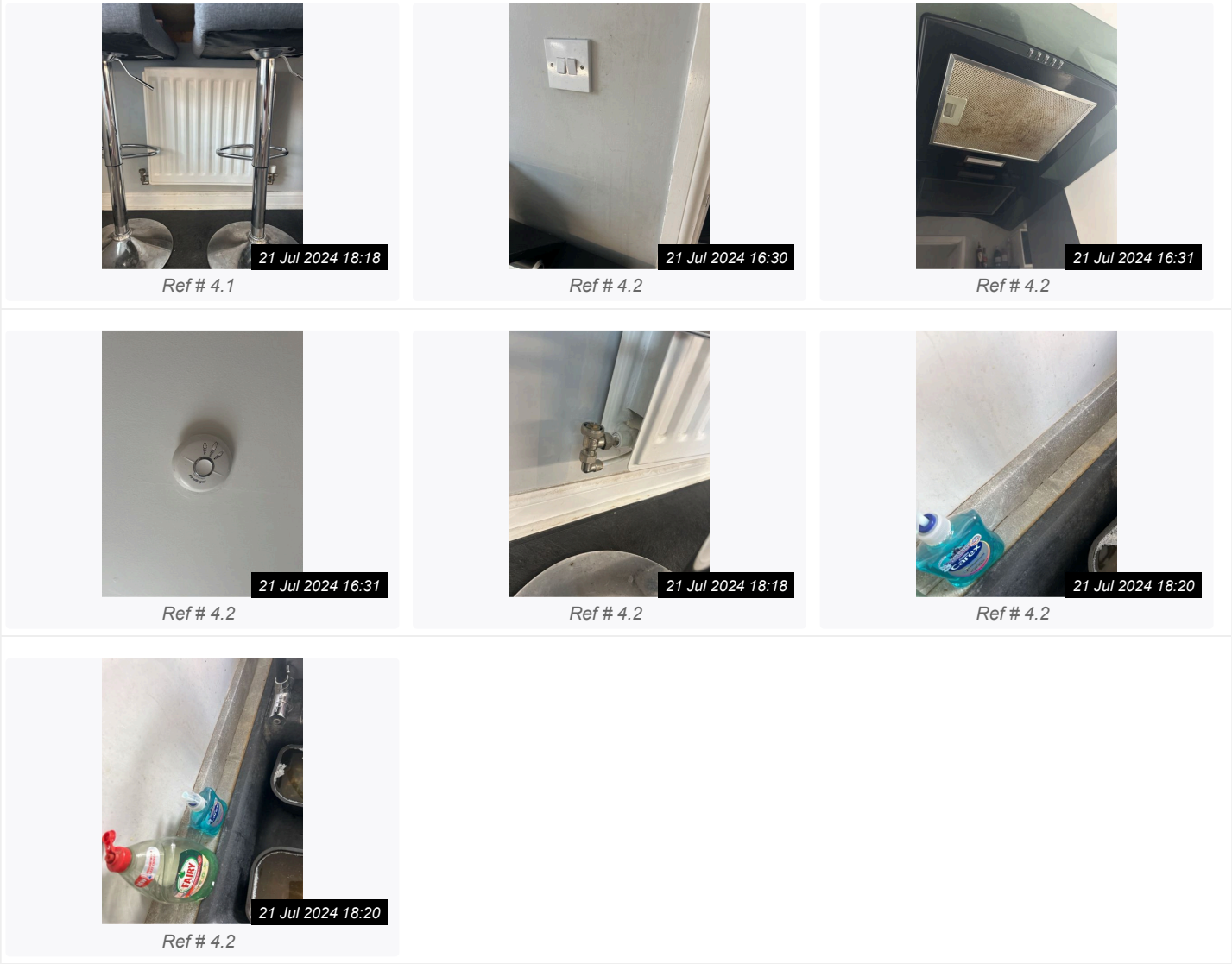
3. ENTRANCE / HALLWAY (CONT.)



4. KITCHEN		
Ref	Name	Condition
4.1	Main points to note	Generally clean and tidy. Decoration worn in places.
4.2	Maintenance Issues	Drip marks present on the wall, beneath bottle opener. Indicates marks are from this. Smoke alarm present but no battery and not working (no audible sound). Tenant advised this was not working when they moved in. Extractor hood needs cleaning, advised tenant this is their responsibility and explained how this can prevent moisture being removed from the air when cooking, eading to excessive moisture and potential mould growth. Tenant advised they will clean the extractor. Missing TRV, needs attention. Sealant missing behind the sink, needs replacing.

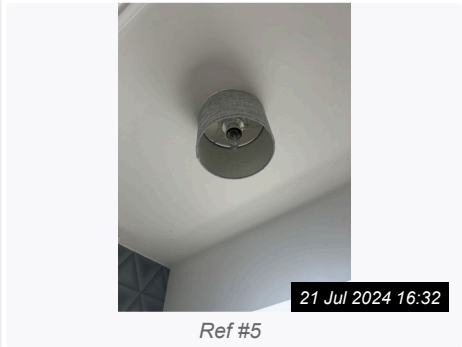
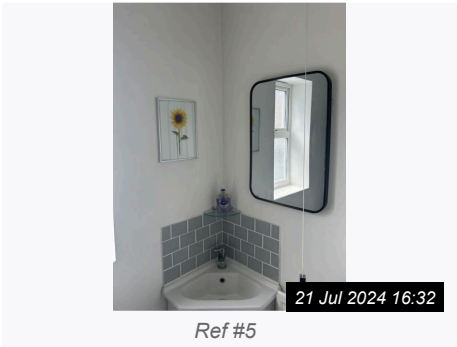
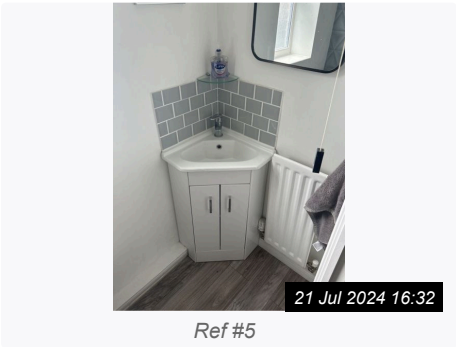
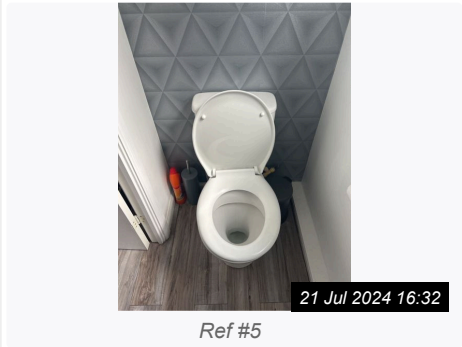
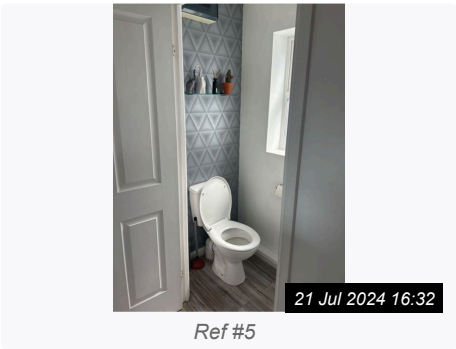
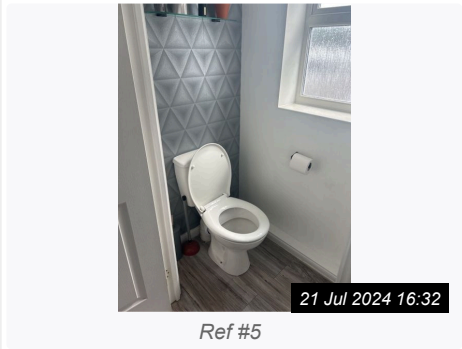


4. KITCHEN (CONT.)



5. DOWNSTAIRS WC		
Ref	Name	Condition
5.1	Main points to note	Generally clean and tidy
5.2	Maintenance Issues	Tenant advised that the trickle vent cover is broken and is currently stuck down with blue tack. Needs fixing to allow use for ventilation. Toilet roll holder and hand wash shelf loose and require re affixing to the wall. Tenant advised the boxing in of the pipework is loose and bends in, needs to be siliconed to keep it in position. Tenant reported there is sometimes an issue with drainage and flushing the downstairs toilet, they have to clear the drain outside on the driveway with hot water and bleach.

5. DOWNSTAIRS WC (CONT.)



6. LIVING ROOM		
Ref	Name	Condition
6.1	Main points to note	Generally clean and tidy. Some worn decoration.
6.2	Maintenance Issues	Scratches low level on the wall, consistent with paw/nail scratches from pets. High level dusting required to remove build up of cobwebs. Filled in crack on the corner of the ceiling has not been sanded or painted. Tenant advised French doors seem to drop and get stuck / hard to open when it's warmer, needs to be investigated.



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Ref #6



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Ref #6



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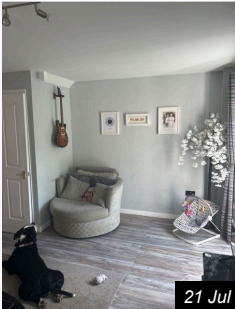
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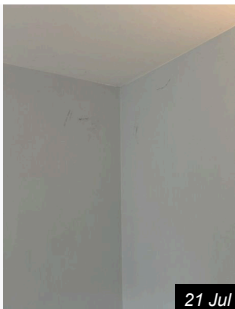
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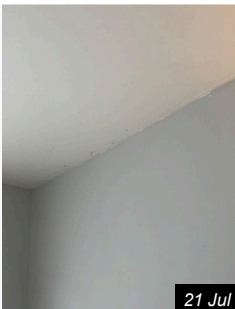
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Tenant Initials: _____

6. LIVING ROOM (CONT.)

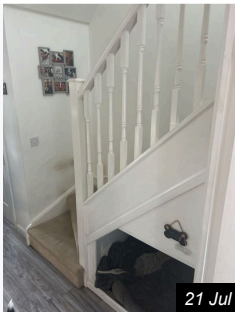


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Ref # 6.2

7. STAIRS / LANDING

Ref	Name	Condition
7.1	Main points to note	Generally clean and tidy. Bottom of stairs wall is heavily shaded, tenant advised this is where the dog sleeps and they are trying to clean the dirt off but it takes the paint off.
7.2	Maintenance Issues	Dark shading at the bottom of the stairs, caused by tenants dog sleeping on the bottom steps. Some marks and damage at the top of the stairs. Loft hatch is discolored and yellow. Smoke alarm missing.



21 Jul 2024 16:37

Ref #7



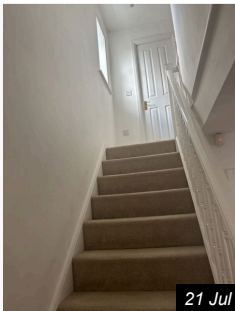
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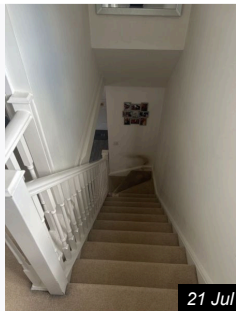
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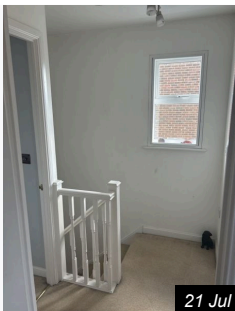
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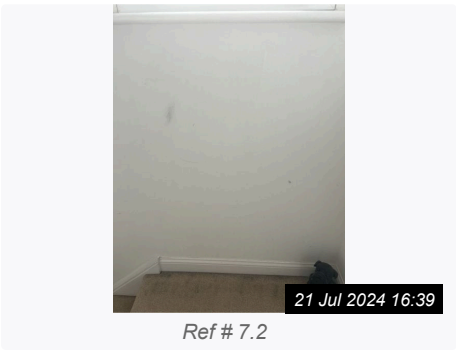
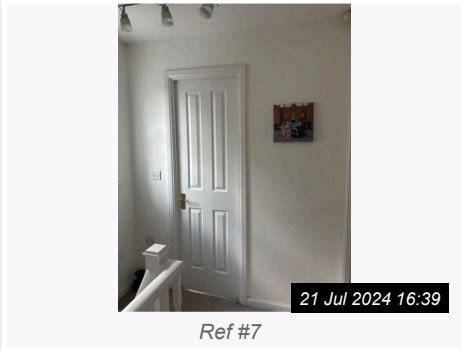
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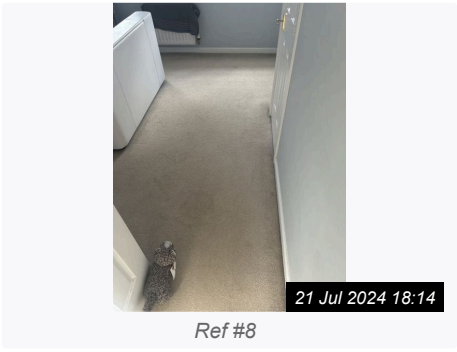
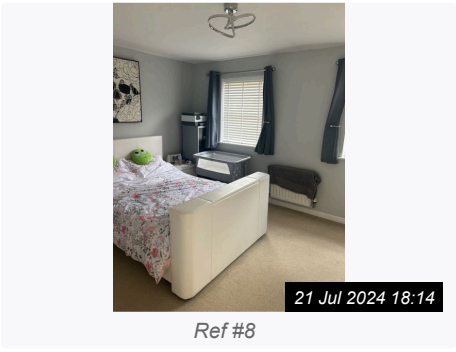
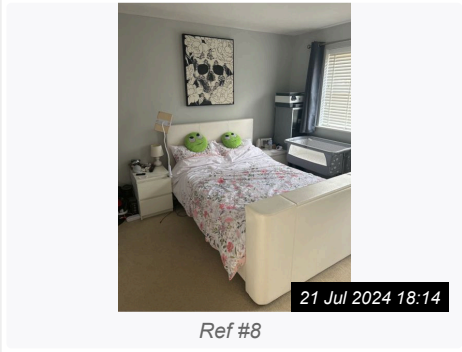
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7. STAIRS / LANDING (CONT.)



8. BEDROOM 1

Ref	Name	Condition
8.1	Main points to note	Generally clean and tidy.
8.2	Maintenance Issues	Marks on the carpet around the dressing table area. Possible staining from make up. Some dark shading to the corners of the carpets (age related wear and tear).



8. BEDROOM 1 (CONT.)



21 Jul 2024 18:14

Ref #8



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Ref #8



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Ref #8



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Ref #8



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Ref #8



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Ref # 8.1



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Ref # 8.1



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9. BEDROOM 2		
Ref	Name	Condition
9.1	Main points to note	Generally clean and tidy.
9.2	Maintenance Issues	No maintenance issues to report.

9. BEDROOM 2 (CONT.)



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Ref #9



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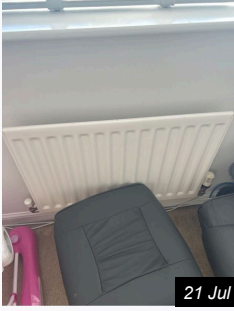
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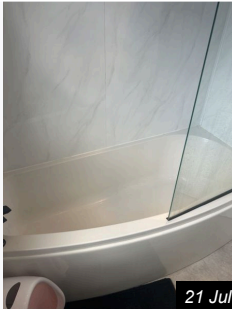
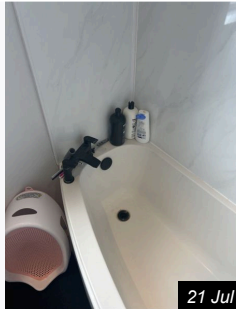
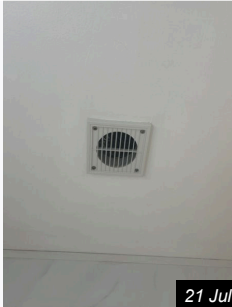
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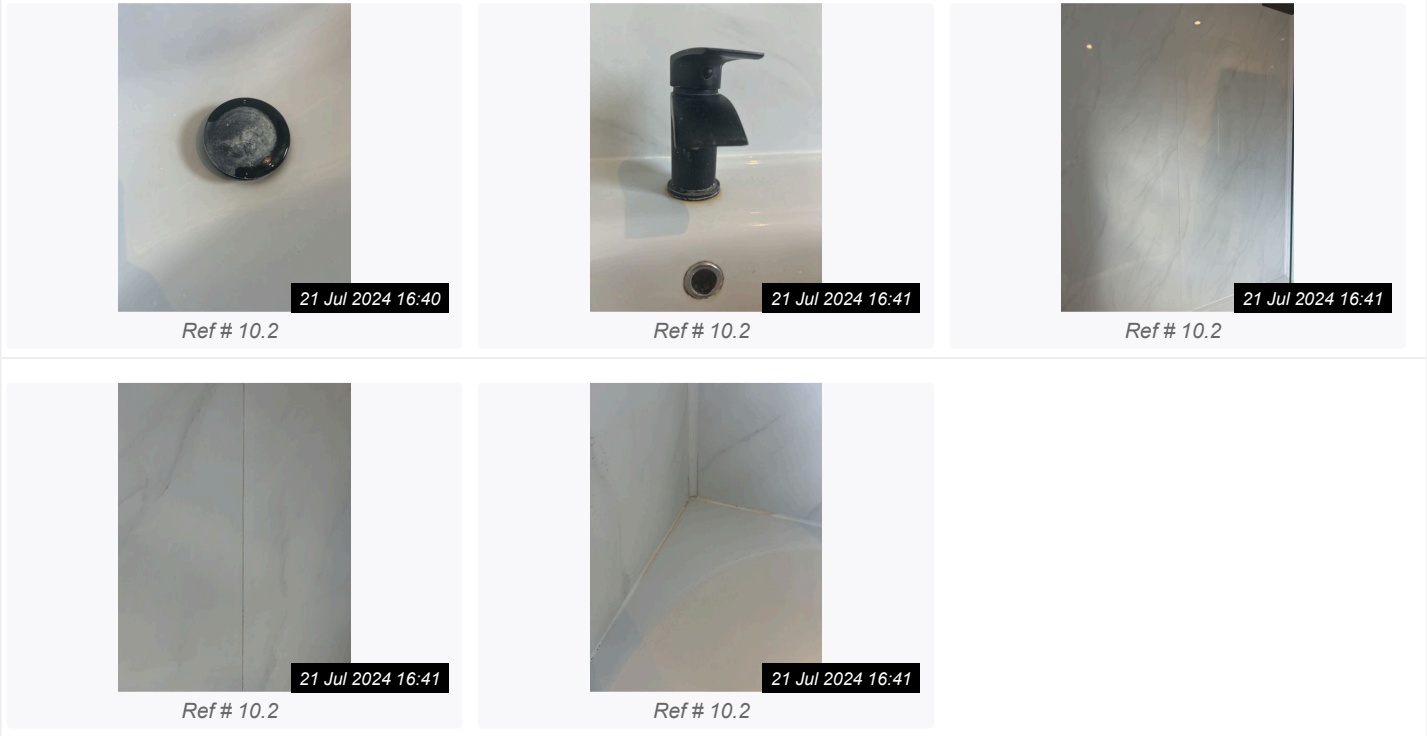
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Ref #9

10. BATHROOM		
Ref	Name	Condition
10.1	Main points to note	Generally clean and tidy. Some limescale build up and sealant could do with further cleaning. No mechanical vent but passive vent clear and window available for ventilation. No presence of mould.

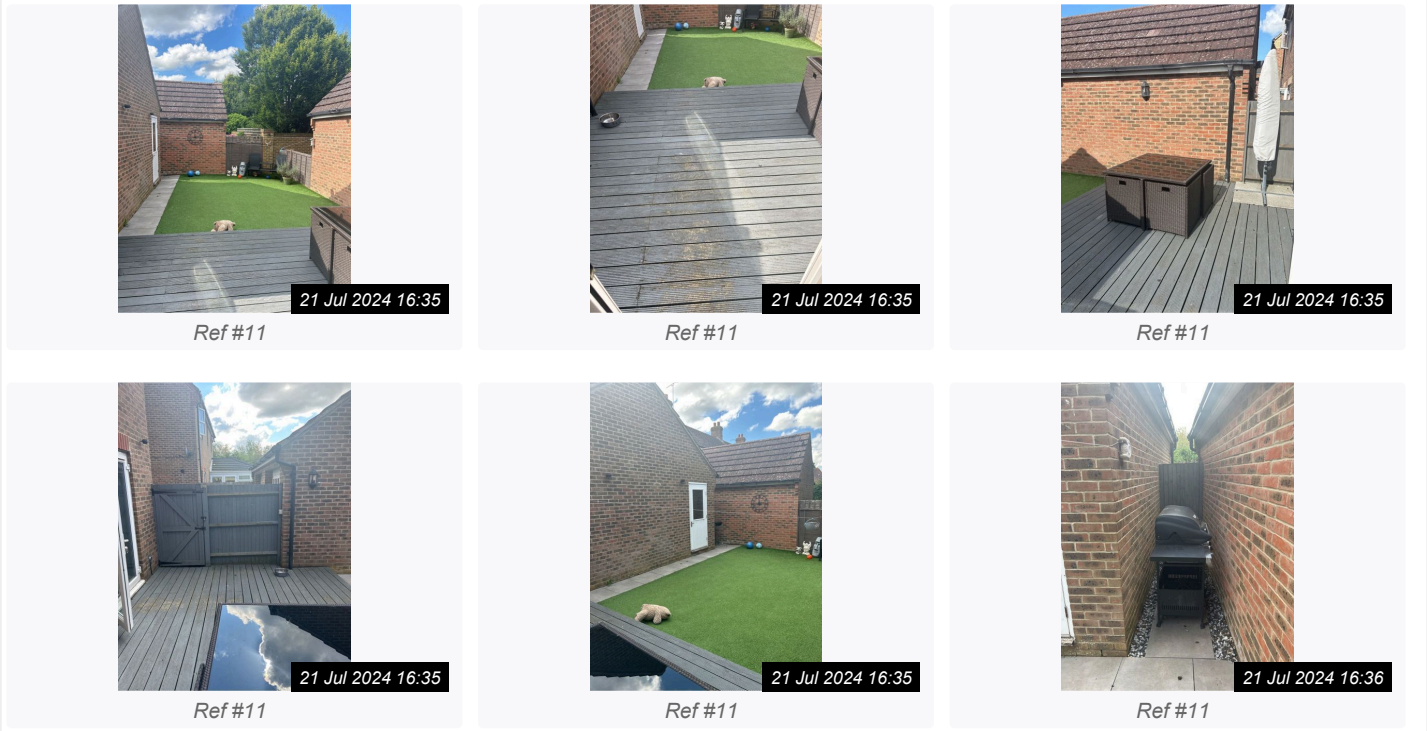
10. BATHROOM (CONT.)		
10.2	Maintenance Issues	Limescale build up on taps and pop up plug. Tenant advised they are struggling to keep the limescale at bay because it is very obvious on matt black furniture. Sealant is thin and could do with being redone to prevent water leaks. Sealant required between panels to prevent water getting behind them.
 21 Jul 2024 16:40 Ref #10  21 Jul 2024 16:40 Ref #10  21 Jul 2024 16:40 Ref #10  21 Jul 2024 16:40 Ref #10  21 Jul 2024 16:40 Ref #10  21 Jul 2024 16:40 Ref #10  21 Jul 2024 16:40 Ref #10  21 Jul 2024 16:40 Ref #10  21 Jul 2024 16:40 Ref #10  21 Jul 2024 16:41 Ref #10  21 Jul 2024 18:17 Ref #10  21 Jul 2024 18:17 Ref #10		

10. BATHROOM (CONT.)

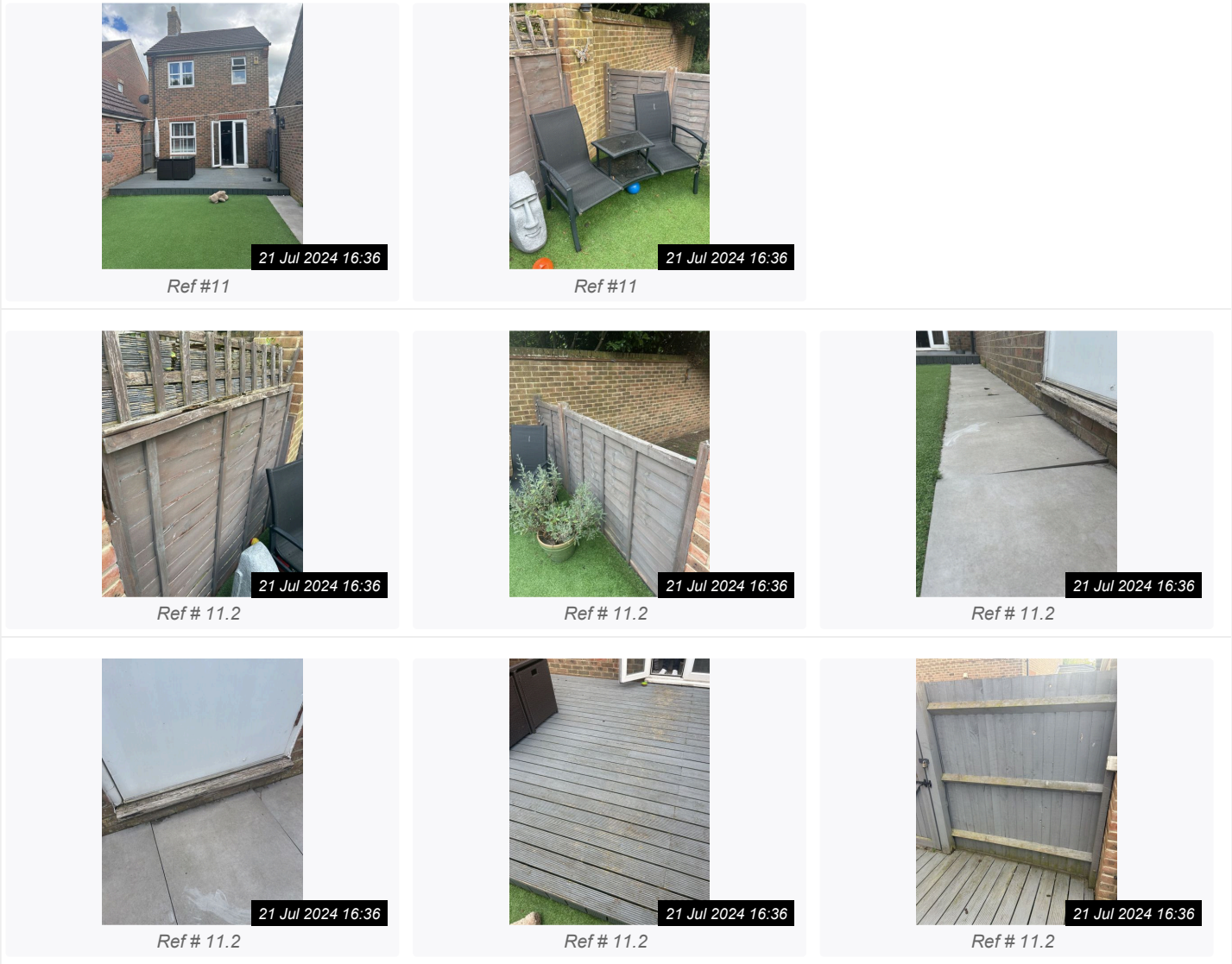


11. REAR GARDEN

Ref	Name	Condition
11.1	Main points to note	Generally clean and tidy. Decking and fencing are old and rotten in places.
11.2	Maintenance Issues	Fencing is old and rotten in some places. Wood is crumbling away, required investigating. Decking requires repainting. Paving slab is uneven and requires urgent attention as this is a health and safety concern. Step to garage door is rotten and sponges, needs investigating.



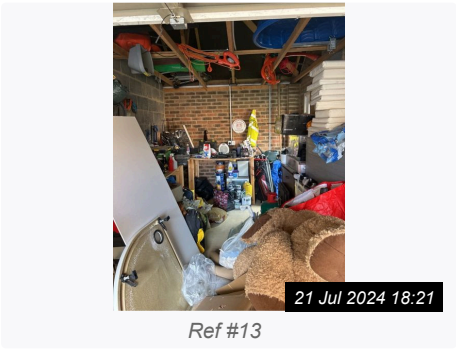
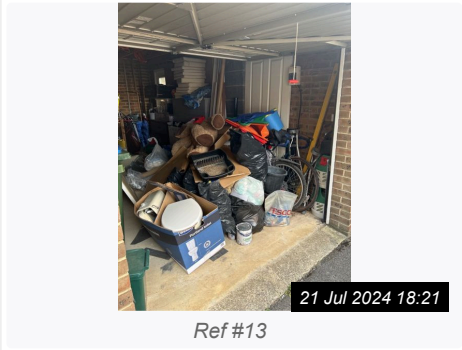
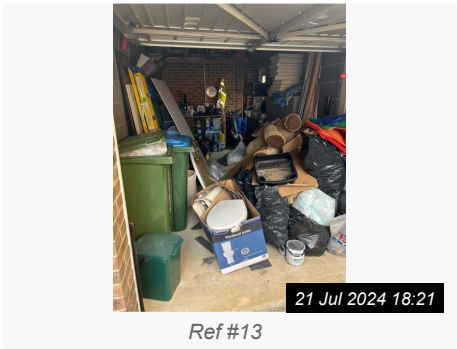
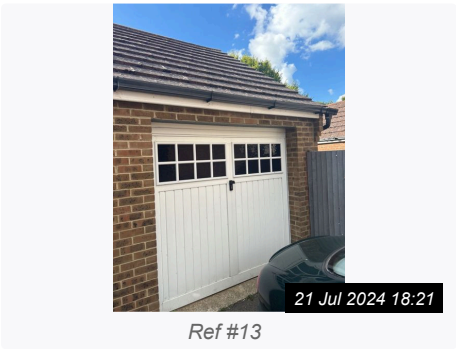
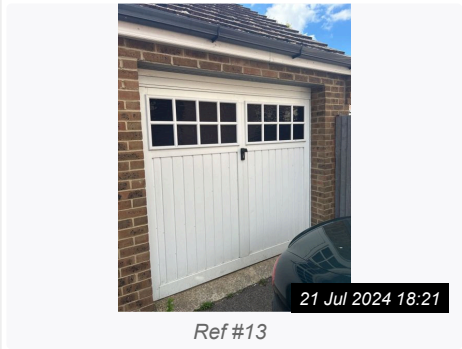
11. REAR GARDEN (CONT.)



12. SMOKE ALARMS & CO ALARMS		
Ref	Name	Condition
12.1	Main points to note	Smoke alarms both downstairs and upstairs either missing or not functioning. Urgent attention required. No CO alarm present.
12.2	Expiry Dates	Smoke Alarms not working. No CO alarm present.
12.3	Maintenance Issues	New alarms required

13. GARAGE			
Ref	Name	Description	Condition
13.1	Garage		Unable to enter Garage due to large amount of waste at the entrance. Visual inspection from door did not identify any issues.

13. GARAGE (CONT.)



Declaration

I/We the undersigned, affirm that if I/we do not comment on the Inventory in writing within seven days of receipt of this Inventory then I/we accept the Inventory as being an accurate record of the contents and condition of the property.

Signed by the

Signatures

Print Name

Date / /

Signed by the

Signatures

Print Name

Date / /