BOOKING REF: IPS SAMPLE 03
REPORT DATE: 6th October 2026

DEMONSTRATION COPY



MID-TERM INSPECTION REPORT

PROPERTY ADDRESS

12 Example Mews

Cambridge

Property Type: 1 Bedroom Terraced house

WORK DETAILS

Conduct Date:	6th October 2026
Booking Ref:	IPS SAMPLE 03
Conducted By:	IPS Demonstration Clerk
On Behalf Of:	Sample Lettings

Inventory Pro Suite
Illustrative property records
Tel: Demonstration report | Email: demo@example.invalid | inventoryprosuite.co.uk

MID-TERM INSPECTION

Condition Summary

12 Example Mews, Cambridge | Ref: IPS SAMPLE 03

Good Fair Poor

Room	DECORATIVE	WOODWORK	FLOORING	WINDOWS	ELECTRICAL	FIXTURES	OVERALL
Living room	●	●	●	●	●	●	●
Kitchen	●	●	●	●	●	●	●
Bathroom	●	●	●	●	●	●	●
Utility cupboard	●	●	●	●	●	●	●

1 Living room

Room inspection details

CLERK NOTES

> Living room tidy. The sash window fastener and sill were recorded in the photo set.

Inspection Point	Condition	Notes
Decorative Order	Good	—
Woodwork	Good	—
Flooring	Good	—
Windows	Good	—
Electrical Points	Good	—
Fixtures	Good	—

ROOM PHOTOS



Living room overview

6th October 2026



Sash latch and painted window surround

6th October 2026

2 Kitchen

Room inspection details

CLERK NOTES

Fitted units and worktop generally clean. The worktop mark remains visible alongside the sink.

Inspection Point	Condition	Notes
Decorative Order	Good	—
Woodwork	Good	—
Flooring	Good	—
Windows	Good	—
Electrical Points	Good	—
Fixtures	Good	—
Kitchen Units	Good	—
Work Surface	Good	—
Appliances	Good	—

ROOM PHOTOS



Kitchen overview and fitted units

6th October 2026



Sink, tap and worktop detail

6th October 2026

3 Bathroom

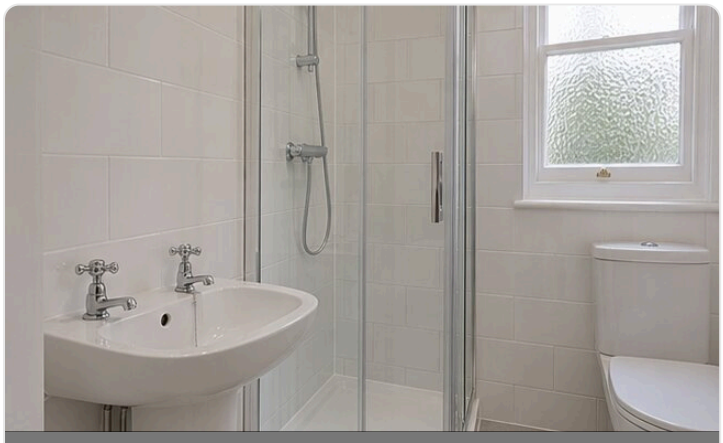
Room inspection details

CLERK NOTES

Shower screen and basin photographed. Light water marks at the bottom of the screen.

Inspection Point	Condition	Notes
Decorative Order	Good	—
Woodwork	Good	—
Flooring	Good	—
Windows	Good	—
Electrical Points	Good	—
Fixtures	Good	—
Sanitaryware	Good	—

ROOM PHOTOS



Basin, shower screen and fittings

6th October 2026

4 Utility cupboard

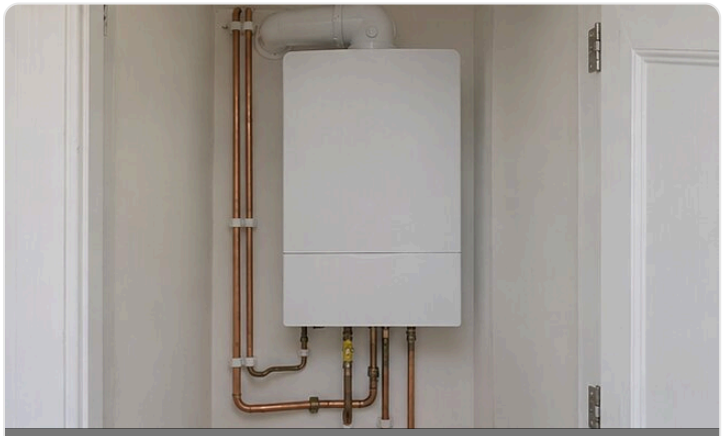
Room inspection details

CLERK NOTES

> Cupboard and visible boiler casing accessible.

Inspection Point	Condition	Notes
Decorative Order	Good	—
Woodwork	Good	—
Flooring	Good	—
Windows	Good	—
Electrical Points	Good	—
Fixtures	Good	—

ROOM PHOTOS



Combi boiler and visible pipework

6th October 2026

MAINTENANCE

Additional Notes

> Sample follow up: monitor the shower screen seal at the next visit.

TERMS & CONDITIONS

DISCLAIMER

This mid-term inspection report has been prepared by the IPS demonstration team as an independent assessment of the property's condition at the time of the visit. It is produced as an "as seen snapshot" and is compiled as a fair and accurate record of the property's internal condition at the time of inspection.

Because the Inventory Clerk preparing this report is not an expert on fabrics, woods, materials, antiques etc., nor a qualified surveyor or valuer, they are not required to state whether an item is antique, made of precious metals, of unique origin, or whether it is new despite the appearance obviously so.

Please be advised that items in lofts, cellars, locked rooms, garages and sheds that have not been noted are the sole responsibility of the landlord. Although every reasonable effort will be made to record such rooms and items, the Inventory Clerk cannot be held responsible for any non-recording if there are adverse circumstances affecting access or viewing. The movement of any items of heavy furniture or appliances will not be undertaken and therefore some observations may be limited where such items restrict full view.

> **IMPORTANT:** It is highly recommended that validation of this report be completed by the landlord and/or tenant to confirm its accuracy. Any queries or discrepancies must be addressed to the Clerk directly, or to the IPS demonstration team within 10 days of the date of inspection. the IPS demonstration team will not be liable for any discrepancies relating to the description or content of this report.

PURPOSE OF THE MID-TERM INSPECTION

This report, sometimes known as a management or interim inspection, is produced normally — but not always — mid-term or three-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 the context of reporting problems within a property, whether 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.

SCOPE

The inspection covers the general decorative condition, cleanliness, and state of repair of each room and area of the property as specified in this report. It does not constitute a structural survey or assessment of building services.

LIMITATIONS

The inspection is visual only and does not include testing of services, appliances, or systems unless specifically noted. Items that are inaccessible, locked, or obscured at the time of the visit are excluded from the assessment. The report reflects the condition at the specific date and time of the inspection only. Photographs are included as supporting evidence and should be read in conjunction with the written commentary.

SAFETY DISCLAIMER

This report relates only to the furniture, furnishings and all landlord's equipment and contents in the property. It is no guarantee of, or safety of, any such equipment or contents — merely a record that such items exist in the property on the date of the inspection. None of the electrical or gas appliances have been checked as to working order.

The Inventory Clerk may not be a qualified electrician, HHSRS or Fire Regulation expert and is not required to report on anything which may contravene any housing or safety regulations, although the Clerk may indicate where something appears to require attention.

SMOKE & CARBON MONOXIDE DETECTORS

It is the tenant's responsibility to inspect any smoke or CO detector fitted in the property at regular intervals during the tenancy, in order to ensure they are in full working order as per the manufacturer's instructions. Although it is the landlord's responsibility to ensure the correct products are appropriately fitted and in working order at the commencement of a tenancy, the Inventory Clerk may note on the report the location — or lack — of

any required detectors, and where possible may indicate any visible or auditory signals emitted if test buttons are activated. Under no circumstances will the Inventory Clerk be held responsible for the testing of, or be liable for the accurate reporting of, any smoke or CO detectors' working order.

CONDITION RATINGS

Each area is assessed using the following condition ratings:

- **Good:** The area/item is in a satisfactory condition consistent with fair wear and tear for the period of the tenancy.
- **Fair:** Minor issues noted that may require attention or monitoring. These are not necessarily indicative of tenant damage.
- **Poor:** Significant issues noted that require attention. These may indicate damage beyond fair wear and tear, lack of maintenance, or a breach of tenancy conditions.

CONFIDENTIALITY & COPYRIGHT

This report is prepared for the instructing party and should not be disclosed to third parties without the written consent of the IPS demonstration team. This report remains the property of the IPS demonstration team and is not to be copied or used without prior written consent.