

## INTERIM TENANCY INSPECTION



**PROPERTY:**

12 Example Court  
Example Street  
London  
SW1W

**PROPERTY TYPE:**

1 bedroom, 1 reception, furnished flat

**PREPARED FOR:**

Example agent  
12 Example Street  
Leathdown Mews  
London  
SW1X



Inspection carried out on: Thursday 14<sup>th</sup> March 2024

Ref: 10012ITI



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SAMPLE

## SUMMARY

Property Information	12 Example Court, Example Street, London, SW1W
Tenants Present	Yes
Tenants Name	Sophia

## PROPERTY SNAPSHOT

Evidence of smoking?	No	
Evidence of pets?	No	
Evidence of unauthorised occupancy?	No	
Evidence of water ingress?	No	
Evidence of mould?	No	
Evidence of blocked gutters / downpipes?	No	
Evidence of condensation?	No	
Cleaning issues?	No	
Maintenance issues?	Yes	Leak under shower tray, sealant splitting
Sockets & switches: evidence of overloading, damage?	No	

## POWER CHECKS – APPLIANCES TESTED FOR POWER

Fridge/Freezer	Yes
Hob	Yes
Oven	Yes
Cooker Hood	Yes
Microwave	Yes
Dishwasher	Yes
Washing Machine or Washer/Dryer	Yes
Other Appliances Tested	Not applicable
Other Appliances Not Tested	Not applicable

## EXTERNAL OBSERVATIONS

Windows damaged / in need of re-decoration?	No	
Doors damaged / in need of re-decoration?	No	
Evidence of blocked gutters / downpipes?	No	
Garden maintained?	N/A	
Perimeter fencing/walls and gates maintained?	N/A	
Drive and pathways maintained?	N/A	
Balcony / terrace maintained?	Yes	

### **SMOKE/HEAT ALARMS**

Alarm Present	Not applicable
Location	Entrance Hallway, Kitchen/Reception
Mechanism Tested	Yes, alarms sounded
Notes	

### **CARBON MONOXIDE ALARMS**

Alarm Present	Not applicable
Location	
Mechanism Tested	
Notes	

### **MAINTENANCE RECOMMENDATIONS**

Leak to shower tray requires investigating
--------------------------------------------

SAMPLE

## KITCHEN



OBSERVATION	YES/NO	COMMENTS
Maintenance issues seen?	No	
Housekeeping of acceptable standard?	Yes	
Condition consistent with use?	Yes	
Is there any mould build up issues?	No	
Extractor fan in working order?	Yes	
Excessive limescale build up identified?	No	

## BEDROOM



OBSERVATION	YES/NO	COMMENTS
Maintenance issues seen?	No	
Housekeeping of acceptable standard?	Yes	
Condition consistent with use?	Yes	

## BATHROOM



OBSERVATION	YES/NO	COMMENTS
Maintenance issues seen?	Yes	Leak under shower tray, sealant splitting
Housekeeping of acceptable standard?	Yes	
Condition consistent with use?	Yes	
Are there any mould build up issues?	No	
Extractor fan in working order?	Yes	Excessively loud
Excessive limescale build up identified?	No	

## DISCLAIMER

1. This report is intended to provide a fair and accurate record of the property's internal condition. We are working on the principle that we report what we see and the person conducting the report will not be party to issues that may have already been reported or any history relating to the décor, maintenance and/or fabric of the building.
2. The person preparing the inventory is not an expert in fabrics, woods, materials, antiques etc., nor a qualified surveyor. The document is not a building survey. We may comment on any structural issues which we feel the landlord may wish to be made aware of, this is not an exhaustive list.
3. We are presenting a layman's description of these items for identification purposes. The report should not be used as an accurate description of each and every piece of furniture and equipment.
4. This report has been prepared on the accepted principal that if all items are free from any obvious soiling, fault, damage or odour then no comment is attributed to this segment. We assume all items listed are in a good and clean condition except where stated.
5. Property left in lofts, cellars, garages and locked rooms, which have not been inventoried are the sole responsibility of the Landlord and will not be inspected. Additionally, movement of heavy furniture, appliances or rugs will not be undertaken and therefore some observations may be restricted.
6. Whilst comment is made on the appearance of windows where necessary, they are not tested to ensure that they are in working order.
7. The Fire and Safety Regulations regarding furniture, gas, electrical and similar services are ultimately the responsibility of the instructing principal.
8. Where the inventory notes "F.F.R. label seen" this should not be interpreted to mean that the item complies with the "Furniture and Furnishings" (Fire)(Safety)(Amendments) 1993. It is a record that the item had a label as described or similar to that detailed, in the "Guide to the Furniture and Furnishings" (Fire)(Safety) Regulations as published by the Department of Trade and Industry, January 1997, (or subsequent edition), attached at the time the report was compiled. It is not a statement that the item can be considered to comply with the Regulations.
9. Blinds in the premises are visually checked. We are unable to verify that the blinds comply with child safety requirements of BS EN 13120:2009 + A1:2014 placed on the manufacturer, supplier and professional installation of internal window blinds.
10. Photos submitted by external parties will not be incorporated into our reports and should be kept on file by either tenant and/or landlord.

## DECLARATION

We, the undersigned, agree with the description and condition of the décor and furnishings detailed in this report.

Renter Signature		Date:	
Renter Name		Date:	
Landlord Signature		Date:	
Landlord Name		Date:	

SAMPLE