

# Mid-Term Inspection



Property inspected by A. Clerk

## Address

123 Preview Street  
Sample City  
London  
AB1 2CD



## Carried Out

**May**  
**6th 2026**

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## Disclaimers

This inventory has been prepared by Inventory Bee to provide an accurate "as seen snapshot" of the property and its contents at the time of inspection. It serves as a fair and objective record of the internal condition and items present. Whilst it identifies the condition of recorded items, it is not intended to be a detailed technical description of every piece of furniture, nor does it constitute a structural survey report.

The Inventory Clerk is not a specialist in materials, antiques, or valuations, nor are they qualified surveyors. Consequently, they are not required to verify if items are authentic, made of precious materials, or brand new, even if they appear to be so.

### Items in Storage & Access

Please note that items kept in lofts, cellars, locked rooms, garages, or sheds which are not specifically noted in this report are the sole responsibility of the landlord. While every effort is made to inspect all areas, Inventory Bee cannot be held responsible for items not recorded if access was restricted or unsafe. Furthermore, heavy furniture or appliances will not be moved, so observations may be limited where visibility is obstructed.

### Tenants in Situ

If this inventory was completed while tenants were already occupying the property, it may be difficult to distinguish between landlord and tenant possessions. In such instances, or where access is restricted, the report may contain inaccuracies for which Inventory Bee accepts no liability.

### Validation

We strongly recommend that both landlords and tenants review this document to confirm its accuracy. Any queries or discrepancies must be reported directly to Inventory Bee within 7 days of the inspection date. Please note that this timescale may vary if subject to specific letting agent criteria.

### SAFETY DISCLAIMER

This document is purely a record of the furniture, furnishings, and equipment present at the property. It is **not** a guarantee of safety or working order, merely a record that items exist and their superficial condition. No electrical or gas appliances have been tested for functionality, and their working state may differ following use.

The Inventory Clerk is not a qualified electrician, nor an expert in Housing Health and Safety Rating System (HHSRS) or Fire Regulations. While they may note obvious visual issues, they are not required to report on compliance with safety legislation.

### UTILITY METERS

Readings and serial numbers for gas, electricity, water, oil, and propane are recorded as a courtesy service, provided access is safe and accessible. Meters located in unsafe areas or conditions will not be read, and clients will be notified accordingly.

*Oil and propane levels are measured via electronic devices or external visual inspection. We do not estimate levels or physically dip tanks.*

### GUIDANCE NOTES

Inventory Bee produces professional inspection reports designed to be clear and comprehensive. The following information explains how this document should be interpreted and used.

### THE INVENTORY

An inventory is a written and photographic record taken at a specific moment in time. It details the components and contents of the property "as seen" by the Clerk. This serves as the baseline reference for the property's condition. Additional notes may be added by all parties to enhance accuracy.

**IMPORTANT:** Unless otherwise stated next to an item, all listed items are assumed to be in good working order and condition, though not necessarily new or perfect.

Fair wear and tear is not assessed at the start of the tenancy, though the Clerk may note the apparent age or condition to assist with future identification.

### THE CHECK-IN

This report confirms the accuracy of the inventory at the start of the tenancy, signed off by the tenant and Clerk. It typically includes meter readings and key collections. It may be issued with or separate from the main inventory and is essential evidence for the check-out process.

### THE CHECK-OUT

This inspection identifies any changes in condition or content since the start of the tenancy. It is not a duplicate inventory; rather, it highlights differences to help determine liability for damages, loss, or cleaning standards.

The Clerk may offer an opinion on whether changes are due to tenant action or fair wear and tear. However, they do not assess financial liability or costs; this is determined by the landlord or agent, supported by quotes or receipts where necessary.

*Please note: If the property is not ready for inspection upon vacating, a return visit will be required, and an additional fee will apply.*

**STANDARDS EXPECTED AT CHECK-OUT**

**CLEANING**

The property must be left in a thoroughly clean condition. Particular attention should be paid to bathrooms, windows, floors, woodwork, and all kitchen appliances (ovens, hobs, extractors, fridges, etc.). All carpets must be vacuumed and professionally cleaned. If the standard is unsatisfactory, professional cleaners will be employed, and the cost deducted accordingly.

**CROCKERY & UTENSILS**

Items will be checked for chips, cracks, burns, and damage. Where damage exceeds normal wear and tear, replacement or repair costs will be applied.

**DECORATIONS**

Minor marks from everyday living are expected, but excessive marks, stains, or damage will be charged for. This includes holes, nails/ screws, crayon marks, scratches to woodwork, or torn wallpaper.

**BEDS & BEDDING**

Mattresses and beds are inspected for new stains or damage. Costs for cleaning or replacement will be charged as appropriate. All provided linen must be returned laundered or dry cleaned; failure to do so will result in laundry fees being applied.

**POLISHED FURNITURE**

Please take care to protect polished surfaces. We check for scratches, water marks, and damage to joints. Repair and re-polishing costs can be high, so negligence in this area will be charged.

**KEYS**

All keys issued must be returned at the end of the tenancy. Loss of keys will result in charges for replacement and lock changes.

**GARDENS**

If no gardener is employed, tenants are expected to maintain lawns, borders, and general tidiness throughout the tenancy. If the garden is left in a poor state compared to the start, the cost of professional gardening work may be deducted and charged by the landlord or letting agent.

**1. OVERALL PROPERTY SUMMARY**

Ref	Name	Description
1.1	General Condition	<p>Overall, the property shows a range of general wear and tear throughout, consistent with ongoing occupation. Marks, scuffs, and minor defects are present in various areas, and while the condition is generally acceptable for continued use, the internal décor is beginning to appear tired and dated in places.</p> <p>In terms of cleanliness, the standard varies between rooms, with some areas maintained to an acceptable level, while others show signs of poor upkeep, including accumulated dirt and limescale build-up, staining, and lack of thorough cleaning in certain spaces.</p> <p>A few recommendations have been made in relation to minor maintenance issues identified during the inspection, including areas of cosmetic damage and deterioration to internal finishes.</p> <p>Overall, the property would benefit from full redecoration at the end of the current tenancy to restore a more consistent and refreshed internal presentation.</p>

**2. CHECKLIST**

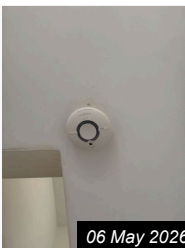
Ref	Name	Answer	Comments
2.1	Is the property generally clean and tidy?	No	Overall, the property was found to be in a poor condition of cleanliness. A number of areas throughout the property showed signs of inadequate cleaning and general lack of upkeep, with visible dirt, staining, and build-up present in several rooms.
2.2	Are there any pets present?	No	
2.3	Are there any indications of over occupancy?	No	
2.4	Are all external areas / property boundaries in good repair?	Yes	Yes, all external areas and property boundaries are generally in good repair. The only exception is the front garden area, which requires some maintenance due to overgrown vegetation and general untidiness.
2.5	Are there any leaks or plumbing issues?	No	
2.6	Are windows and doors secure and functioning correctly?	Yes	
2.7	Are all kitchen appliances in working order?	Yes	All appliances were found to be in good working order, with no issues reported by the tenant at the time of inspection.
2.8	Are there any signs of damp, mould, or condensation?	Yes	Mould spots were observed in places on the bathroom ceiling, and condensation was noted on the window in the ground floor bedroom.
2.9	Are there any musty or damp smells in the property?	No	
2.10	Is there adequate ventilation (windows openable/ trickle vents working)?	No	Opening windows more frequently would help enhance airflow and reduce the likelihood of condensation and moisture build-up within the property.

**2. CHECKLIST (CONT.)**

2.11	Is there any water staining or discoloration on ceilings or walls?	Yes	Yes, there are areas of general wear and tear, including minor marks and discoloration to various walls and ceilings consistent with normal occupation. However, no evidence of water staining was identified at the time of inspection.
2.12	Are extractor fans in the kitchen/bathroom working effectively?	No	Yes, the extractor fan in the kitchen was found to be working effectively. However, the bathroom extractor fan did not appear to be in good working order at the time of inspection.
2.13	Is the heating system and hot water working efficiently?	Yes	
2.14	Are all electrical sockets and switches safe and undamaged?	Yes	
2.15	Is there any evidence of smoking inside?	No	
2.16	Is the property being used for residential purposes only?	Yes	
2.17	Other	Yes	Please see additional comments below.

**3. SMOKE ALARM / CARBON MONOXIDE ALARM(S)**

Ref	Name	Location Room & Floor	Test Result
3.1	Smoke Alarm(s)	1x Hallway 1x Landing	Alarms tested for power only. Audible sound noted.
3.2	Carbon Monoxide Alarm(s)	1x Kitchen (wall mounted)	The alarm could not be tested due to its height placement. It should be repositioned to an accessible level to allow for proper testing. <b>Needs Maintenance - Investigate</b>



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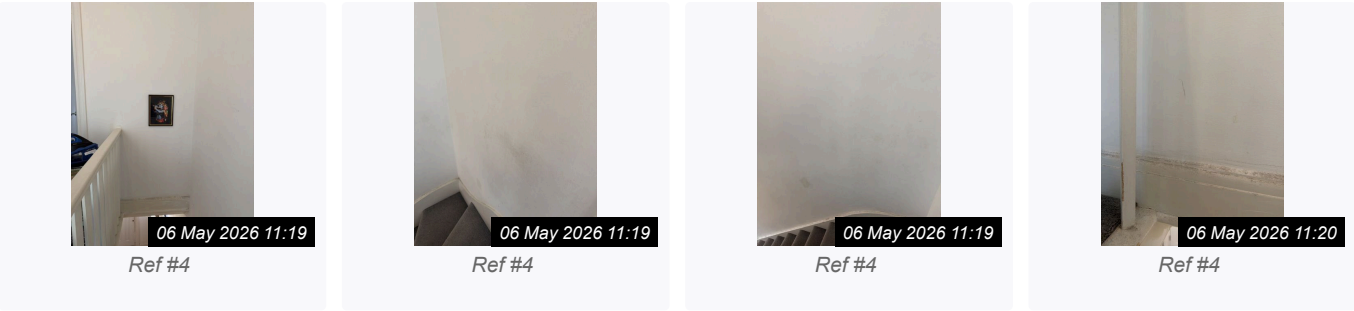
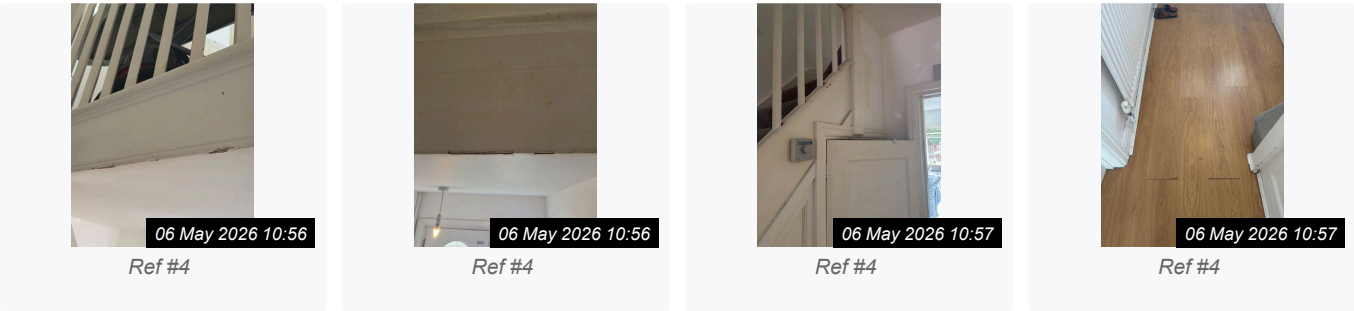
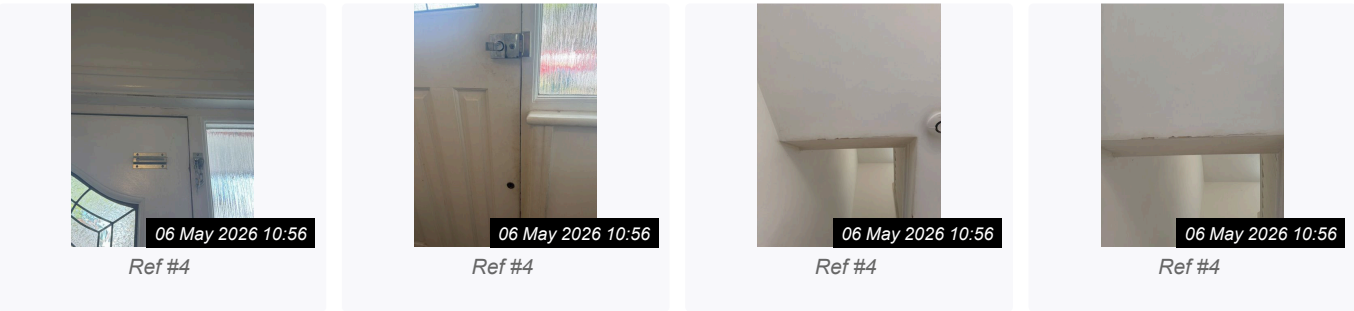
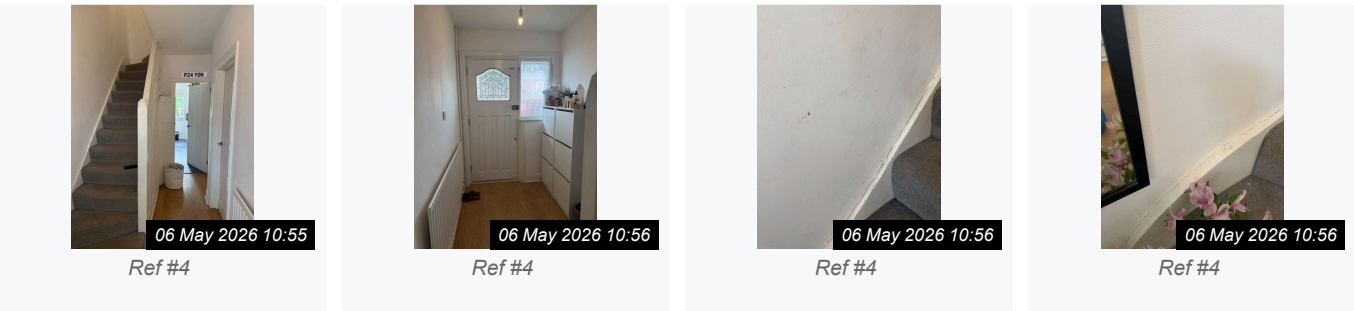
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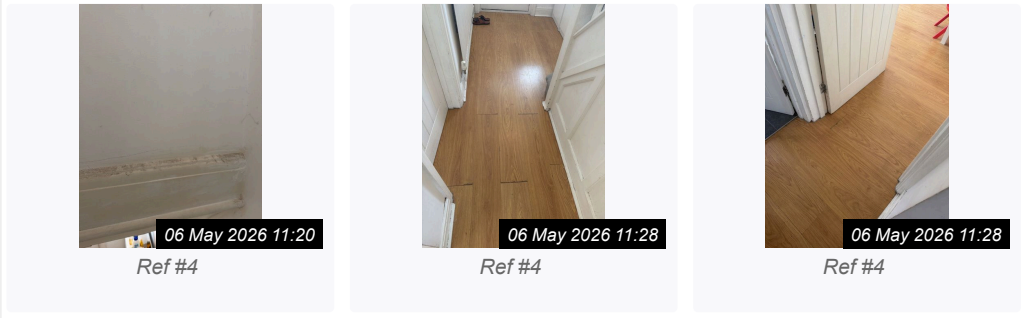
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4. ENTRANCE / HALLWAY

Ref	Name	Condition
4.1	Decoration / General Condition	The hallway shows multiple signs of general wear and tear, with numerous marks visible on the walls throughout. Cracks are present in the skirting boards. Gaps are also evident in sections of the laminate flooring.
4.2	Cleanliness	A poor standard of cleanliness was observed, with visible dirt and dust accumulation throughout, particularly along the skirting boards and other surfaces. <b>Needs Cleaning - Tenant</b>
4.3	Information To Note	Tenant did not report any maintenance issues.

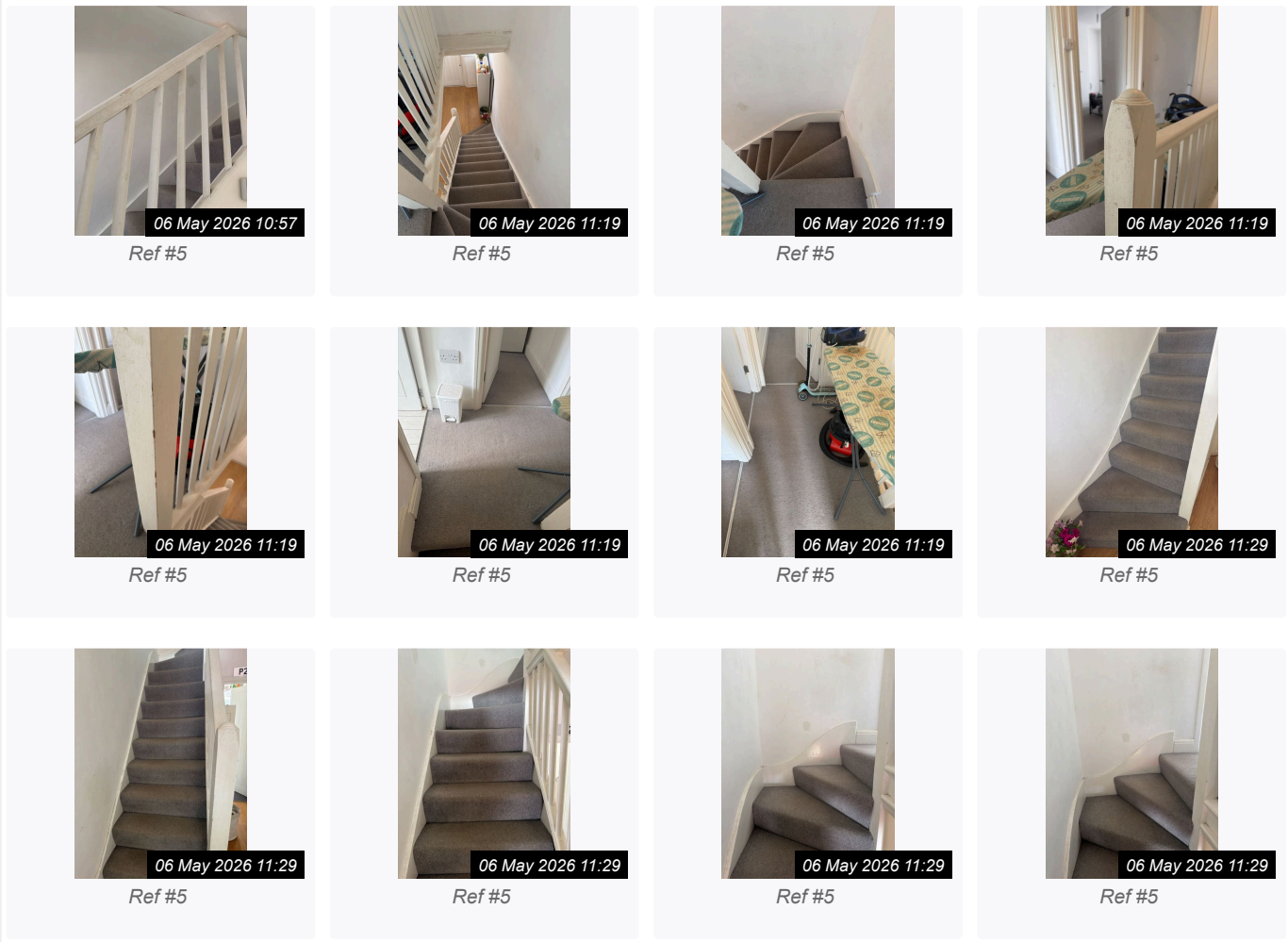


4. ENTRANCE / HALLWAY (CONT.)



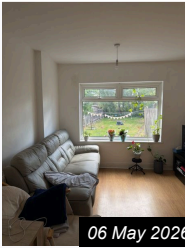
5. STAIRS / LANDING

Ref	Name	Condition
5.1	Decoration / General Condition	There is noticeable paint chipping to the ceiling area above the stairs and along the balustrade. Carpet appeared to be in good condition.
5.2	Cleanliness	Appears in good clean condition.
5.3	Information To Note	Tenant did not report any maintenance issues.

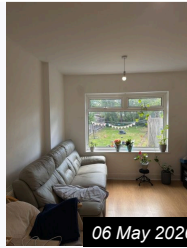


**6. RECEPTION / LOUNGE**

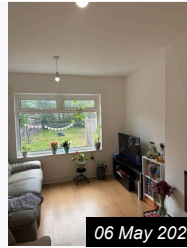
Ref	Name	Condition
6.1	Decoration / General Condition	The living room shows similar signs of general wear and tear, with marks visible to the walls and skirting boards throughout. Painted-over patch repairs are evident around the window area, indicating previous maintenance works. Paint chipping is also present to the window sill.
6.2	Cleanliness	The living room appeared generally tidy; however, several areas of poor cleanliness were observed.
6.3	Information To Note	Tenant did not report any maintenance issues.



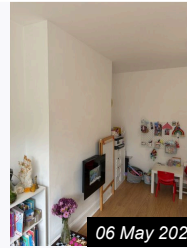
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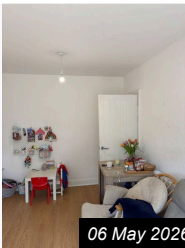
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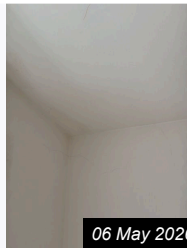
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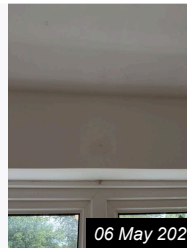
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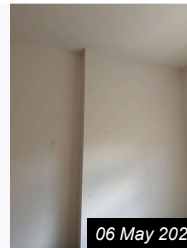
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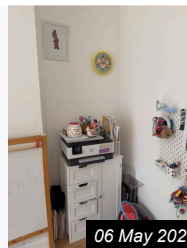
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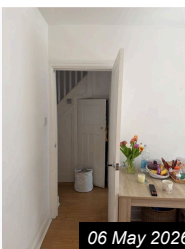
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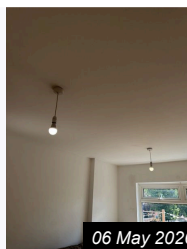
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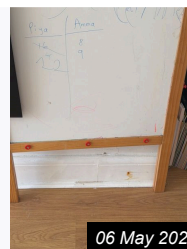
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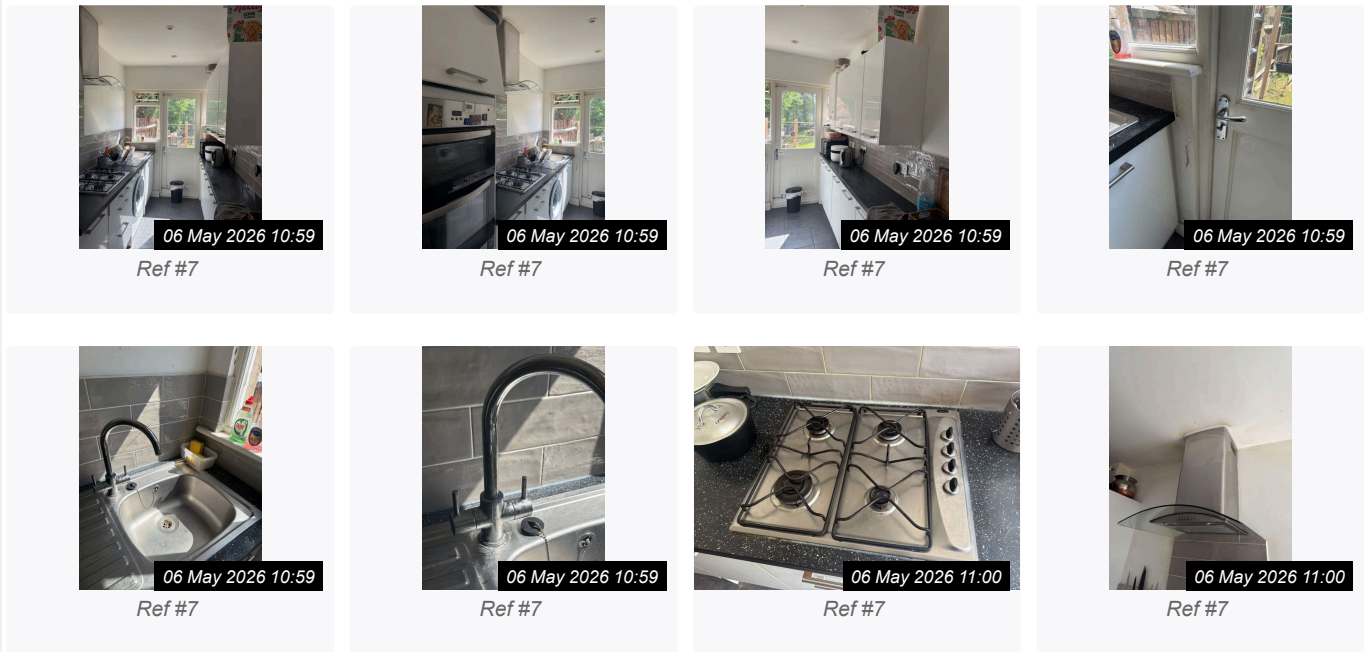
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6. RECEPTION / LOUNGE (CONT.)



7. KITCHEN

Ref	Name	Condition
7.1	Decoration / General Condition	<p>The kitchen shows numerous signs of stains, with marks visible on the walls throughout.</p> <p>Yellow/brown staining is evident to the upper sections of the wall on both sides of the cooker hood.</p> <p>Paint chipping is also visible in several areas, indicating areas of deterioration to the decorative finish.</p>
7.2	Cleanliness	<p>The kitchen is in a poor condition of cleanliness, indicating a lack of regular and adequate upkeep. Sticky residue is visible on sections of the worktops and on some of the appliances. Overall, the space would benefit from a thorough deep clean to bring it up to an acceptable standard.</p> <p><b>Needs Cleaning - Tenant</b></p>
7.3	Information To Note	<p>The yellow/brown staining visible to the wall areas on either side of the cooker hood appears consistent with cooking residue and grease build-up caused by inadequate cleaning and general upkeep during the tenancy. As a result, these areas will require redecoration.</p> <p><b>Needs Maintenance - Tenant</b></p>

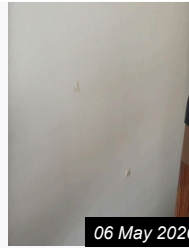


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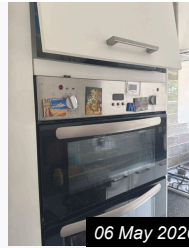
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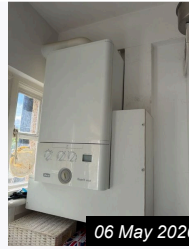
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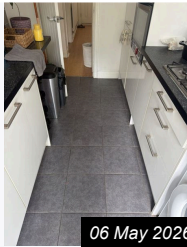
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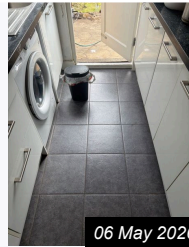
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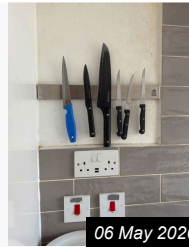
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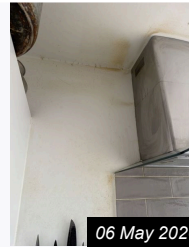
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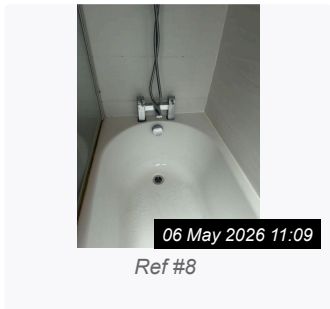
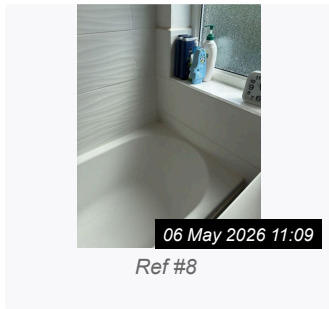
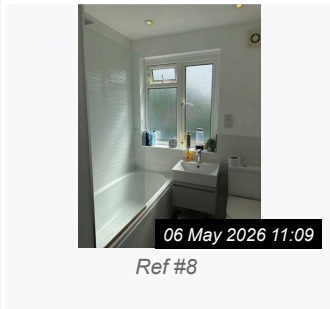
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8. BATHROOM		
Ref	Name	Condition
8.1	Decoration / General Condition	<p>The bathroom walls show scuff marks in places with some visible mould spots on the ceiling. One area of mould is located above the WC in the corner, and another above the bath in the left-hand corner.</p> <p>Moisture readings of 10.6%, 11.1%, and 12% were recorded on the wall surrounding the heated towel rail.</p> <p>These levels are generally considered to be within a low to normal range for internal plastered walls and do not, in isolation, indicate significant damp. However, the slight variation in readings may suggest localised moisture influence in this area, potentially due to regular humidity from bathroom use and limited ventilation, particularly given the extractor fan does not appear to be operational.</p> <p>This area should be monitored, especially if any deterioration in decoration or visible damp-related issues develop.</p> <p>One bulb was not in working order.</p>
8.2	Cleanliness	<p>The bathroom is in a poor condition of cleanliness. Significant dirt and build-up are evident throughout the space. A considerable amount of limescale is present on the chrome fittings, and some areas of rust are also visible.</p> <p>Orange staining and dirt deposits can be seen in the corner areas of the flooring on either side of the WC. Overall, the room would benefit from a thorough deep clean and descaling throughout.</p> <p><b>Needs Cleaning - Tenant</b></p>
8.3	Information To Note	<p>The bathroom extractor fan does not appear to be in working order and requires inspection, with repair or replacement recommended.</p> <p>The seal on the shower door shows signs of rust and deterioration. It would benefit from replacement in the near future in order to maintain a proper seal and help prevent potential water leaks and associated damage.</p> <p><b>Needs Maintenance - Landlord</b></p>
8.4	Information to Note	<p>The presence of mould may be associated with inadequate ventilation, particularly if the window is not consistently opened during and after bathing or showering. It is the tenant's responsibility to remove the mould growth where present and to ensure the area is properly maintained throughout the tenancy.</p> <p><b>Needs Cleaning - Tenant</b></p>

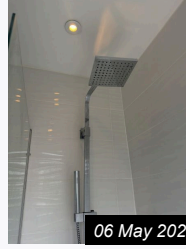


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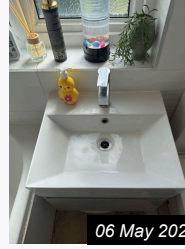
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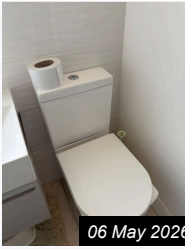
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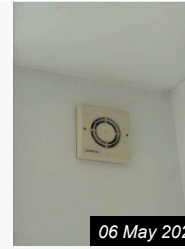
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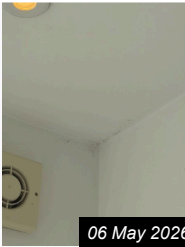
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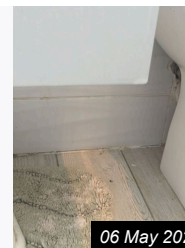
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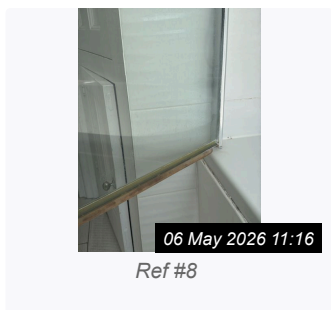
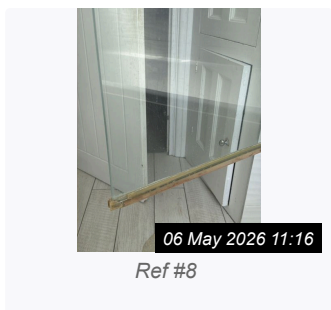
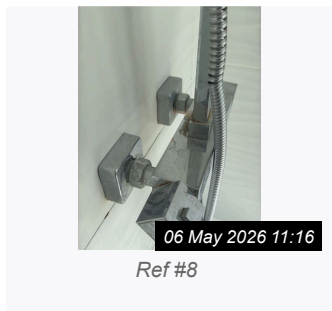
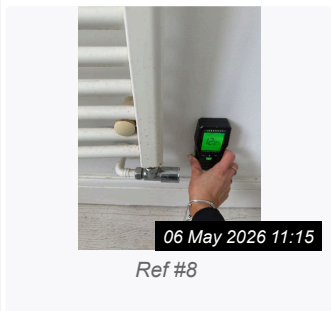
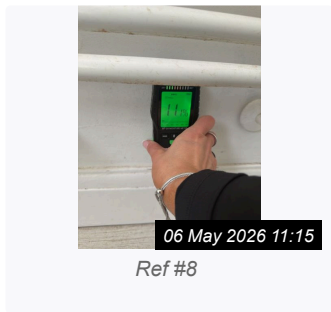
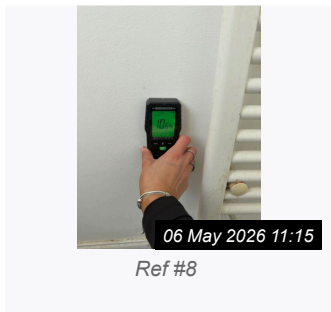
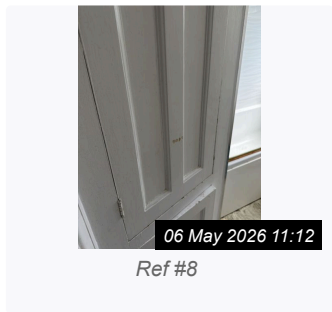
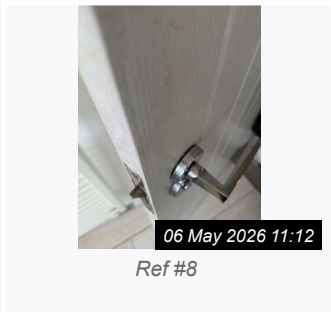
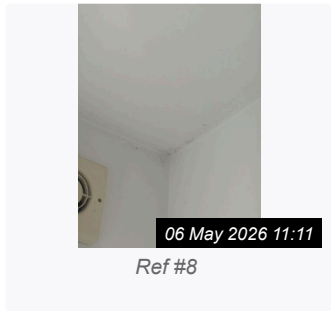
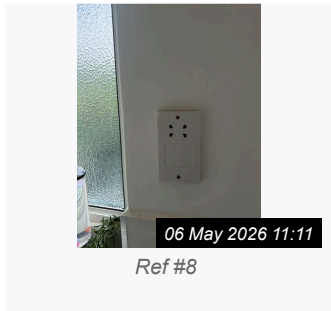
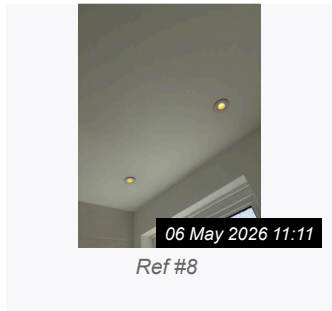
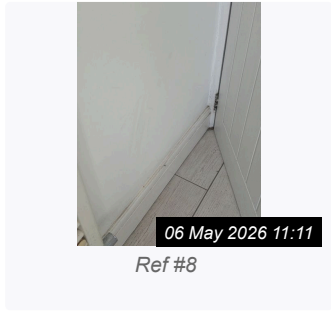
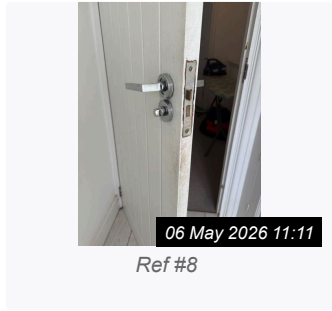
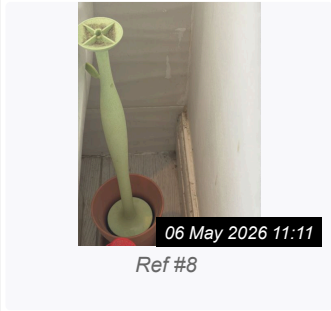
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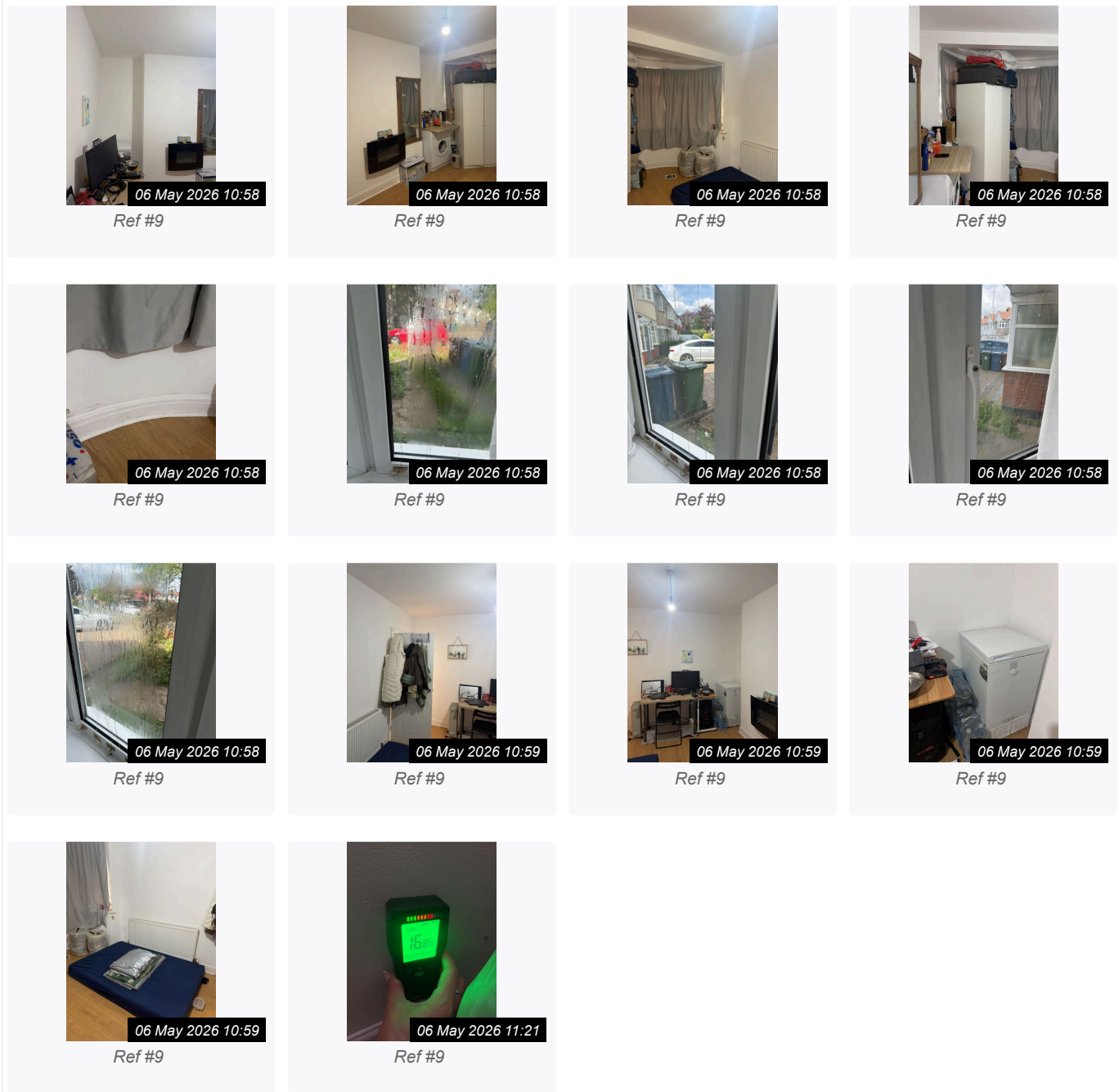
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8. BATHROOM (CONT.)



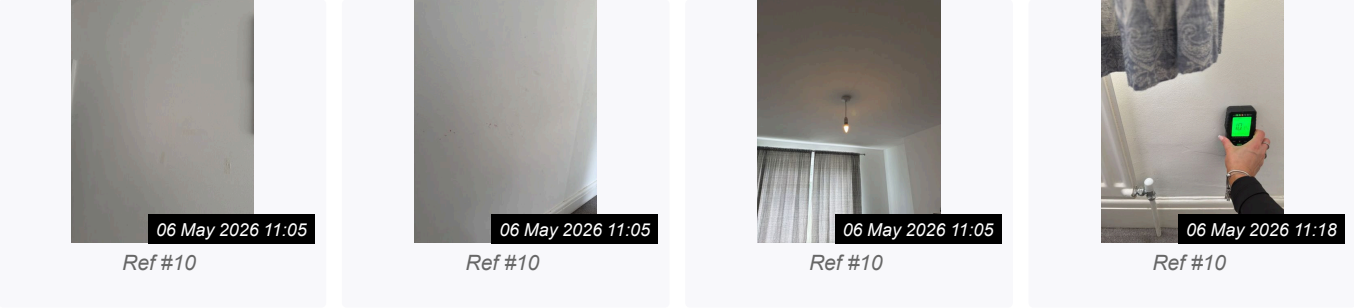
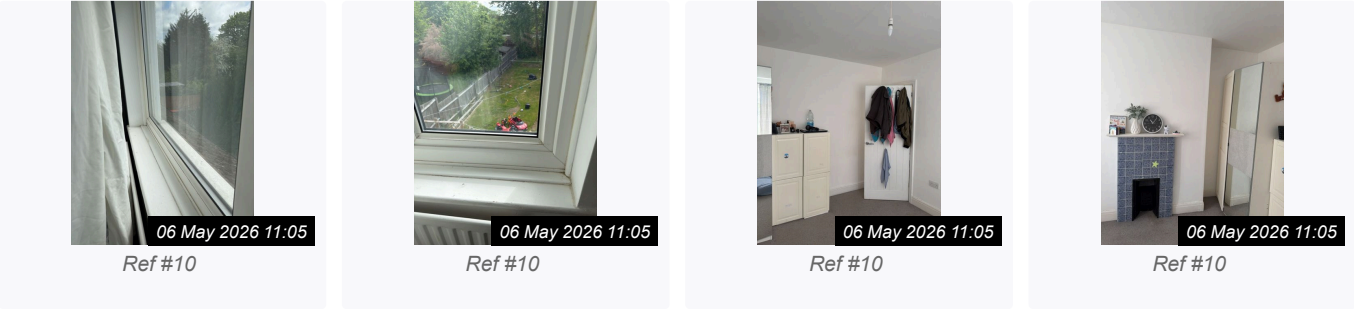
**9. BEDROOM ONE - GROUND FLOOR**

Ref	Name	Condition
9.1	Decoration / General Condition	<p>The bedroom shows numerous signs of general wear and tear, with marks visible to the walls throughout, including the skirting boards.</p> <p>Condensation was observed on the middle window.</p> <p>A moisture test was carried out beneath the window using a moisture meter, which recorded a reading of 16.8%. This level is generally considered within the higher end of a normal range for wall surfaces; however, it may indicate increased moisture presence and should be monitored, particularly given the visible condensation.</p>
9.2	Cleanliness	The room is also over-cluttered and in a messy condition.
9.3	Information To Note	Tenant did not report any maintenance issues.



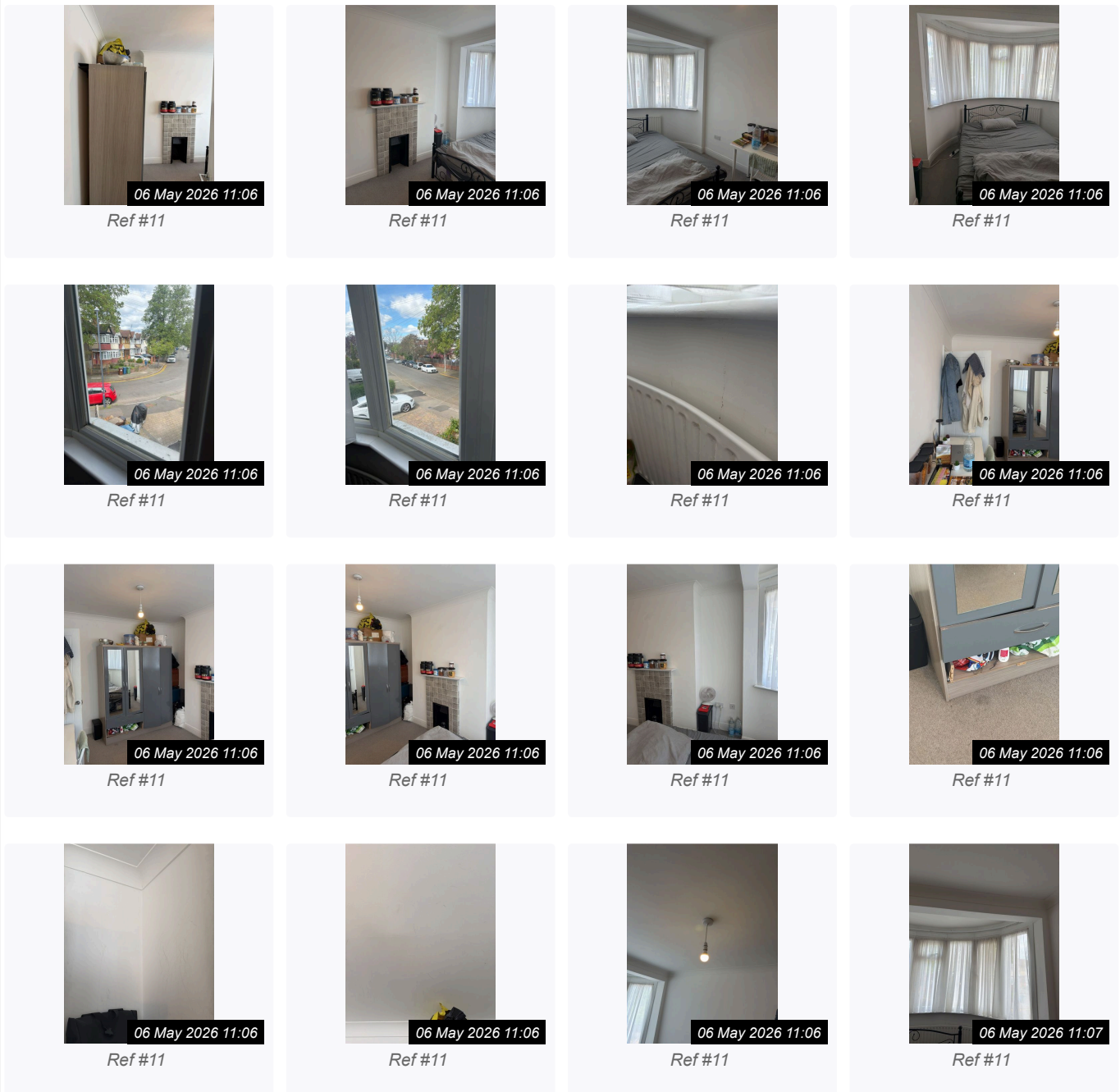
10. BEDROOM TWO

Ref	Name	Condition
10.1	Decoration / General Condition	<p>Bedroom Two shows general signs of wear and tear, with marks visible in places across the walls. Cracks are present along the skirting board behind the door.</p> <p>A moisture test was carried out below and to the right-hand side of the window, which recorded a reading of 10.1%. This is generally considered a low and normal moisture level, indicating no immediate cause for concern in relation to damp at the time of inspection.</p>
10.2	Cleanliness	The bedroom is in an acceptable condition of cleanliness, appearing generally tidy with no significant issues noted.
10.3	Information To Note	Tenant did not report any maintenance issues.

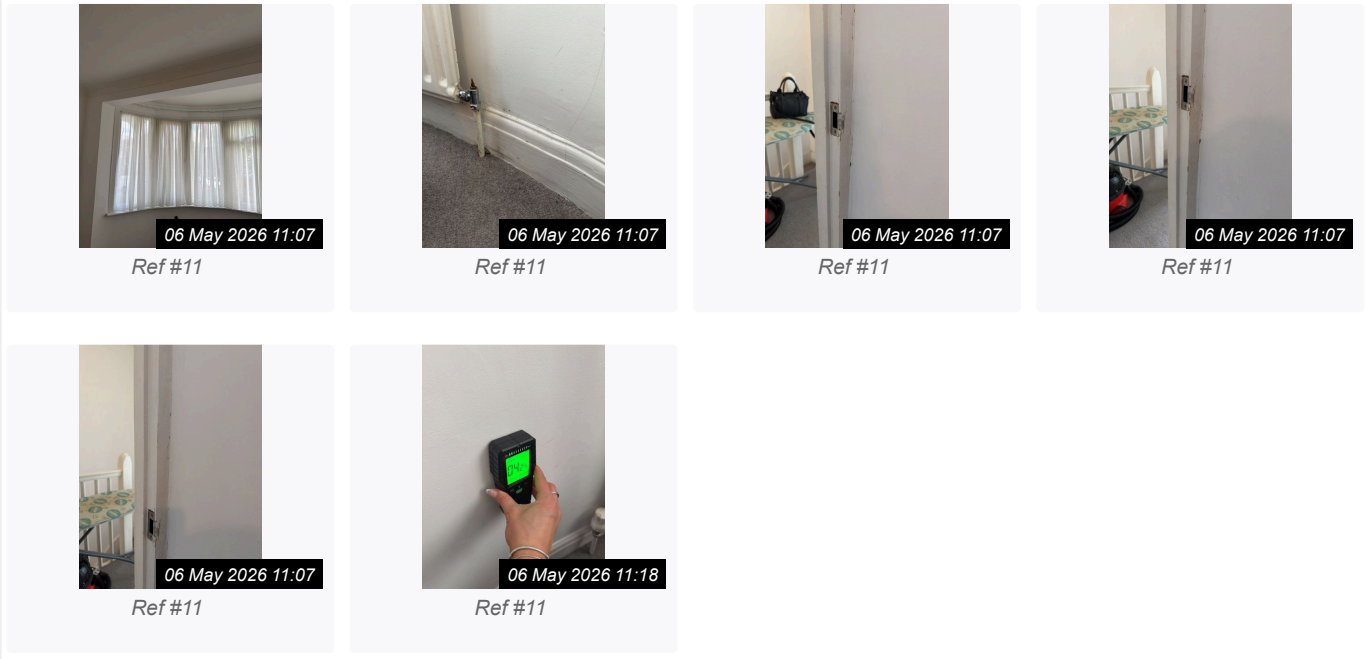


11. BEDROOM THREE

Ref	Name	Condition
11.1	Decoration / General Condition	<p>Bedroom Three shows general signs of wear and tear, with marks visible in multiple areas across the walls. Crack seen to wall under the window.</p> <p>A moisture test was carried out within the room, which recorded a reading of 4.2%. This is considered a low reading and typically indicates a dry surface with no immediate signs of elevated moisture.</p>
11.2	Cleanliness	<p>The room is in a fair condition of cleanliness, appearing neither particularly clean nor heavily soiled, though some general untidiness is evident. There is also a degree of clutter present. Staining is visible in places on the carpet.</p>
11.3	Information To Note	<p>Tenant did not report any maintenance issues.</p>

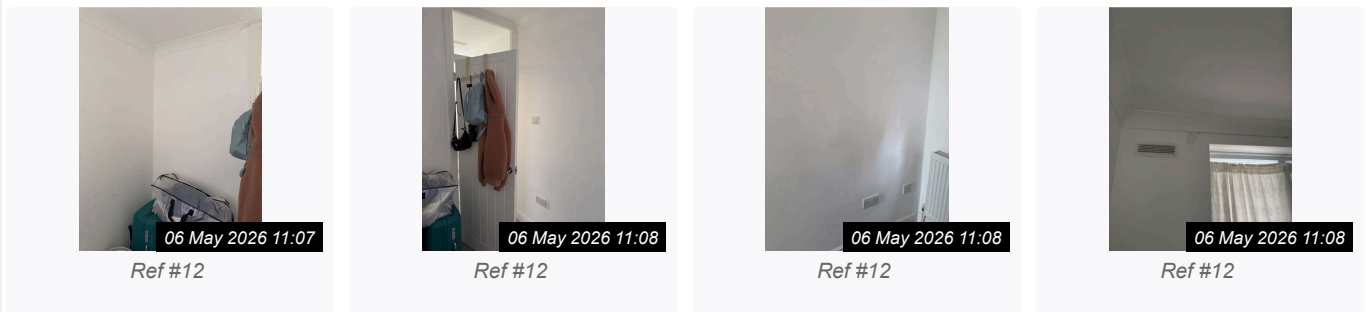


11. BEDROOM THREE (CONT.)

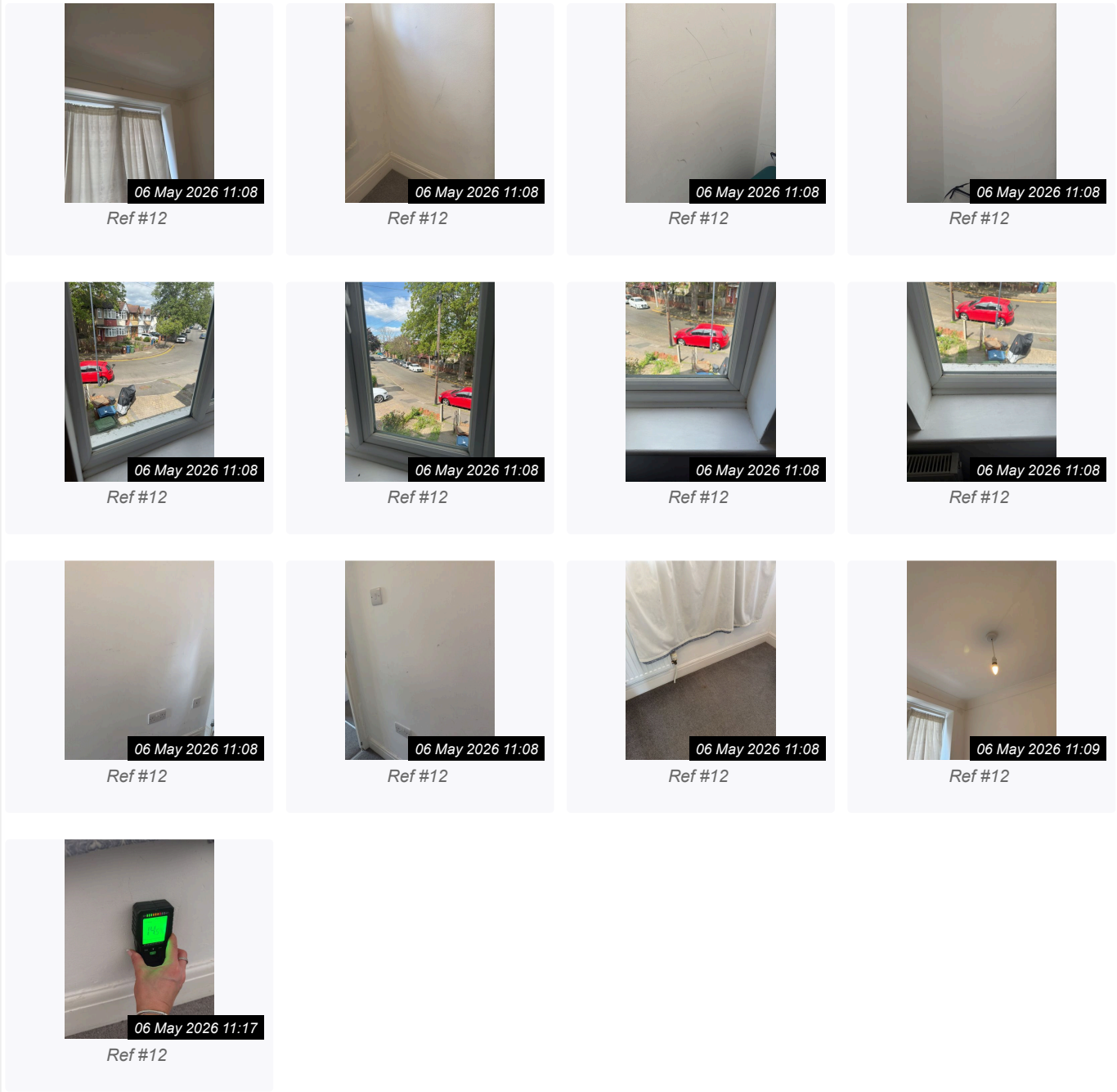


12. SMALL STUDY ROOM

Ref	Name	Condition
12.1	Decoration / General Condition	<p>Several scuff marks seen to the walls.</p> <p>A moisture test was carried out within the room, which recorded a reading of 14.5%. This is a higher level and may indicate increased moisture presence in that specific area, particularly when compared to the reading in Bedroom 3. This difference suggests that moisture levels vary between the two spaces and may be more concentrated within the study area, warranting further monitoring if any visible signs of damp develop.</p>
12.2	Cleanliness	The room is currently being used as a storage space - fairly empty. The space appears generally clean and fairly maintained.
12.3	Information To Note	Tenant did not report any maintenance issues.



12. SMALL STUDY ROOM (CONT.)

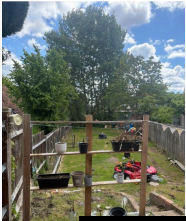


13. EXTERIOR AREAS / GARDENS

Ref	Name	Condition
13.1	Front	The front garden is overgrown, with long grass and a build-up of weeds, and would benefit from general maintenance and tidying. <b>Needs Maintenance - Tenant</b>
13.2	Rear	The rear garden is fairly maintained and in fair/good condition.
13.3	Other	The guttering was visually inspected and appeared to be in satisfactory condition. The external drain located to the side/rear of the property was checked and found to be clear, with no visible signs of blockage.

13. EXTERIOR AREAS / GARDENS (CONT.)

13.4 Information To Note No maintenance issues were identified within the garden area at the time of inspection.



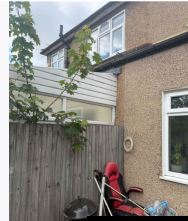
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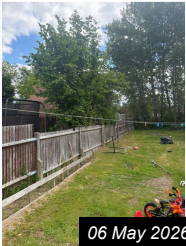
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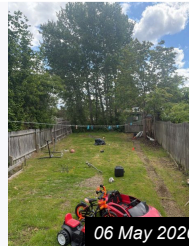
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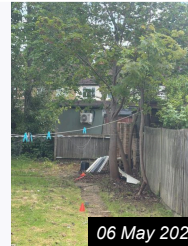
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13. EXTERIOR AREAS / GARDENS (CONT.)



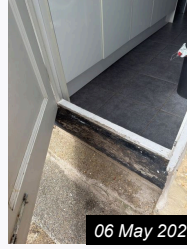
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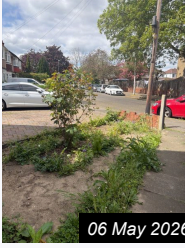
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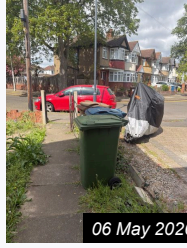
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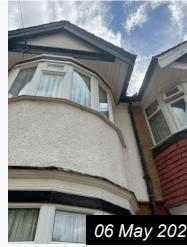
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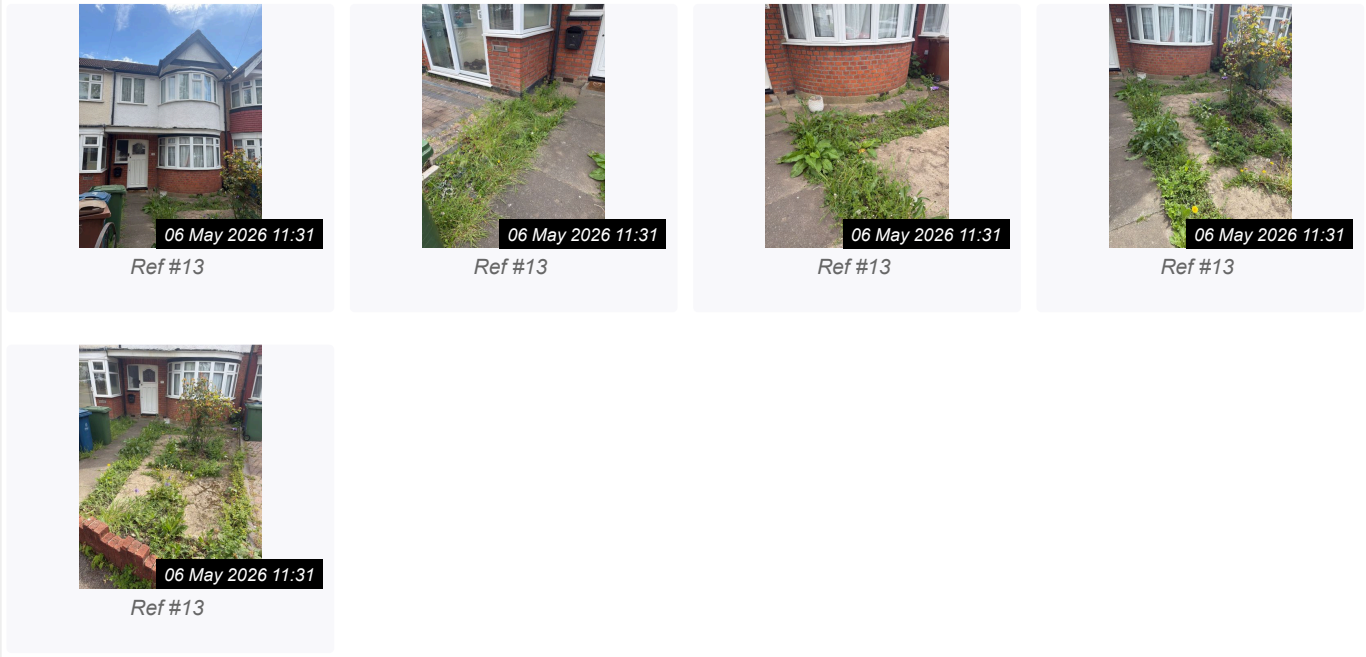
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13. EXTERIOR AREAS / GARDENS (CONT.)



Actions Required			
Ref	Action Required	Responsibility	Comments
<a href="#">3.2</a> Smoke Alarm / Carbon Monoxide Alarm(s) » Carbon Monoxide Alarm(s)	Needs Maintenance	Investigate	The alarm could not be tested due to its height placement. It should be repositioned to an accessible level to allow for proper testing.
<a href="#">4.2</a> Entrance / Hallway » Cleanliness	Needs Cleaning	Tenant	A poor standard of cleanliness was observed, with visible dirt and dust accumulation throughout, particularly along the skirting boards and other surfaces.
<a href="#">7.2</a> Kitchen » Cleanliness	Needs Cleaning	Tenant	The kitchen is in a poor condition of cleanliness, indicating a lack of regular and adequate upkeep. Sticky residue is visible on sections of the worktops and on some of the appliances. Overall, the space would benefit from a thorough deep clean to bring it up to an acceptable standard.
<a href="#">7.3</a> Kitchen » Information To Note	Needs Maintenance	Tenant	The yellow/brown staining visible to the wall areas on either side of the cooker hood appears consistent with cooking residue and grease build-up caused by inadequate cleaning and general upkeep during the tenancy. As a result, these areas will require redecoration.
<a href="#">8.2</a> Bathroom » Cleanliness	Needs Cleaning	Tenant	<p>The bathroom is in a poor condition of cleanliness. Significant dirt and build-up are evident throughout the space. A considerable amount of limescale is present on the chrome fittings, and some areas of rust are also visible.</p> <p>Orange staining and dirt deposits can be seen in the corner areas of the flooring on either side of the WC. Overall, the room would benefit from a thorough deep clean and descaling throughout.</p>

Actions Required			
<a href="#">8.3 Bathroom » Information To Note</a>	Needs Maintenance	Landlord	<p>The bathroom extractor fan does not appear to be in working order and requires inspection, with repair or replacement recommended.</p> <p>The seal on the shower door shows signs of rust and deterioration. It would benefit from replacement in the near future in order to maintain a proper seal and help prevent potential water leaks and associated damage.</p>
<a href="#">8.4 Bathroom » Information to Note</a>	Needs Cleaning	Tenant	<p>The presence of mould may be associated with inadequate ventilation, particularly if the window is not consistently opened during and after bathing or showering. It is the tenant's responsibility to remove the mould growth where present and to ensure the area is properly maintained throughout the tenancy.</p>
<a href="#">13.1 Exterior Areas / Gardens » Front</a>	Needs Maintenance	Tenant	<p>The front garden is overgrown, with long grass and a build-up of weeds, and would benefit from general maintenance and tidying.</p>

## 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.