



Inspection

Address	123 Sample Street, Sample City, Sampleshire, AB1 2CD
Date	September 4th 2026
Clerk	A. Clerk
Client	Example Lettings Ltd



Disclaimers

1. SECURITY OBSERVATIONS			
Ref	Name	Answer	Comments
1.1	Are there any obvious signs of damage?	No	
1.2	Are there any obvious signs of vandalism?	No	
1.3	Are there any obvious signs of forced entry?	No	
1.4	Are there any other noteworthy observations from accessible ground-level areas?	No	
1.5	Is there any waste / parcels / post?	No	
1.6	Do entrance doors, accessible windows and other accessible entry points appear closed/ secured?	Yes	

2. EXTERIOR & PERIMETER			
Ref	Name	Answer	Comments
2.1	Is there any obvious damage?	No	
2.2	Are the garden areas overgrown?	Yes	
2.3	Is there any evidence of dead animals pests within the garden or external areas?	No	

3. GENERAL INTERNAL CONDITION			
Ref	Name	Answer	Comments
3.1	Is there any new or worsening damage or deterioration?	No	
3.2	Is there any fallen/loose fixtures?	No	
3.3	Is there any damaged glazing?	No	
3.4	Is there any damage to the ceilings, walls or flooring?	No	

4. SIGNS OF PROLONGED VACANCY			
Ref	Name	Answer	Comments
4.1	Is there any waste / parcels / post?	Yes	

5. WATER / LEAKS			
Ref	Name	Answer	Comments
5.1	Are there any visible signs of leaks, water ingress, staining, or standing water?	Yes	Water stain to kitchen ceiling
5.2	Are there any dripping taps?	No	
5.3	Is there any deterioration around accessible sinks, toilets, baths/showers and or other visible plumbing?	No	

6. DAMP / MOULD / CONDENSATION			
Ref	Name	Answer	Comments
6.1	Is there any visible mould, damp staining, condensation or other apparent moisture-related deterioration?	No	

7. HEATING / UTILITIES / METER READINGS					
Ref	Name	Serial No.	Reading	Location	Supplier
7.1	Electric Meter	1234	4321	Garage	EDF
7.2	Gas Meter	1234	4321	Garage	EDF
7.3	Water Meter	1234	4321	Exterior front	Southern water
7.4	Boiler Display		20 C	Kitchen	
7.5	Thermostat Display		20 C	Hallway	

8. ALARMS			
Ref	Name	Location Room & Floor	Test Result
8.1	Smoke Alarm	Hall; ground floor	Tested for power only; audible tone noted

8. ALARMS (CONT.)			
8.2	Smoke Alarm	Landing; first floor	Tested for power only; audible tone noted
8.3	Heat Alarm	Kitchen; ground floor	Tested for power only; audible tone noted
8.4	Carbon Monoxide Alarm	Kitchen; ground floor	Tested for power only; audible tone noted

9. PESTS			
Ref	Name	Answer	Comments
9.1	Is there any visible evidence of pests such as droppings, nests, dead pests or other apparent signs of infestation?	No	

10. ACCESS / OCCUPATION			
Ref	Name	Answer	Comments
10.1	Are there any apparent signs that somebody may have entered or occupied the property since the previous inspection?	No	

11. ACTIONS / CONCERNS			
Ref	Name	Answer	Comments
11.1	Are any actions required?	Yes	Garden requires maintenance.
11.2	Does the clerk have any concerns?	Yes	Water stain to kitchen ceiling. No obvious cause of leak. Requires further investigation

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.