



Rent UK Property,  
Time Technology park,  
Blackburn Rd,  
Simonstone,  
Burnley  
BB12 7TY

## Midterm Inspection Report

**Date:** 01/03/2023

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**Property Address:** 14 Albert Street  
Ferryhill  
County Durham  
DL17 0QA

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**Produced By:** Jessica Wood

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For interactive online report with high quality images, please visit  
<http://viewreport.net/tCtumRS6TOg%3d>

## Table of Contents

About this report.....	3
Overview.....	4
Photographic Schedule of Conditions.....	5
Exterior.....	5
Hallway.....	6
Kitchen.....	7
Reception room.....	9
Bedroom.....	11
Bedroom 2.....	12
Bathroom.....	13
Shower room on first floor.....	14
Declaration.....	16

## About this report

This Report provides a fair and objective record of the mid-term visit condition of the contents and fixtures and fittings of the Property as well as its general condition.

### When is it used?

It is usually used to record any issues that should be addressed either by landlord or the tenant during the tenancy.

### Why is it used?

The report reduces disputes at the end of the tenancy term and enables the tenant deposit to be returned to the tenant in a timely manner.

### What is included in the Report?

The Report identifies any issues in need of attention at the Property. General pictures of each room are usually taken and a detailed pictures of each issue are taken and labelled.

### What does this report not tell you?

Each inspection is non-invasive. This means that the person preparing this report does not take up carpets floorcoverings or floorboards, move large items of furniture, remove secured panels or undo electrical fittings.

Common parts in relation to flats, exterior structural elements of the main building and the structure of any outbuildings will not be inspected. Roof spaces and cellars are not inspected. Areas which are locked or where full access is not possible, for example, attic or excessively full cupboards or outbuildings are not inspected.

### Disputes

Any disputes will be dealt with in accordance with the tenancy agreement.

### Disclaimer

This report provides a fair, unbiased and accurate record of the contents and internal condition of the property. It is the responsibility of the landlord and tenant to agree between themselves (via the letting agent where required) on the accuracy of this report if disputed.

This inventory report has been prepared on the accepted principle that in the absence of comments, an item is free from obvious damage or soiling

No attempt has been made to identify any item by its original manufacturer or the period in which it was produced. The inventory clerk preparing the report is neither a qualified surveyor nor an expert on fabrics, woods, materials or antiques.

This report is not a guarantee of, or report on, the adequacy of, or safety of any furniture, equipment or contents. It is a documented record that such items exist within the property, at the date of the inventory and the superficial condition of the same.

The person preparing this report is not a qualified electrician or plumber or an expert in fire regulation. The person preparing this report is not required to report on anything which might contravene housing or safety regulations. Smoke alarms and heat detectors in the property have not been tested and it is the tenant's responsibility to inspect these regularly to ensure they are in full working order as per the manufacturer's instructions

## Overview

### Cleanliness

The following is an indication of the level of cleanliness attributed to the overall property in the view of the inventory clerk, for individual room and / or item conditions, please refer to the following pages.

<b>Property:</b>	Good	<b>Garden:</b>	Good
<b>Doors:</b>	Good	<b>Skirting:</b>	Good
<b>Woodwork:</b>	Good	<b>Paintwork:</b>	Good
<b>Windows:</b>	Good	<b>Flooring:</b>	Good
<b>Carpets:</b>	Good Domestic	<b>Tiles:</b>	Good
<b>Linen:</b>	Good	<b>Curtains and Blinds:</b>	Good
<b>Mattresses:</b>	N/A	<b>Kitchen:</b>	Good
<b>Hob:</b>	N/A	<b>Oven:</b>	N/A
<b>Cooker hood:</b>	N/A	<b>Dishwasher:</b>	N/A
<b>Fridge / Freezer:</b>	N/A	<b>Washing machine:</b>	N/A
<b>Bathroom:</b>	Good	<b>Fireplaces:</b>	N/A

### Suggested room actions

The following is an indication of the actions that may be required in the view of the inventory clerk to remedy a condition of each room, for individual room detail and / or item conditions, please refer to the following pages.

<b>Meter readings:</b>	N/A	<b>Smoke alarms:</b>	N/A
<b>Carbon monoxide alarms:</b>	N/A	<b>Keys:</b>	N/A
<b>Exterior:</b>	N/A	<b>Hallway:</b>	N/A
<b>Kitchen:</b>	N/A	<b>Reception room:</b>	N/A
<b>Bedroom:</b>	N/A	<b>Bedroom 2:</b>	N/A
<b>Bathroom:</b>	N/A	<b>Shower room on first floor:</b>	N/A

### Additional Comments:

N/A



# Photographic Schedule of Conditions

## Exterior:

### General (Exterior)



Taken: 01/03/2023 13:24:07 GMT  
Uploaded: 01/03/2023 14:47:38 GMT



Taken: 01/03/2023 13:24:15 GMT  
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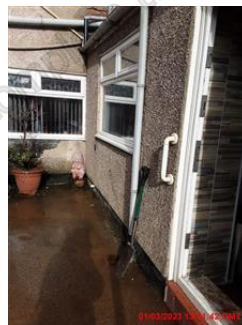
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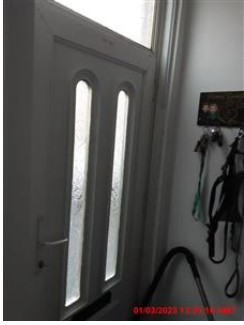
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## Hallway:

### General (Hallway)



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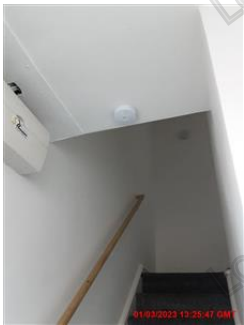


Letter cover not available

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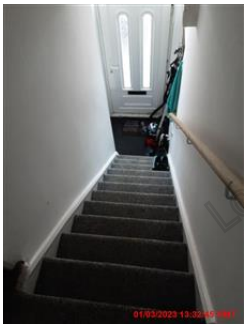
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Taken: 01/03/2023 13:33:03 GMT  
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## Kitchen:

### General (Kitchen)



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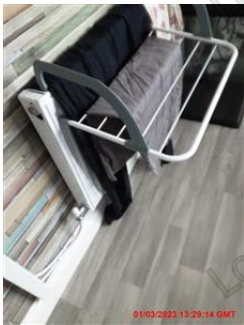
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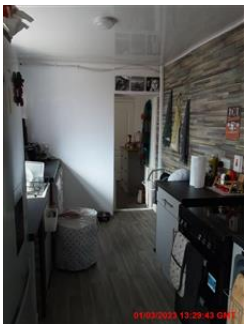
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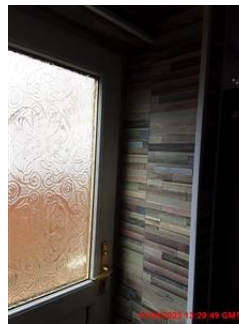
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Taken: 01/03/2023 13:29:59 GMT  
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Low quality preview. Mark as complete to be able to print

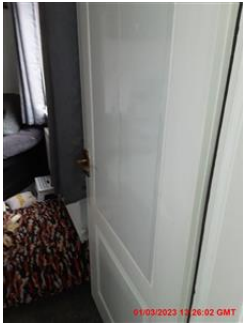
Low quality preview. Mark as complete to be able to print

Low quality preview. Mark as complete to be able to print

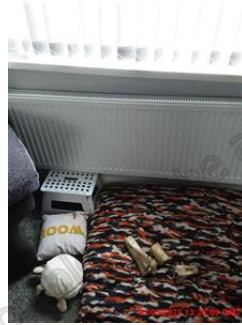


Reception room:

General (Reception room)



Taken: 01/03/2023 13:26:02 GMT  
Uploaded: 01/03/2023 14:47:57 GMT



Taken: 01/03/2023 13:26:09 GMT  
Uploaded: 01/03/2023 14:47:58 GMT



Radiator hanging the holder fell off, needs repair to stop it from hanging.

Taken: 01/03/2023 13:26:18 GMT  
Uploaded: 01/03/2023 14:47:59 GMT



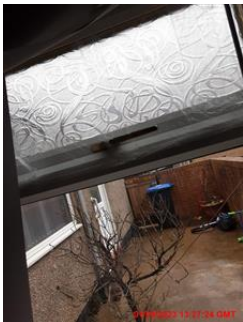
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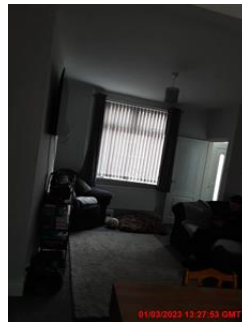


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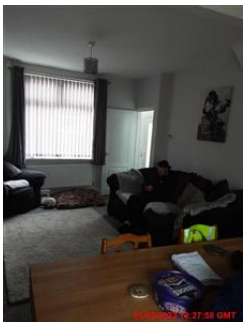


Draft comes in Tenant is using cling fill to stop it

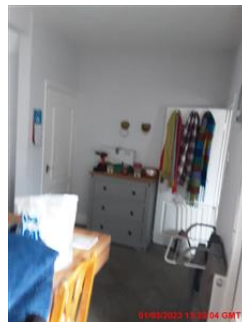
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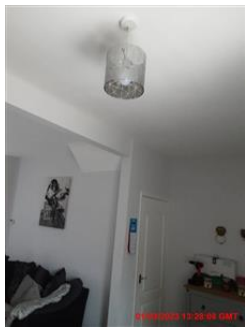
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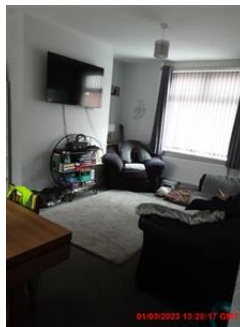
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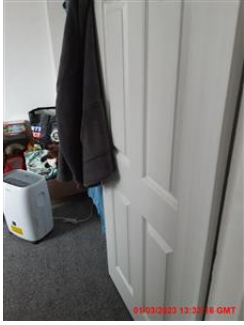


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Low quality preview. Mark as complete to be able to print

**Bedroom:**

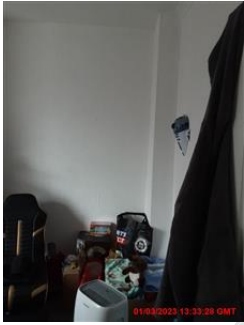
**General (Bedroom)**



Taken: 01/03/2023 13:33:16 GMT  
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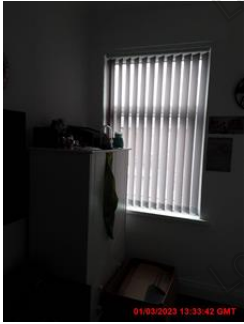
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Taken: 01/03/2023 13:33:28 GMT  
Uploaded: 01/03/2023 14:48:08 GMT



Taken: 01/03/2023 13:33:35 GMT  
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Taken: 01/03/2023 13:33:42 GMT  
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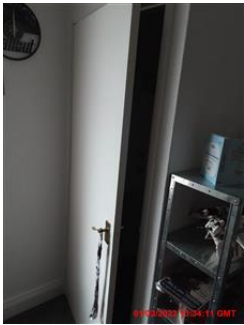
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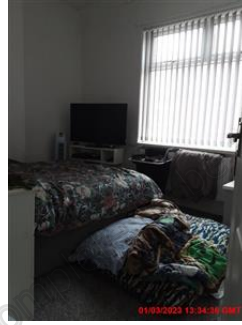
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## Bedroom 2:

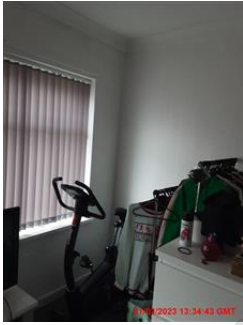
### General (Bedroom 2)



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Taken: 01/03/2023 13:34:57 GMT  
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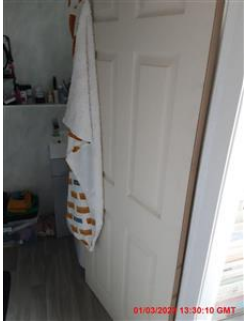
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## Bathroom:

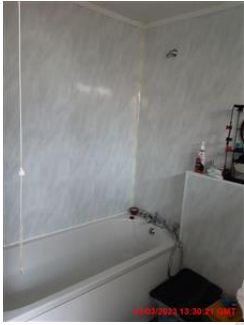
### General (Bathroom)



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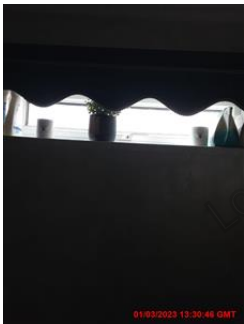
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Taken: 01/03/2023 13:30:41 GMT  
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Taken: 01/03/2023 13:30:46 GMT  
Uploaded: 01/03/2023 14:48:23 GMT



Taken: 01/03/2023 13:30:59 GMT  
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## Shower room on first floor:

### General (Shower room on first floor)



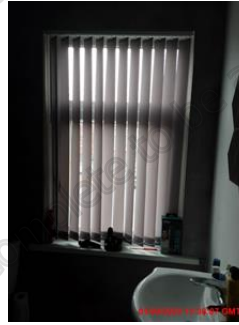
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Taken: 01/03/2023 13:36:07 GMT  
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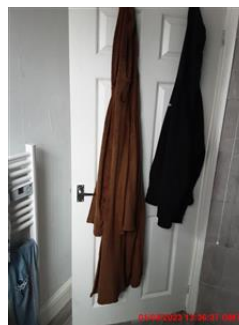
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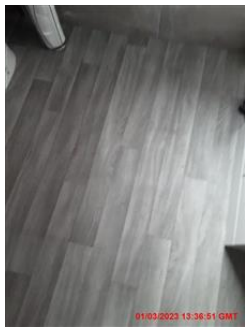
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Taken: 01/03/2023 13:36:58 GMT  
Uploaded: 01/03/2023 14:48:32 GMT

Low quality preview. Mark as complete to be able to print

Low quality preview. Mark as complete to be able to print

Low quality preview. Mark as complete to be able to print

## Declaration

I/We have inspected the items in the foregoing photographic schedule of conditions and hereby agree, that they represent the current state of the property:

### Certification of electronic signature:

Low quality preview. Mark as complete to be able to print

Low quality preview. Mark as complete to be able to print

Low quality preview. Mark as complete to be able to print

