

MID TERM

INSPECTION

14 Sample Street Preston, PR1 2AB

FRONT ELEVATION PHOTOGRAPH

COMPLETED ON

Sample date

INSPECTED BY

Fascia Agency

REPORT REF

FA-MID-2041

TENANCY MONTH

9 of 12

SAMPLE REPORT — fictional property. Photographs appear as placeholders in this sample. In a live inspection report every room and every issue is photographed and date-stamped.

Contents

Disclaimers	1
Schedule of Condition — Summary	2
Alarms	2
Areas	3
Entrance Hall, Stairs & Landing	3
Lounge	3
Kitchen & Appliances	3
Bedroom 1	4
Bedroom 2	4
Bathroom	4
Exterior & Rear Yard	4
Tenant-Reported Issues	5
Actions Required	5
Declaration	5

Purpose of this report. A mid-term inspection records the general condition of the property and the conduct of the tenancy at the date of inspection. It is not a full schedule of condition — for that standard of detail see our inventory and checkout reports. Access was arranged directly with the tenant by Fascia Agency. Rooms are assessed as Clean / Undamaged / Working, with comments and photographs wherever anything needs attention.

Disclaimers

This mid-term inspection report is prepared by Fascia Agency and is compiled as an "as seen" snapshot at the time of inspection. It is a fair record of the property's general internal condition and does not form part of a structural survey or valuation. The inspection is visual and non-invasive: we do not move heavy furniture, lift floor coverings or access lofts or other inaccessible areas, and personal belongings may limit what can be viewed — any such limitation is noted. Electrical appliances are not tested; boilers, gas fires and heating systems are not tested. Smoke and CO detectors are push-button tested where accessible, and only the response heard at the time is reported. Maintenance issues identified are gathered in the Actions Required section; recommending an action states only that an item needs attention — responsibility depends on the tenancy agreement. Discrepancies must be notified in writing within 7 days of receipt.

BRANDING & WHITE-LABEL REPORTS

This sample carries Fascia Agency branding for illustration only. For lettings agents and property management companies, reports are white-labelled as standard: your agency's logo, colours and contact details are added in place of ours, so every report you pass to landlords and tenants carries your brand. For private landlords, reports can instead be supplied plain and unbranded on request.

1. Schedule of Condition — Summary

REF	CHECK	FINDING
1.1	General condition	Good — the property is being maintained to a good standard throughout.
1.2	General cleanliness	Good domestic standard. Extractor hood filters would benefit from degreasing — tenant advised.
1.3	Condition of kitchen & appliances	Good. Appliances working per tenant. See item 1.8 regarding plinth beneath sink.
1.4	Condition of carpets & flooring	Good. Usage marks to walkways consistent with normal occupation.
1.5	Have any decorations been altered (by tenant)?	Yes — a TV has been wall-mounted to the lounge chimney breast since the last visit. Tenant advised fixings must be made good at end of tenancy; logged for the checkout file.
1.6	Condition of bathroom & sanitary ware	Good. Suite clean and undamaged.
1.7	Condition of grouting & sealant (bathroom & kitchen)	Surface mould beginning to form to sealant corner above bath — consequence of item 1.9. Kitchen sealant discoloured but sound.
1.8	Evidence of water leakage	None active. Pre-existing swelling to kitchen plinth beneath sink unchanged since check-in — continue to monitor.
1.9	Evidence of damp / condensation	Yes — early condensation spotting to bedroom 1 window reveal and bathroom sealant. Cause identified: bathroom extractor fan not operating (tenant-reported, confirmed at inspection).
1.10	Smoke detectors present & condition	Present hallway and landing — both tested, alarm heard. CO alarm tested, alarm heard.
1.11	Any evidence of pets?	None noted.
1.12	Evidence of smoking?	None noted.

1.13	Any signs of over-occupancy?	None — occupancy consistent with the tenancy agreement.
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2. Alarms

REF	NAME	LOCATION	TEST RESULT
2.1	Smoke alarm	Hallway ceiling, ground floor	TESTED — ALARM HEARD
2.2	Smoke alarm	Landing ceiling, first floor	TESTED — ALARM HEARD
2.3	CO alarm	Lounge, adjacent to boiler cupboard	TESTED — ALARM HEARD

3. Areas — Room by Room

REF	AREA	ASSESSMENT	COMMENTS
3.1	Entrance hall, stairs & landing	Clean: Yes · Undamaged: Yes · Working: Yes	Clean and tidy throughout. Walls, flooring and woodwork in good order with normal signs of use.
3.2	Lounge	Clean: Yes · Undamaged: See comments · Working: Yes	Well kept and furnished as expected. TV wall-mounted to chimney breast since last visit — tenant advised fixings must be made good at end of tenancy; noted for checkout file (photographed). Window, blind and radiator in working order.
3.3	Kitchen & appliances	Clean: Yes · Undamaged: Yes · Working: Per tenant	Clean and well used. Appliances working per tenant. Plinth swelling beneath sink unchanged since check-in — no active leak visible; continue to monitor. Extractor filters would benefit from degreasing — tenant advised.
3.4	Bedroom 1 (front double)	Clean: Yes · Undamaged: See comments · Working: Yes	Tidy and ventilated. Early condensation spotting to window reveal — linked to bathroom extractor fault (item 3.6). Tenant advised on ventilation in the meantime; treat cause as priority.
3.5	Bedroom 2 (rear)	Clean: Yes · Undamaged: Yes · Working: Yes	Tidy, no issues noted.
3.6	Bathroom	Clean: Yes · Undamaged: See comments · Working: No	Clean and in order apart from the extractor fan, which is not operating (reported by tenant, confirmed at inspection). Surface mould beginning to form to sealant corner above bath as a result — will worsen until ventilation is restored.
3.7	Exterior & rear yard	Clean: Yes · Undamaged: Yes · Working: See comments	Frontage tidy; yard swept, bins stored correctly. Gutters and visible pointing appear sound from ground level. Outside tap drips slowly at spindle — reported by tenant, confirmed.

PHOTO

Ref #3.2

PHOTO

Ref #3.3

PHOTO

Ref #3.4

PHOTO

Ref #3.6

Sample placeholders — every room and every issue is photographed and date-stamped in the live report.

4. Tenant-Reported Issues

REF	ISSUE	STATUS AT INSPECTION
4.1	Bathroom extractor fan not working	Confirmed — fan does not run when tested with light switch or pull cord.

4. 2	Outside tap dripping	Confirmed — slow drip at spindle.
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Actions Required

In priority order, cross-referenced to the entries above — your maintenance team can work straight from this table.

REF	ITEM	ACTION REQUIRED	PRIORITY	COMMENTS
3. 6	Bathroom » Extractor fan	Electrician to attend promptly	PRIORITY	Already causing surface mould in bathroom and condensation spotting in bedroom 1.
3. 7	Exterior » Outside tap	Minor plumbing repair	ATTEND	Risk of freeze damage if left over winter.
3. 4	Bedroom 1 » Window reveal	Treat and repaint once extractor is repaired	MONITOR	Re-check at next inspection.
3. 3	Kitchen » Sink plinth	Continue monitoring at routine visits	MONITOR	Unchanged since check-in; no active leak found.
3. 2	Lounge » TV bracket	None now — log for checkout file	RECORD	Tenant advised fixings must be made good at end of tenancy.

Declaration

This report records the general condition of the property and the conduct of the tenancy as seen at the date of inspection. The tenant was present, cooperative, and raised no concerns beyond the items logged above.

Signed for Fascia Agency (Clerk)
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Print name
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Date / /
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