DOCK inventories
PROPERTY INVENTORY SPECIALISTS

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MID-TERM INSPECTION



xxxxxxxxx, London, SE16 xxx

17 October 2026

On behalf of Xxxxxxxxx
Auditor name: Olivera Leka

arla | propertymark INVENTORIES
Member No. M0188404

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SCOPE, LIMITATIONS & IMPORTANT INFORMATION

This page defines the scope of a Dock Inventories mid-term inspection and should be read together with the full report.

PURPOSE OF THIS REPORT

This report records the condition of the property, so far as reasonably apparent, at the date and time of the mid-term inspection. Its purpose is to provide the instructing party with a written and photographic record of visible conditions, observations and issues noted during the inspection. The report should be read as a whole together with the photographs and any issue entries recorded within it.

SCOPE OF INSPECTION

The inspection is visual and non-invasive and is limited to areas that are reasonably accessible at the time of attendance. The inspector does not move heavy furniture, lift floor coverings, dismantle fixtures or fittings, open sealed or secured areas, or carry out destructive or specialist investigations. Areas concealed, obstructed by possessions, locked, unsafe to access or otherwise unavailable may not be inspected. The absence of a comment about an item or area must not be taken as confirmation that it is free from defect.

CONDITION, OBSERVATIONS AND ISSUES

Descriptions are the inspector's reasonable observations at the time of inspection. They are not a building survey, structural survey, valuation, specification of works or expert diagnosis. Where damp, mould, staining, cracking, leakage, deterioration or other apparent defects are recorded, the report identifies the visible condition only unless expressly stated otherwise. The underlying cause may require investigation by an appropriately qualified contractor or specialist. Priority ratings are intended to assist administrative triage and are not a substitute for professional assessment.

HEALTH, SAFETY AND PROPERTY STANDARDS

The inspection may record matters that appear to warrant further attention, including damp and mould, heating, ventilation, security, fire safety, electrical concerns or general property condition. This report is not a formal Housing Health and Safety Rating System assessment and does not determine statutory compliance or whether a Category 1 or Category 2 hazard exists. Nothing in this report replaces the landlord's statutory obligations concerning repair, fitness for human habitation, safety or housing standards.

SMOKE, CARBON MONOXIDE AND HEAT ALARMS

Smoke, carbon monoxide and heat alarms that are present and reasonably accessible are function-tested using the alarm's test facility. A result of "Tested – Working" confirms only that the alarm responded to the test carried out at the time of inspection. It does not certify the alarm, its installation, positioning, remaining service life or compliance with statutory requirements. Any alarm recorded as missing, inaccessible or not working should be referred to the landlord or managing agent for appropriate action.

SERVICES, INSTALLATIONS AND APPLIANCES

Electrical, gas, heating, plumbing and other installations are not technically inspected or certified as part of this mid-term inspection. The inspector does not carry out electrical testing, gas safety testing, appliance servicing, pressure testing, drainage testing or any other specialist or statutory inspection. Any apparent fault, defect or safety concern should be referred to an appropriately qualified and competent contractor or specialist for further investigation.

OCCUPANCY, BELONGINGS AND RESPONSIBILITY

The inspection records conditions observed at the property and does not establish ownership of possessions, responsibility for damage, breach of tenancy, negligence or legal liability. Where housekeeping, cleanliness, occupancy, pets, alterations or similar matters are recorded, these are factual observations only. Any determination concerning responsibility or tenancy obligations remains a matter for the landlord, agent and/or other appropriate party having regard to the tenancy agreement and applicable law.

RECOMMENDED ACTION

Issues identified in this report should be reviewed by the landlord or managing agent and investigated or remedied where appropriate. Where an observation indicates an apparent immediate risk to health or safety, appropriate specialist advice or emergency assistance should be sought without delay.

FINAL NOTICE

Important: This report is a record of a visual mid-term inspection only. It must not be relied upon as a building survey, statutory compliance certificate, gas safety record, electrical safety report or specialist safety inspection.

PRIORITY ACTION SUMMARY

URGENT: 1	HIGH: 0	MEDIUM: 1	LOW: 9

Ref	Room	Observation / Issue	Category	Priority	Recommended Action	Page
ALM-SM-01		Smoke Alarm did not respond when tested.	Fire Safety	Urgent	Arrange immediate review / replacement and confirm operation.	17
FD-01	Front Door & Hallway	Pipe for heating has started to leak/wet when touched, tenants put bucket underneath Requires attention	Maintenance / Repair	Medium	Managing agent to review	5
FD-03	Front Door & Hallway	Mould above front door to ceiling and wall	Maintenance / Repair	Low	Managing agent to review	5
FD-29	Front Door & Hallway	Some paint chipped to ceiling above bathroom and inside big cupboard	Maintenance / Repair	Low	Managing agent to review	6
FD-05	Front Door & Hallway	Small cupboard housing fuse box showing mould to high lever corner	Maintenance / Repair	Low	Managing agent to review	6
KIT-01	Kitchen	Low cold water pressure	Maintenance / Repair	Low	Managing agent to review	8
LIV-01	Living Room	Ceiling chip to lhs	Maintenance / Repair	Low	Managing agent to review	10
BED1-01	Bedroom 1	Window to Rhs does not open, tried with key it turns, window still locked, lock appears faulty	Maintenance / Repair	Low	Managing agent to review	11
BED1-02	Bedroom 1	Chips to ceiling in four places	Maintenance / Repair	Low	Managing agent to review	11
BATH-55	Bathroom	Bath panel heavily cracked, even more now after plumber came to replace bath tap	Maintenance / Repair	Low	Managing agent to review	14
BATH-56	Bathroom	Slight mould above and around window area	Maintenance / Repair	Low	Managing agent to review	15

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FRONT DOOR & HALLWAY

GENERAL CONDITION

Typical signs of occupation

OBSERVATION / ISSUE 1

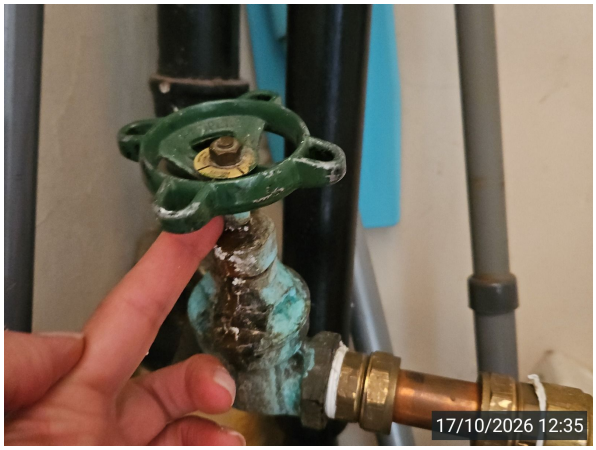
REF: FD-01

Pipe for heating has started to leak/wet when touched, tenants put bucket underneath
Requires attention

Category: Maintenance / Repair | Priority: Medium

Recommended action: Managing agent to review





OBSERVATION / ISSUE 2

REF: FD-03

Mould above front door to ceiling and wall

Category: Maintenance / Repair | Priority: Low

Recommended action: Managing agent to review





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FRONT DOOR & HALLWAY (CONTINUED)

Observation / issue 3 – continued

OBSERVATION / ISSUE 3

REF: FD-29

Some paint chipped to ceiling above bathroom and inside big cupboard

Category: Maintenance / Repair | Priority: Low

Recommended action: Managing agent to review









OBSERVATION / ISSUE 4

REF: FD-05

Small cupboard housing fuse box showing mould to high lever corner

Category: Maintenance / Repair | Priority: Low

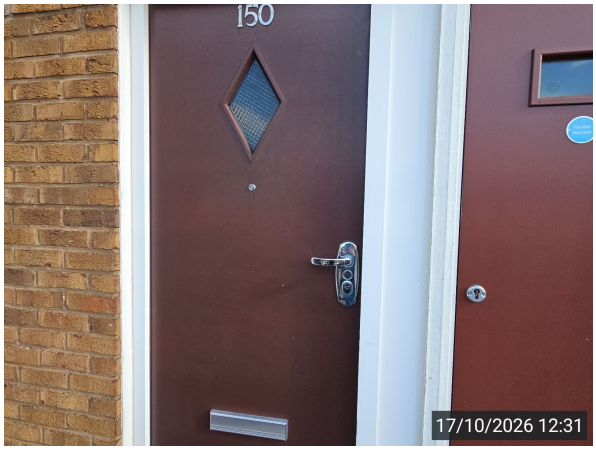
Recommended action: Managing agent to review

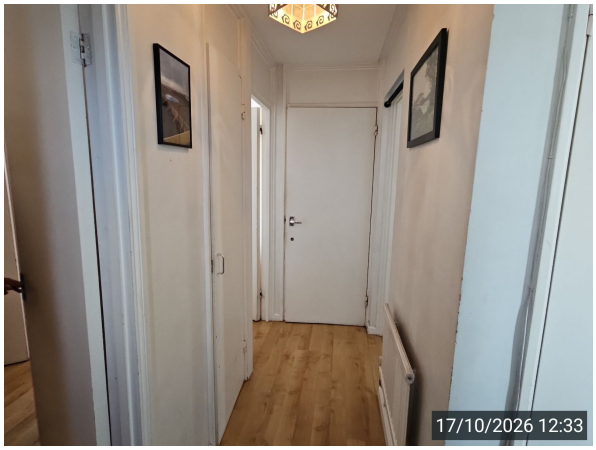


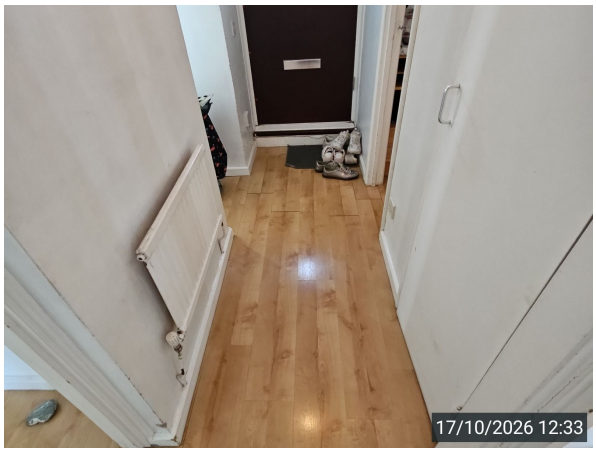


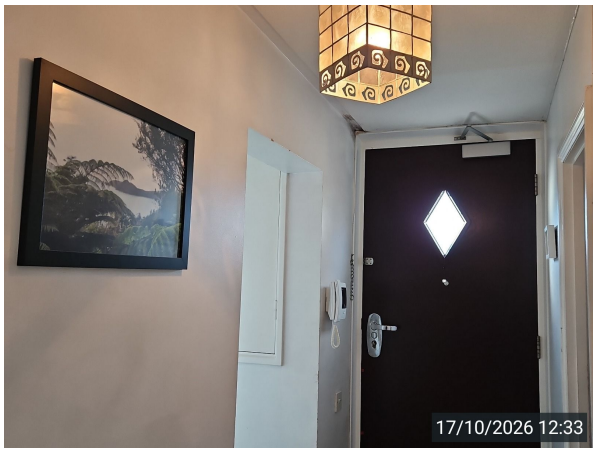
FRONT DOOR & HALLWAY (CONTINUED)

ROOM PHOTOGRAPHS









KITCHEN

GENERAL CONDITION

Generally satisfactory
Clean and well maintained

OBSERVATION / ISSUE 1

REF: KIT-01

Low cold water pressure

Category: Maintenance / Repair | Priority: Low

Recommended action: Managing agent to review





ROOM PHOTOGRAPHS









KITCHEN (CONTINUED)





LIVING ROOM

GENERAL CONDITION

Clean and well maintained

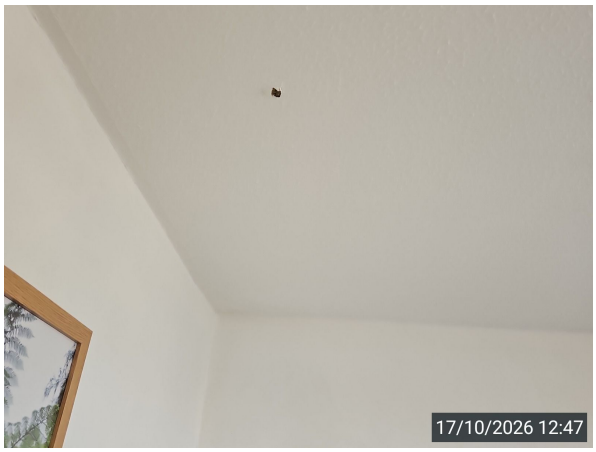
OBSERVATION / ISSUE 1

REF: LIV-01

Ceiling chip to lhs

Category: Maintenance / Repair | Priority: Low

Recommended action: Managing agent to review

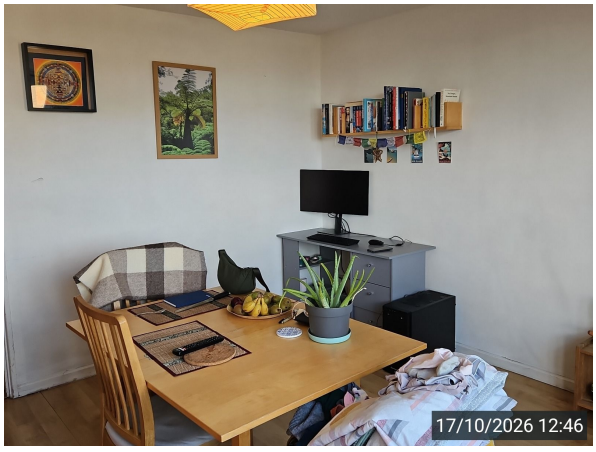


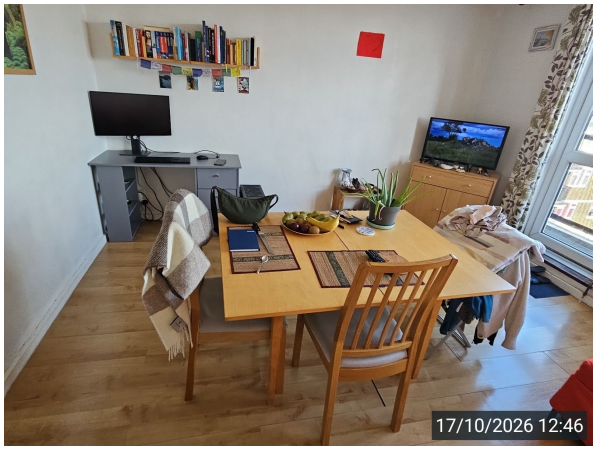


ROOM PHOTOGRAPHS









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BEDROOM 1

GENERAL CONDITION

Clean and well maintained

OBSERVATION / ISSUE 1

REF: BED1-01

Window to Rhs does not open, tried with key it turns, window still locked, lock appears faulty

Category: Maintenance / Repair | Priority: Low

Recommended action: Managing agent to review





OBSERVATION / ISSUE 2

REF: BED1-02

Chips to ceiling in four places

Category: Maintenance / Repair | Priority: Low

Recommended action: Managing agent to review





BEDROOM 1 (CONTINUED)

Observation / issue 2 – continued / photographic evidence









ROOM PHOTOGRAPHS

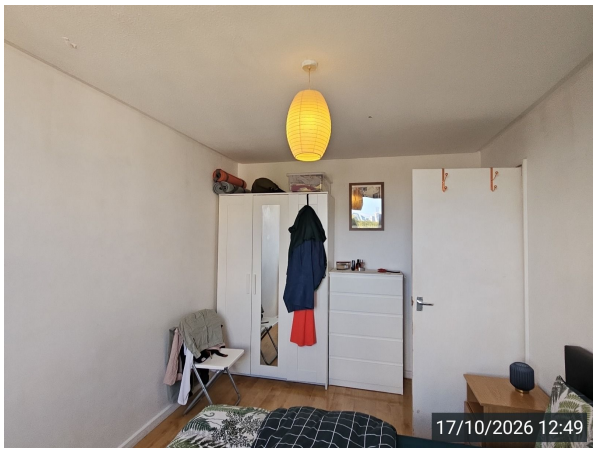




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BEDROOM 1 (CONTINUED)





BATHROOM

GENERAL CONDITION

Generally satisfactory, in order

OBSERVATION / ISSUE 1

REF: BATH-55

Bath panel heavily cracked, even more now after plumber came to replace bath tap

Category: Maintenance / Repair | Priority: Low

Recommended action: Managing agent to review







BATHROOM (CONTINUED)

Observation / issue 2 – continued

OBSERVATION / ISSUE 2

REF: BATH-56

Slight mould above and around window area

Category: Maintenance / Repair | Priority: Low

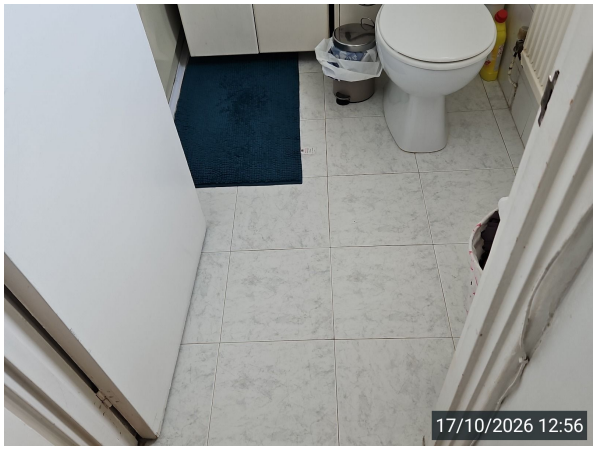
Recommended action: Managing agent to review







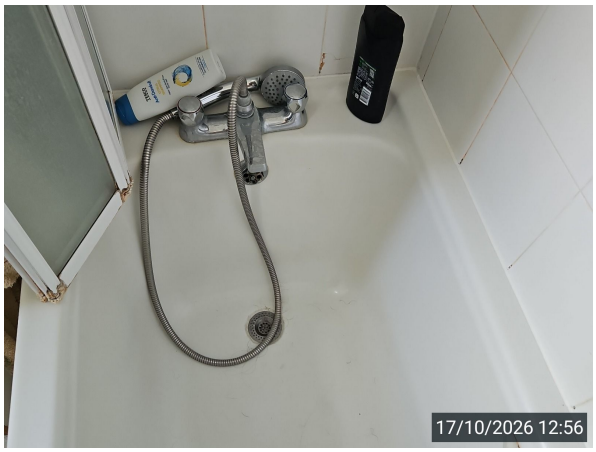
ROOM PHOTOGRAPHS





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BATHROOM (CONTINUED)





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ALARMS & SAFETY CHECKS

Smoke, carbon monoxide and heat alarms that are present and reasonably accessible are function-tested using their test facility. This is not technical certification.

SMOKE ALARM 1



LOCATION:

POSITION: Hallway ceiling

TEST RESULT: TESTED – NOT WORKING

AUDITOR'S COMMENTS:

Smoke alarm out of date, requires replacing, no working smoke alarm seen in the property - URGENT









CARBON MONOXIDE ALARM 1

LOCATION:

TEST RESULT: NOT PRESENT

HEAT ALARM 1

LOCATION:

TEST RESULT: NOT PRESENT

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