

**MID-TERM PROPERTY INSPECTION REPORT  
FOR**



**24 BRIERLEY ROAD  
CLEATOR MOOR  
CA25 5PJ**

**04/12/2019**



**Head Office: 0845 6123727**

**Produced by VeriSmart Carlisle Limited**

**ON BEHALF OF**

**GRISDALES  
46-47 KING STREET  
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CA28 7JH  
01946 693931**

## **DISCLAIMER**

This Inventory, Check-in, Mid-term or Check-out report is prepared by a VeriSmart Inventories organisation Inventory Clerk, and is compiled as an as seen snapshot at the time of a property inspection, and should be seen as nothing more than a fair record of a property's internal condition and its contents: the report should not be used as an accurate description of each and every piece of furniture and equipment or as a structural survey report, but can be used as a way of identifying the condition of anything recorded.

Because the Inventory Clerk preparing this report is not an expert on fabrics, woods, materials, antiques etc.: nor is a qualified surveyor or valuer, they are not required to state whether items are antique, made of precious materials, of unique origin, of significant value, or whether new, despite the appearance obviously so. They also will not be responsible for testing the working order of any electrical appliance or the operation of any property components or equipment such as window handles and locks, curtains, central or electrical heating systems etc. Access to lofts and cellars may not be gained, including the recording of any items left in lofts and cellars, or in locked rooms, garages and or sheds, which may be inaccessible, pose a health or safety risk to the Inventory Clerk, or have not been noted in any report because of inaccessibility - the recording of which will always be the sole responsibility of the landlord; however, every reasonable effort will be made to record such rooms and items where possible.

Further, the Inventory Clerk cannot be held responsible for any non-recording of anything if circumstances again - in the view of the inventory clerk - may pose a risk and or affect access or viewing including the movement of any items such as mattresses, large rugs, heavy furniture or appliances.

Where inspections are completed with tenants in situ - i.e. tenants already occupying the property - and it is deemed difficult for the Inventory Clerk to differentiate between that belonging to the landlord or tenant, the report may contain inaccuracies for which the Inventory Clerk will not be held responsible, especially if areas or conditions prohibit easy viewing.

It is highly recommended therefore that validation of this report be completed by landlord and or tenant to confirm its accuracy. Any queries or assumed discrepancies relating to the description or content must be addressed to the inventory clerk directly or the VeriSmart Inventories head office within 14 days of the date of inspection; although if using the VeriSmart™ Delivery System, this period may differ according to a letting agent or landlord's criteria.

Please note that this report is compiled in such a way as to reflect that which the Inventory Clerk observed at time of inspection and any dilapidations, faults, breakages, dirt etc. are only noted if seen; otherwise that which is listed is presumed to be in good order, even if that recorded is not necessarily new or in perfect condition.

## **SAFETY DISCLAIMER**

All reports relate only to the property's condition, including any furniture or furnishings and all landlord's equipment and contents within the property. There is no guarantee of safety of any such equipment or contents however described; merely a record that such items exist in the property on the date of the inspection, including any comments made regarding the superficial condition of.

Please be advised that no electrical or gas appliances will have been operated or checked as to working order and may be recorded differently by tenants following subsequent use of.

The Inventory Clerk may not be a qualified electrician, housing health and safety rating system (HHSRS) inspector, Legionella Bacteria testing or Fire Regulation expert, and is not required to report on anything which may contravene any housing or safety regulations or legislation, although they may indicate where something appears, in their opinion, to require attention from, or by the landlord or their representative.

## **HOUSING HEALTH AND SAFETY RATING SYSTEM (HHSRS)**

The HHSRS has been introduced in light of the Housing Act 2004 (the Act) and is guidance for Landlords and Property Related Professionals. The Act changes the way local authorities assess housing conditions. They will now look at the condition of properties using a risk assessment approach called the Housing Health and Safety Rating System (HHSRS). This HHSRS does not set out minimum standards: it is however concerned with avoiding, or at the very least, minimising potential hazards. This means that letting agents and landlords should also review conditions regularly to try to see where and how their properties can be improved and made safer.

The Inventory Clerk, although not qualified to assess the condition of properties under the HHSRS system, will however use common sense linked to guidelines issued by the government to indicate any potential hazard in the property. Where an Inventory Clerk has a concern which in their view poses a risk to the health and safety of occupants or visitors to the property, they will indicate their concern with a (++++ ) on the report.

## **FURNITURE & FURNISHINGS (FIRE) (SAFETY) REGULATIONS 1988 as amended 1993**

Relevant furniture and furnishings, which have the appropriate label complying with the above regulations, will be indicated on the report as "fire resistant".

In the case of any relevant furniture and furnishings where no labels are identified, and the landlord has not confirmed that such items comply with the above regulations, the item will be marked with 4 asterisks (\*\*\*\*) on the report: this does not mean however that the item is non-compliant, it simply means that no appropriate label has been seen, and the landlord may be required to provide proof of any item's compliance.

Where there are any loose fireguards, which are not part of a heater gas or electric fire, they will also be indicated on the report as being part of the fire they supposedly protect.

## **SMOKE AND CO DETECTORS**

The Inventory Clerk - only where explicitly requested - will push button test a detector for evidence of a response (visual or sound), however they will only synthetic or real smoke test smoke alarms or Carbon Monoxide test CO alarms providing a request for such a service is made within the VeriSmart booking system with the aim of demonstrating proper working order as per the 2015 UK legislation and manufacturers' instructions at the time of an inspection. At no time will the Inventory Clerk be held responsible for any detector's proper working order, damage or malfunction and will only report on any response - if any - from a detector or alarm. Nor will they be responsible for any alarm system activation due to alarm or detector misidentification.

Following tenancy start, it is the tenant's responsibility to inspect any smoke or CO detectors fitted in the property at regular intervals to ensure they are in full working order as per manufacturers' instructions, although it is the landlord's responsibility to ensure the correct products are appropriately fitted at the start of tenancy.

## **UTILITY METERS**

Gas, electricity, oil, water or any other utility including propane gas readings along with serial numbers to meters are recorded as a service only, and will only be noted providing access is available, reasonable and safe. Meters, oil tanks or propane bottles found to be in unsafe condition or in difficult or inaccessible locations will not be recorded with clients notified as to the reason. Measurement of oil tanks or propane gas will be made according to what's seen with any electronic measurement device or outside-of-tank visual inspection. Measurements may not be made via estimations or dipping of any oil tanks or similar.

## **GUIDANCE NOTES FOR LANDLORDS, TENANTS AND ADJUDICATORS ON THE USE OF THIS DOCUMENT**

VeriSmart Inventories, and the Inventory Clerks who represent the VeriSmart organisation, produce a range of inspections and reports which may differ in style and content than other Inventory Services, and therefore it is important that relevant parties receiving any VeriSmart Inventories' reports or documents, be fully aware of how and why these reports are produced in the way they are, and to help in this, please find below information which may assist in understanding any of VeriSmart Inventories reports and their content.

## **THE INVENTORY**

An Inventory is a report which is produced following a property inspection, listing and describing each and every component and content of a property in the context of "as seen" at the time of the inspection. As seen, meaning a written and photographed "snapshot", to be used as the basis of how the property's condition and its contents were seen by the Inventory Clerk. The Inventory may have additional notes or observations added by relevant parties to confirm or enhance its accuracy following a report's production.

IMPORTANT: unless stated otherwise - in brackets following an item's description - the listed item is assumed to be in good order, although not necessarily new or perfect.

Fair wear and tear is not considered at the time of an inspection, although the Inventory Clerk may offer an opinion as to an item's age or condition if it helps in future identification, e.g. appears old or new, well used, in use, poor condition or similar.

## **THE CHECK-IN**

As the name implies, this report is used to verify the accuracy - with any additional notes or information - of the Inventory at move-in by the Inventory Clerk, tenant, or tenant's representative.

IMPORTANT: a Check-in is not a duplication or substitute for an Inventory, although it may accompany or support an Inventory in distinguishing anything which needs adding to or altering within the report.

The Check-in report may vary in style according to Landlords or Letting agents' needs, but typically will include a record of meter readings and keys recorded at time of tenant move-in.

The report may accompany, be included, or be supplied separately from the inventory, and may be used as support material in deciding apportionment with the check-out report following tenant move-out.

## **THE MID-TERM**

This report - sometimes known as a management or interim inspection - is produced normally - but not always - mid-term or 3 monthly during a tenancy period. The inspection and report - although varying in style - is normally used to report on how a property is being cared for within a context of reporting problems within a property, either caused, or not, by the tenant.

IMPORTANT: this report is used to verify that a property is being respectfully looked after, and may, although unlikely, be part of a dispute process at tenancy end.

## **THE CHECK-OUT**

As this name implies, the inspection and its subsequent report is intended to identify differences - whether better or worse - following tenants vacating a property at tenancy end.

IMPORTANT: a Check-out is not a duplicate Inventory, and in the context of VeriSmart Inventories methods, will list differences for the purpose of identifying whether a landlord - or their representative - is able to claim for damages, financial loss or cleanliness issues.

Depending on client needs, an Inventory Clerk may add opinions as to whether changes are a tenant or landlord's responsibility, or are due to fair wear and tear. Inventory clerks will not offer opinions as to apportionment or value; this is the remit of the landlord or their agent, sometimes requiring support material such as quotes or receipts.

For check-outs, VeriSmart, or their Inventory Clerks, require a relevant Inventory in order to undertake the inspection correctly; if this is not supplied by the agent or landlord, the Inventory Clerk will assume that the last Inventory on record is correct for the purposes of the Check out and it will be this report that will be used as reference. The Inventory Clerk reserves the right to charge for additional (reasonable costs) if asked to revisit or rewrite a Check out where an Inventory has not been supplied or has been supplied incorrectly by the agent or landlord.

IMPORTANT: The Tenant should ensure all items listed on the Inventory should be returned to their listed locations to ensure accuracy in the check-out document.

## **METER READINGS**

As an organisation, VeriSmart Inventories, and their Inventory Clerk, will endeavour to obtain utility meter serial numbers and readings as a service only providing meters are easily found and safe to access.

IMPORTANT: where a meter is either inaccessible or poses a risk of injury to the clerk, then notice will be given as to why, with suggestions made as to how to gain readings. Examples of safe include not accessing water meters in public or on-street locations, climbing on anything in order to reach awkward or out of reach areas, or accessing areas which the clerk may deem a risk to their health or safety.

## **THE VERISMART SYSTEM**

VeriSmart Inventories and its clients may use what's known as the VeriSmart™ (Smart Verification) Delivery System. The system is designed to avoid the use of physical paper but with additional benefits, and as such Inventory Clerk or their companies will avoid the printing and posting of reports with all reports delivered via email for online verification.

Clients using this system are able to trigger reports online to tenants through coded links, allowing tenants to review reports on screen with the additional ability to add observations and pictures within the allowed time period given by landlords or agents. VeriSmart Inventories take responsibility for notifying tenants via text and email - providing the correct information is supplied - with messages, informing tenants of what they are able to do with such reports and with all communications time and date stamped.

IMPORTANT: This process does not conflict or contravene that recorded by the Inventory Clerk but correlates with tenants' rights to verify the Inventory in their own time following move-in.

## **HHSRS REPORTS**

Inventory Clerks within the VeriSmart Inventories organisation are trained to recognise a number of Housing Health and Safety issues, and as such may issue supplementary reports informing clients with what they believe are potential hazards along with possible suggestions needed in order to rectify any concerns.

IMPORTANT: Inventory Clerks are not trained as environmental health officers and therefore will only report concerns in the context of a heads-up to clients on possible outcomes of non-compliance, it will always be the responsible person, whether landlord or their representative, to ensure health and safety for their tenants and visitors to a property.

## **PROPERTY REDRESS SCHEME**

We are members of the [Property Redress Scheme](#) and we adhere to [PRS Schemes complaints procedure](#).

TIME OF VISIT	12:05
TENANT PRESENT	Yes.
GENERAL CONDITION	Property is in good condition but has strong smell of dogs.
EVIDENCE OF SMOKING	No.
EVIDENCE OF PETS	Yes, 2 dogs.
CLEANING (GENERAL)	Property is in a clean condition.
CLEANING (CARPETS)	Carpets and flooring are clean throughout.
CLEANING (WINDOWS)	All windows are in a clean condition.
DOORS	All doors are in good condition.
WINDOWS	All windows are in good condition.
CURTAINS	All blinds and curtains are in good condition.
CEILINGS	All ceilings are in good condition.
LIGHTS	All light fittings are in good condition.
WALLS	All walls are in good condition.
FLOORS	All flooring and carpets are in good condition.
HEATING	All radiators are in good condition.
FRAMES	All woodwork is in good condition.
ELECTRICS	All switches and sockets are in good condition.
KITCHEN UNITS	All kitchen units are in good condition.
APPLIANCES	All appliances are in good condition.
SANITARYWARE	All sanitaryware is in good condition.
GARDENS	Gardens are well kept.

**EXTERNAL PROPERTY**

Property is in good condition.

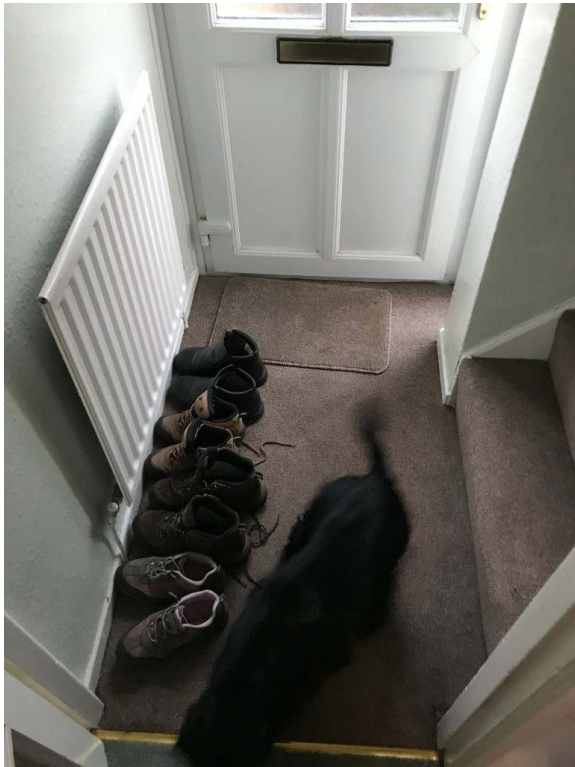
**ENTRANCE**



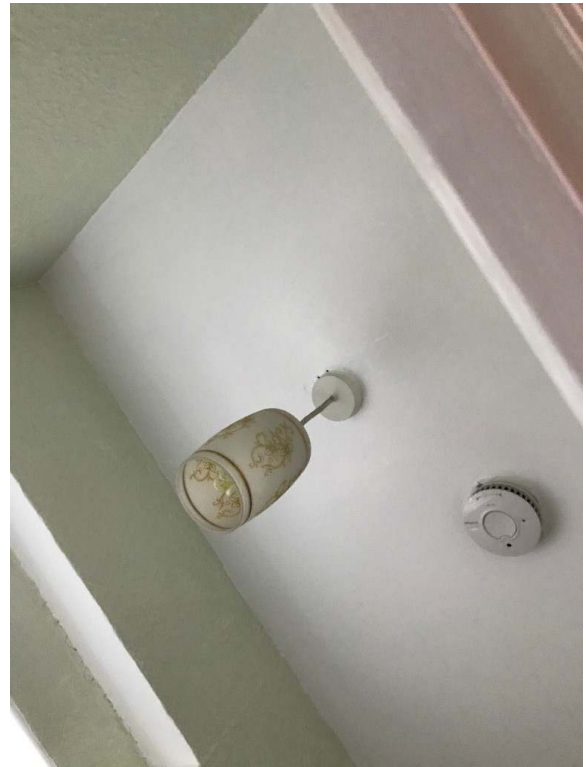
ENTRANCE#1



ENTRANCE#2



ENTRANCE#3



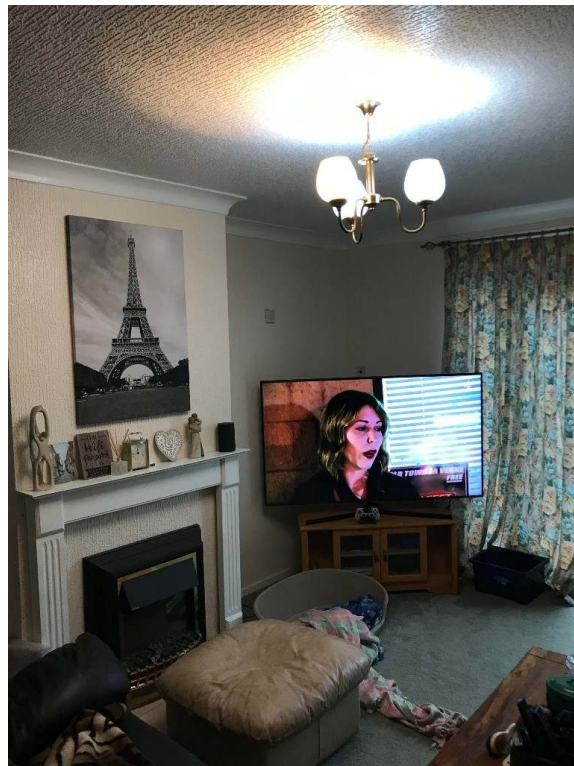
ENTRANCE#4



## LOUNGE



LOUNGE#1



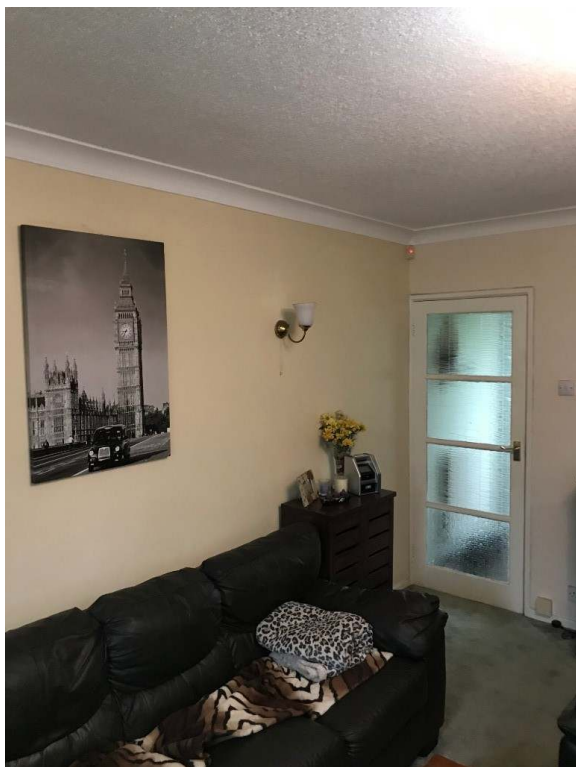
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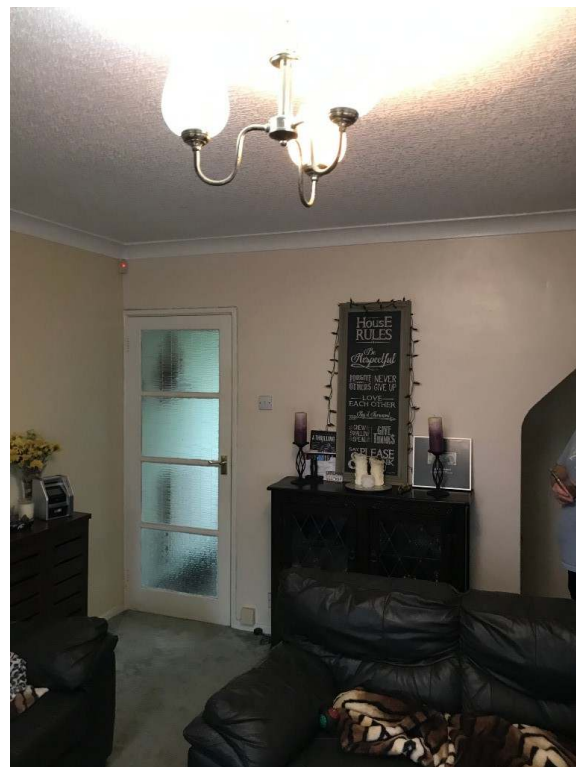
LOUNGE#3



LOUNGE#4



LOUNGE#5



LOUNGE#6

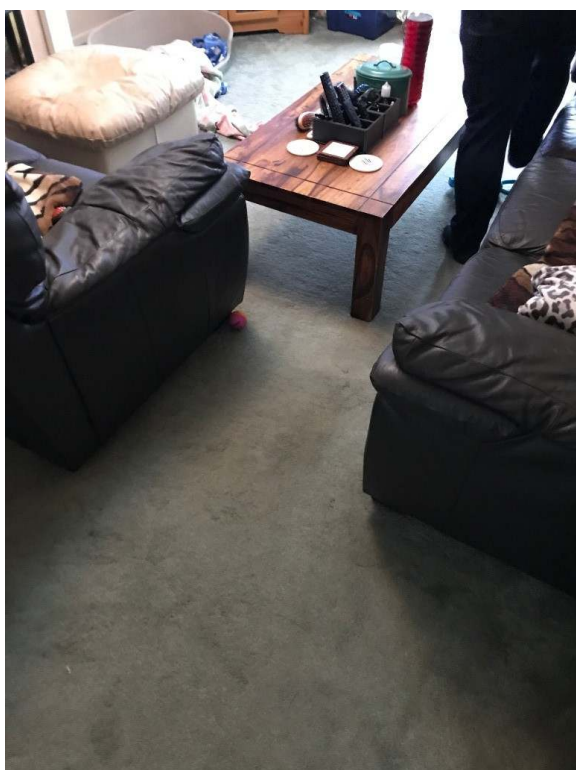


LOUNGE#7



LOUNGE#8





LOUNGE#9



LOUNGE#10



LOUNGE#11

## KITCHEN



KITCHEN#1



KITCHEN#2



KITCHEN#3



KITCHEN#4





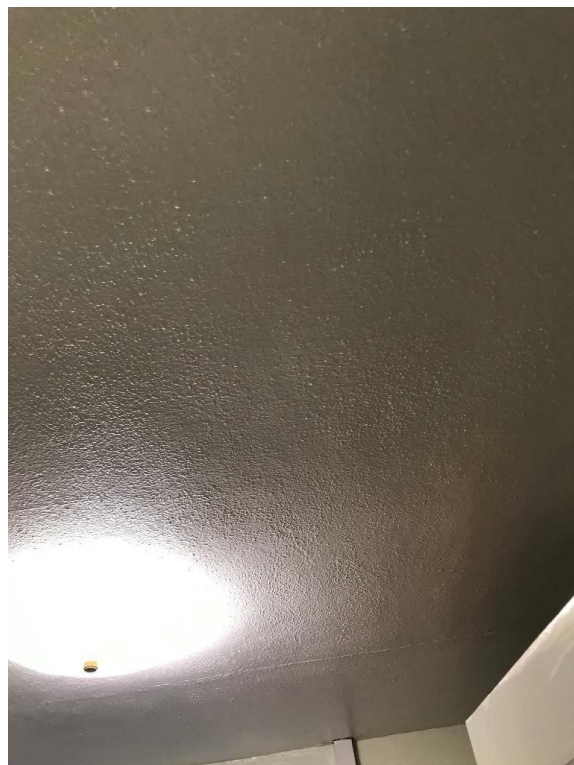
KITCHEN#5



KITCHEN#6



KITCHEN#7



KITCHEN#8



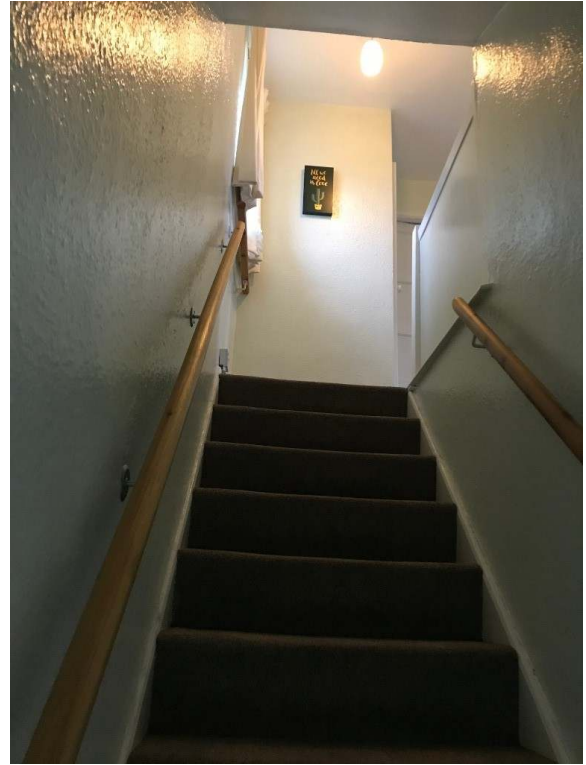
KITCHEN#9



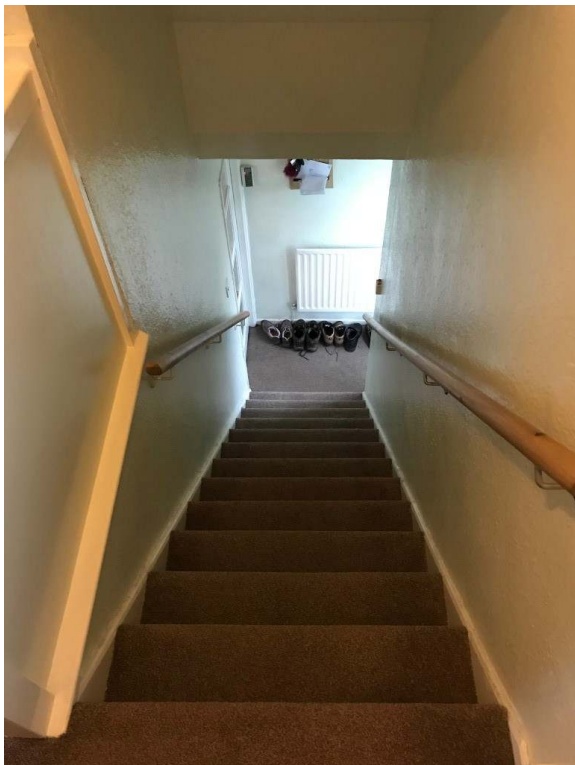
## STAIRS AND LANDING



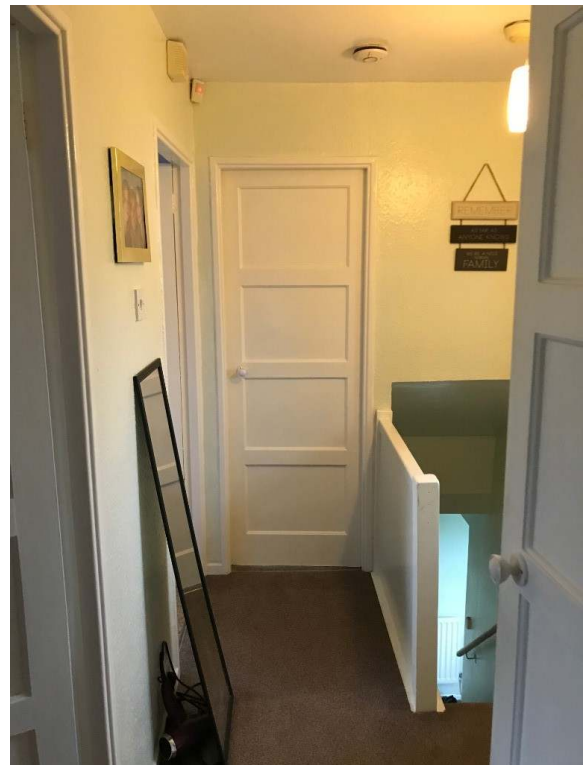
STAIRS AND LANDING#1



STAIRS AND LANDING#2



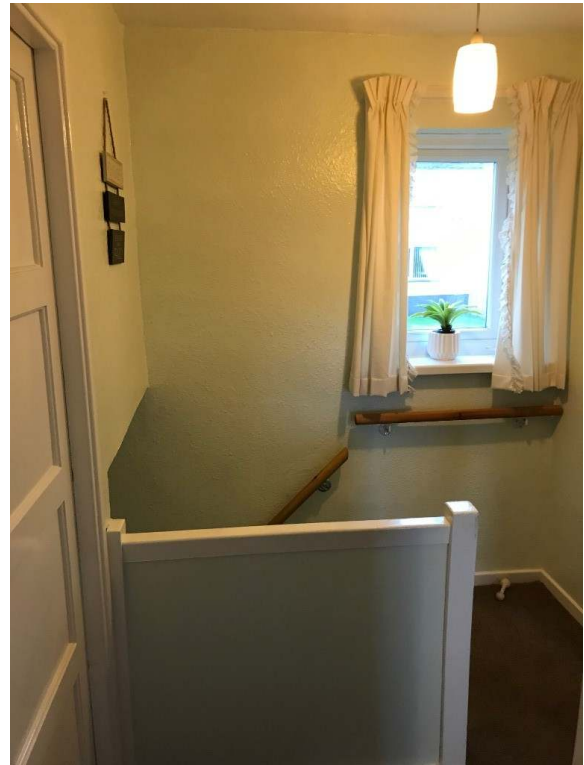
STAIRS AND LANDING#3



STAIRS AND LANDING#4



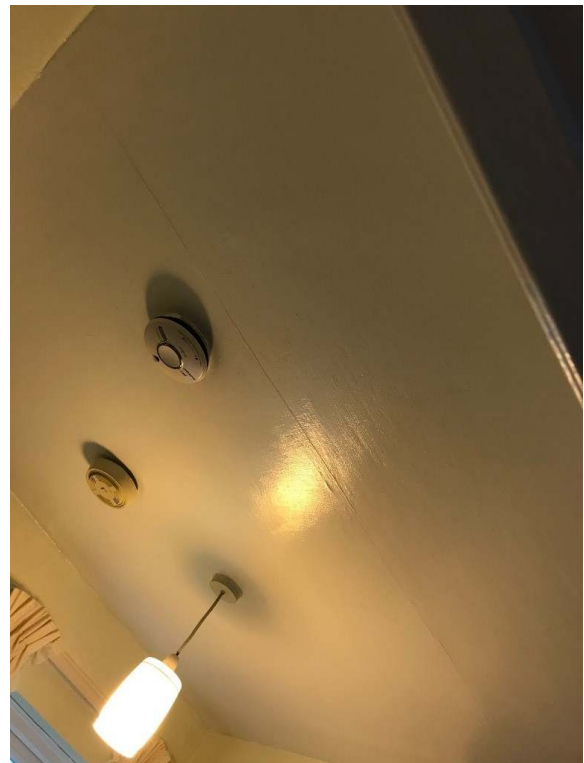
STAIRS AND LANDING#5



STAIRS AND LANDING#6



STAIRS AND LANDING#7



STAIRS AND LANDING#8



## BEDROOM 1



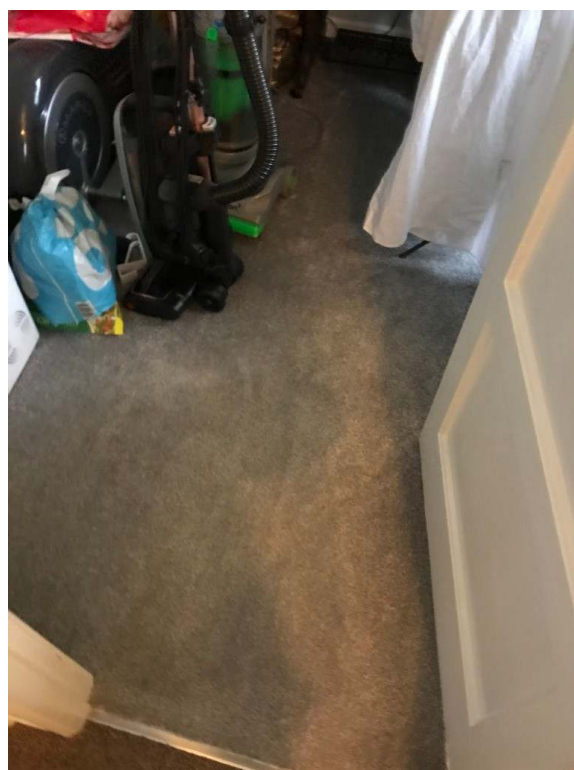
BEDROOM 1#1



BEDROOM 1#2



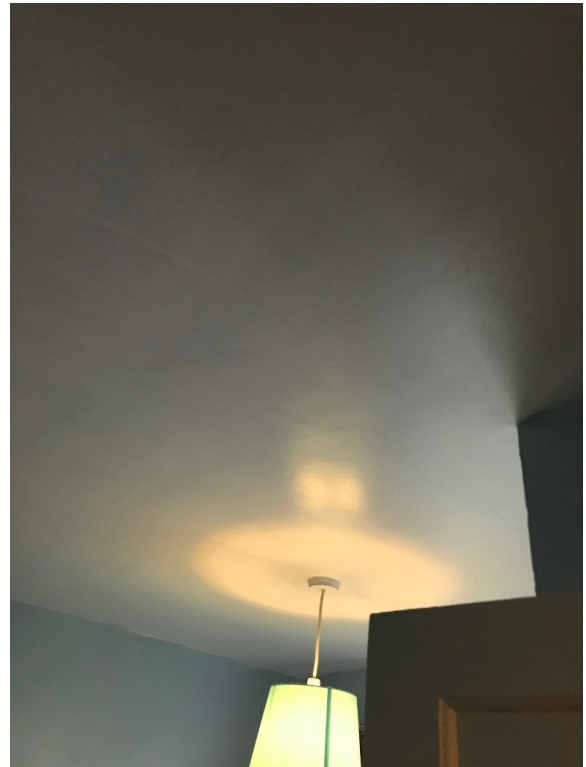
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BEDROOM 1#4



BEDROOM 1#5



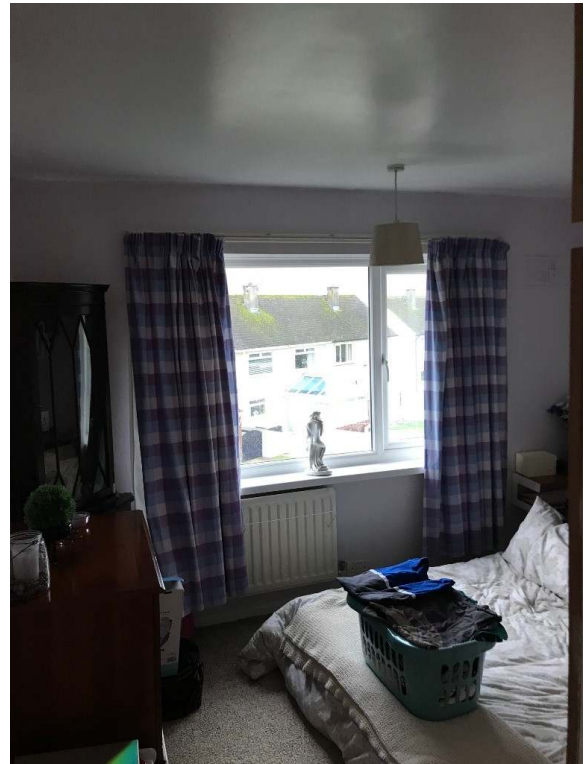
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## BEDROOM 2



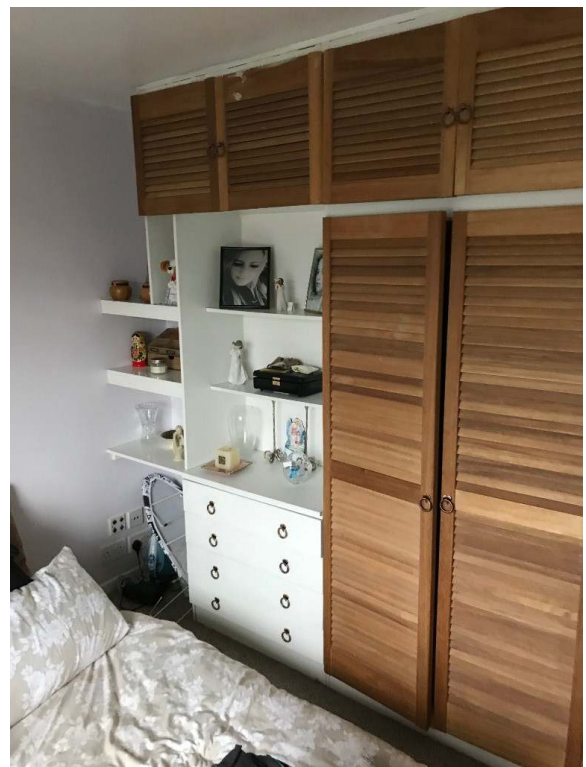
BEDROOM 2#1



BEDROOM 2#2



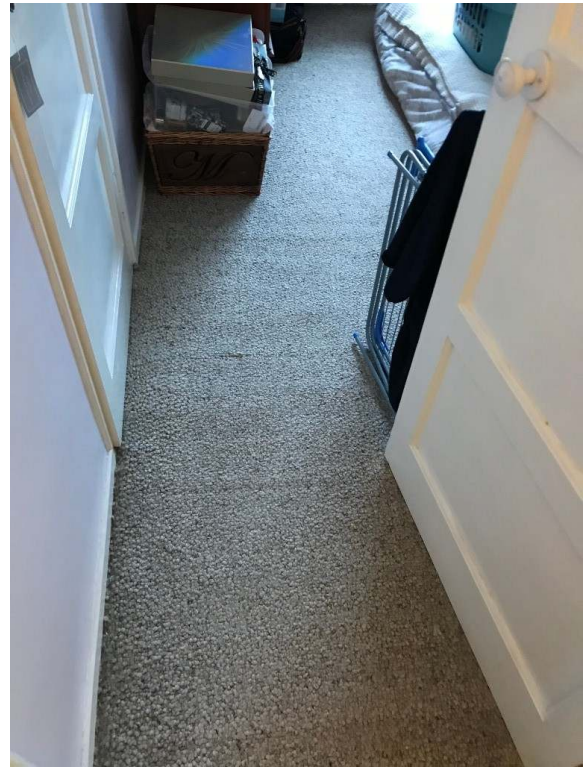
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BEDROOM 2#4



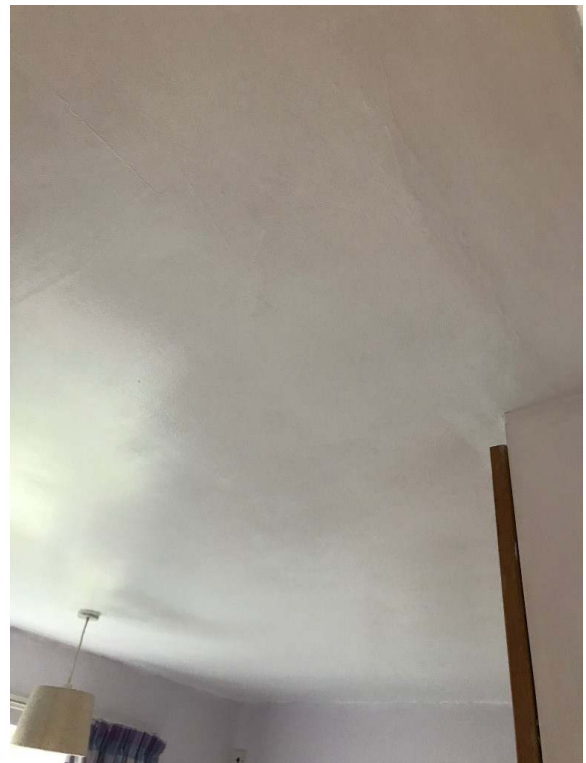
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BEDROOM 2#6



BEDROOM 2#7



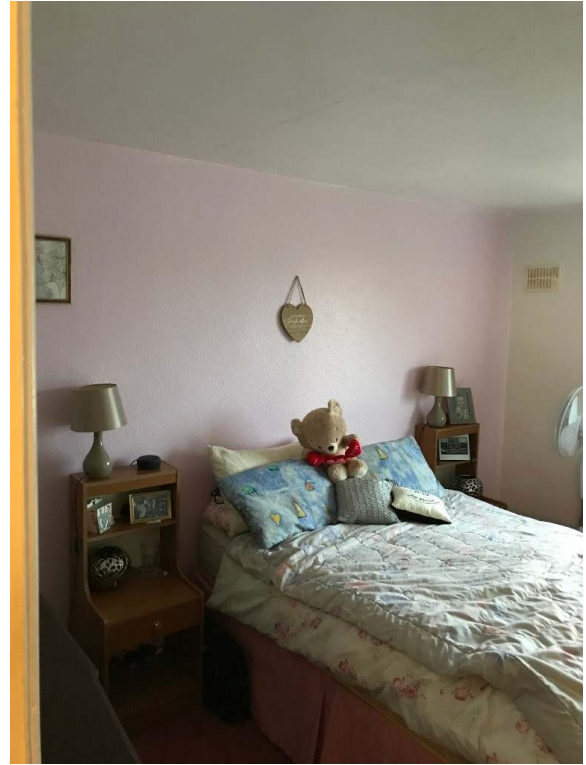
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### BEDROOM 3



BEDROOM 3#1



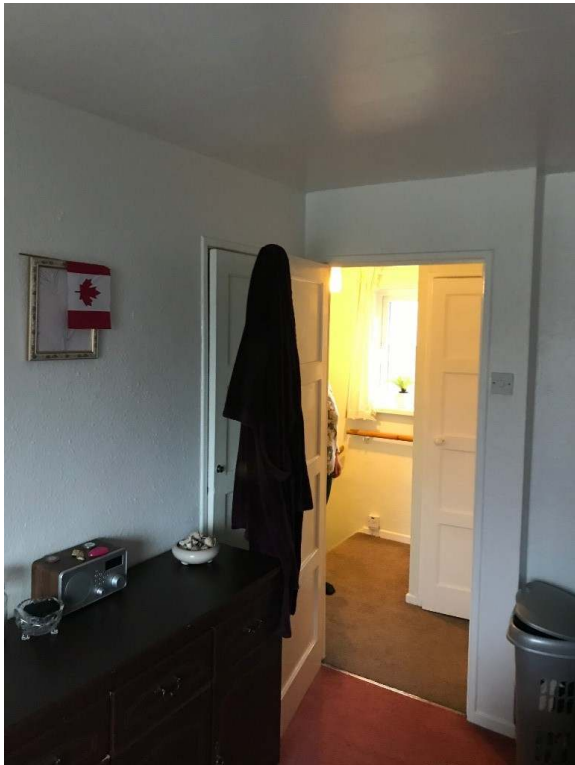
BEDROOM 3#2



BEDROOM 3#3



BEDROOM 3#4



BEDROOM 3#5



BEDROOM 3#6

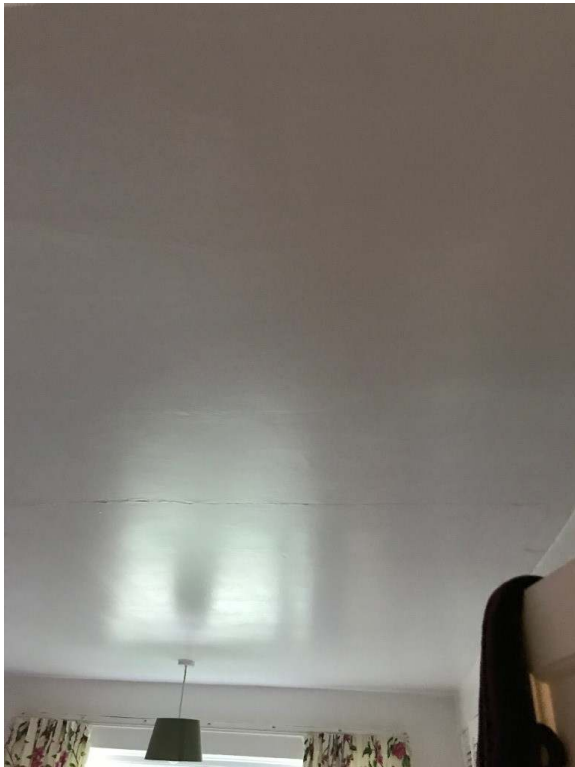


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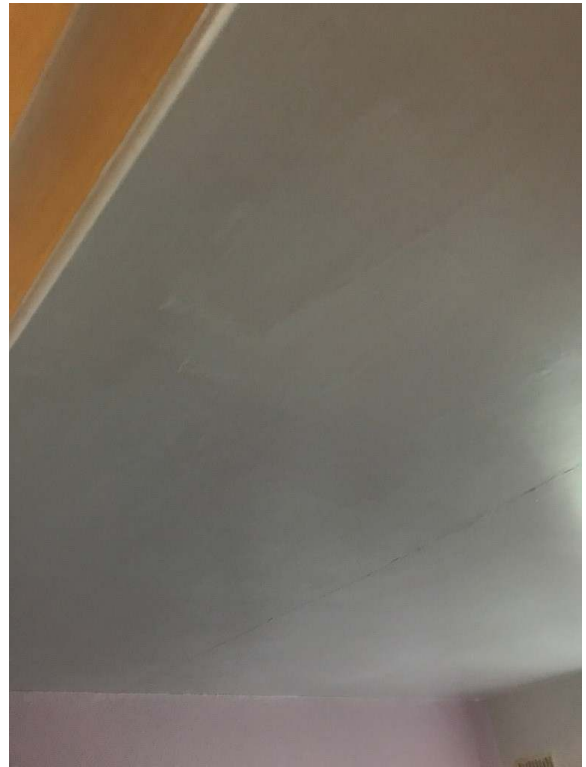


BEDROOM 3#8





BEDROOM 3#9



BEDROOM 3#10

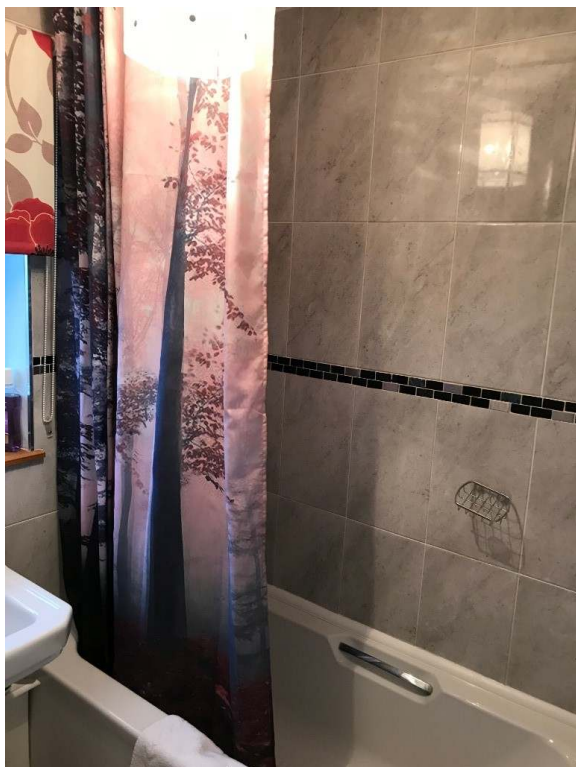
## BATHROOM



BATHROOM#1



BATHROOM#2



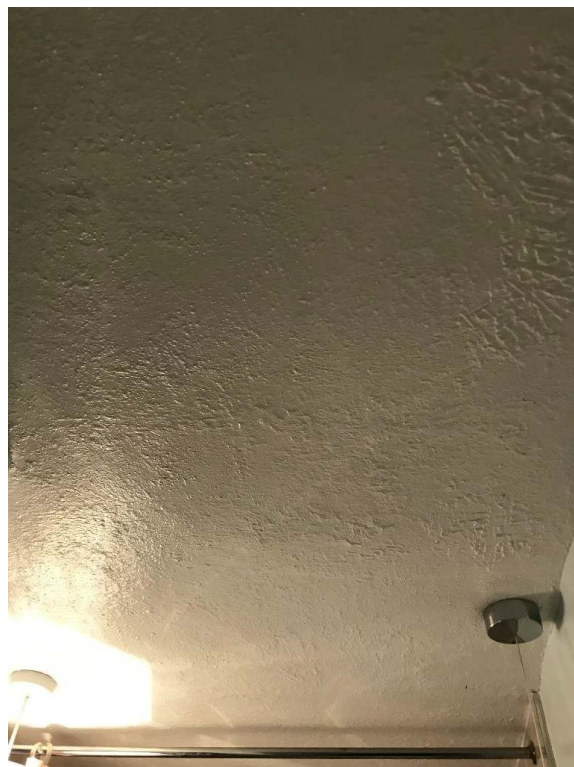
BATHROOM#3



BATHROOM#4



BATHROOM#5



BATHROOM#6



BATHROOM#7



## BACK GARDEN



BACK GARDEN#1



BACK GARDEN#2



BACK GARDEN#3



BACK GARDEN#4





BACK GARDEN#5



BACK GARDEN#6



## FRONT GARDEN



FRONT GARDEN#1



FRONT GARDEN#2



FRONT GARDEN#3



FRONT GARDEN#4