

Inspection

Sample Report, QWE 123



Date of Report	24/11/2025
Reference No	10071709
Type of Property	House Detached
Landlord	Mr Smith
Tenants Name	Mr Bond
Tenant Present	YES
Prepared By	Mr Jones

Additional Info

Evidence of Pets	Yes
Evidence of Smoking	No
Evidence of Unauthorised Tenants	No
Location of the Fuse box	Ground floor
Location of the Water Meter	Utility room
Location of the Stop Tap	Kitchen

Smoke Alarm

Location	Ceiling
Install Date	01/01/2021
Expiry Date	01/01/2022
Status	Working
How is the alarm powered?	Battery
Notes	First floor hallway - no batteries in alarm 2

Carbon Monoxide Alarm

Location	Hall ceilings
Install Date	01/01/2021
Expiry Date	01/01/2022
Status	Working
How is the alarm powered?	N/A

Heat Alarm

Location	Kitchen
Status	Working
How is the alarm powered?	Battery operated

Multi-Sensor Alarm

Location	Hallway
Status	Working
How is the alarm powered?	Battery operated

Fitness for Human Habitation

Item Name	Comments
Repair	Visually good order
Stability	Functional in-situ
Freedom from damp	Issue identified
Internal arrangement	None stated
Natural lighting	Visually good order
Ventilation	Visually good order
Water supply	Functional in-situ
Drainage and sanitary conveniences	None stated
Facilities for preparation and cooking of food	Functional in-situ
Facilities for the disposal of waste water	Functional in-situ

Interior

Ref	Item Name	Excellent	Good	Fair	Poor	Comments
1	Hallway		✓			Overall well maintained, no visible signs of damage
2	Dining Room		✓			The tenant has reported cracks to the wall and cornice. The landlord should be notified and contractor instructed to repair.
3	Lounge	✓				Overall well maintained, no visible signs of damage
4	Kitchen		✓			Good condition no visible issues. Appliances not tested.
15	Conservatory					Good condition. No visible issues.
16	Bedroom 1	✓				Clean and tidy. No visible issues.
8	Bathroom				✓	The tenant has reported a leak from the shower head. Which has caused damage to the ceiling.

Dining Room



REF 2

Dining Room



REF 2

Lounge



REF 3

Lounge



REF 3

Kitchen



REF 4

Kitchen



REF 4

Kitchen



REF 4

Kitchen



REF 4

Bedroom 1



REF 16

Bedroom 1



REF 16

Exterior

Ref	Item Name	Excellent	Good	Fair	Poor	Comments
11	Front of Property		✓			In good order unless otherwise stated
12	Rear of Property			✓		Weeds growing between the patio flags.
13	Front Garden				✓	Heavy discolouring to the picket fence
14	Back Garden				✓	Rear lawn soiled patches. Report to landlord, advise gardener to attend

Cleanliness

Overall level of cleanliness	Good state of cleanliness
Carpets	No visible marks/stains
Appliances	Not tested
Outside windows/doors	Doors/windows in good condition

Overall Comments

The inspection was carried out 3 months into the tenancy.
All the internal smoke detectors are in working order.

No visible issues. The property is well kept

Overall Recommendations

Notify the landlord of the maintenance issues listed in this report.

Instruct contractor to attend to my noted comments.

Signatures

Tenant

Name Mr Bond

Signature

A handwritten signature in black ink, appearing to read 'Mr Bond', is written over a horizontal dotted line.

Clerk

Name

Signature

A horizontal dotted line for a signature.