



Mid Term Report

For

Flat 24, 567 Edenfield Road, Littleborough, Rochdale, OL67 6AS

Date Of Report - 24-02-2021

Report Prepared By - Frank Yates



Report Instructed By:
Lancashire Let Ltd (Norden)



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Report Information

Your Inspection Document

This inspection document known as the “Report” is impartial, unbiased and is delivered in a format that is easy to read and understand. The report will be one of the following main report types - Inventory / Check-In / Mid-Term Inspection / Check-Out / Schedule of Condition. All of the properties main fixtures and fittings contained within each room or area will be listed individually and contain a standard description format as follows: Name of Room / Inspection Area, name of element (Wall, Floor, Switch, Window etc), being inspected. The overall colour of element, element general condition, element serial number. The element description will follow this format: Type, Feature, Finish, Comments. The element will then list any problems which we call “Observations”. The text here will be in red so the reader can easily identify problems. If there is no information detailed in the Observation area the clerk has found the item serviceable and, in the condition, described. A full photographic record will be taken of all elements and observations, and all rooms / inspection areas will have overview photographs to give the reader an understanding of the layout of the room.

Words And Their Meanings

What particular words mean within this report: Example 'Gold', 'Steel', 'Wood', 'Mahogany', etc are used to describe the colour of an item does not mean that the item is made from that particular material, metal or element. These descriptive words are used by the Clerk to help describe the appearance, look, feel of the element. New elements will only be detailed as such when they are a new fitting never used before or in a high standard of refurbishment. These elements may still be in their wrappings or supplied with a receipt.

The Inventory Clerk / Company Compiling The Report

Inventory Clerks and the Company they work with are not professional or qualified tradespeople for the purpose of conducting the report. This means they are not plumbers, electricians, heating or gas safe experts etc. The Clerks reports on what he / she observes, nothing more. The Clerk will test lights and appliances by switching them on / off, toilets and taps by flushing etc. Heating by switching up the thermostat etc.

How The Inspection Is Carried Out

The inventory Clerk will inspect all interior rooms / areas of the property plus any exterior areas that the tenant has access to, including Gardens, Garages, Out-Building etc. Communal areas will not be inspected. Lofts and cellars are only inspected with prior agreement with the Clerk / Inventory Company as specialised Insurances and Health and Safety measures may have to be in place before doing so. Other areas within the property that will not be inspected will be instructed by the Landlord / Agent. These may include rooms / areas set aside to contain the Landlords personal effects etc. This will be via prior arrangement. It is always advised that these areas be secured with no access granted to the tenants.

Terminology And Quantity

Where there are numerous or substantial amounts of general items, example books, cutlery, bric-a-brac, cupboard contents etc the Clerk may employ such terminology as "A Number Of Books / Many Books" etc. The plural term Cutlery, Glasses. Plates etc is used when counting individual items would be time consuming. If an accurate record of the exact number of individual items are required, this must be agreed in advance with the Clerk and the extent of the contents to be counted so an accurate time scale may be calculated and the cost of carrying out the extra work.

Ownership And Copyright

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By Appoiment Only:

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Email: support@professionalinventories.co.uk - www.professionalinventories.co.uk

What Is Included In The Report

The Smoke And Carbon Monoxide Alarm (England) Regulations 2015

As of 1st October 2015: Only standard battery driven smoke alarms & CO detectors are tested, where possible. This test will be for power only and is not a statement that the alarms are in full working order should an incident occur. The inventory clerk will take no responsibility for damage or malfunction during the testing of such alarms.

Emergency Fitting Of Smoke Alarms And Carbon Monoxide Detectors

On the occasion that the inventory clerk has been instructed by the Landlord / Agent, in writing or email, to fit either or both smoke alarm(s) or carbon monoxide detector(s) to a property whilst conducting a report, the clerk is not liable for any damage to paintwork or other surfaces when the temporary fixing tape used to secure the smoke alarm(s) / carbon monoxide detector(s) is removed.

Report Updates

The Inventory Company conducting this report reserves the right to update any report they conduct after the inspection to reflect any issues missed due to furniture blocking an issue, cleaning issues blocking the full extent of any damages, lighting etc.

Check-Out Report Guidance

If the inspection carried out is a Check-Out Report, we will base our observations on the information detailed in the original Inventory / Schedule Of Condition / Check-In report carried out at the start of the tenancy.

Elaine Reid



Ryan Reid



Advice For Tenants

The following is a guide on how to present the property on the day of Check-Out and its return to the Landlord / Agent.

The Inventory Clerk will conduct a Check-Out report on the last day of the tenancy or the date agreed with your Agent / Landlord.

On this date you must have removed all personal effects, prepared and cleaned the property for inspection by the Clerk at the agreed time.

The Clerk will use a copy of the report produced at the start of tenancy. He / She will use this report as a guide and report on the current condition of fixtures, fitting and contents. Attention will be given to damage, fair wear and tear and cleanliness. The clerk will report on both "Positive" and Negative" observations.

It is the tenant's responsibility to ensure that the property, its fixtures, fittings and contents are in the same condition or better including state of cleanliness, as it was presented to them on Check-In, with allowance for "Fair Wear & Tear". Cleanliness issues cannot be classed as "Fair Wear & Tear". Ensure the standard of cleanliness in all areas is the same or better as the day of Check-In.

Any issues will be detailed into the Check-Out report with supporting descriptions and evidential photographs.

Finally, if you have paid for a professional clean then please leave a copy of the receipt in the property so the clerk can copy it into the report supporting the fact that the property has been professionally cleaned. The software has a section solely for this purpose!

*****PLEASE READ VERY IMPORTANT*****

This Inspection Document must be signed by the tenant(s) or their representative ideally at the time of Check-In and their details completed - Full name, mobile or telephone number and email address - , if present, and returned with any amendments as required, to the Landlord / Agent within SEVEN DAYS from the start of the tenancy. If the report is not returned by the tenants within this timescale, any future discrepancies will not be admissible.

Elaine Reid



Ryan Reid



*****PLEASE READ VERY IMPORTANT*****

Elaine Reid

A handwritten signature in black ink, appearing to read 'Elaine Reid'.

Ryan Reid

A handwritten signature in black ink, appearing to read 'Ryan Reid'.

Property Particulars

Overview Of Property Inspected

Property Furnished	Furnished
Property Type	Apartment / Flat
Property Style	Purpose Built
Stopcock Location	Cupboard Under Kitchen Sink
Security Alarm	Hallway Cupboard

Property Utilities Meters

None provided.

Property Safety Features / Equipment

Type	Status	Comment	Valid To Date
All Blinds Have Required Cord Safety Device	Present	Bedroom 1 Only	NA



Type	Status	Comment	Valid To Date
Fire Blanket / Fire Extinguisher	Valid	Location: Fire Blanket - Kitchen Worktop Fire Extinguisher - Kitchen Floor At Door	NA

Elaine Reid

Ryan Reid



Type	Status	Comment	Valid To Date
Heat Detector (Does Not Form Part Of Smoke & CO Detector Regulations 2015)	Tested For Power Only - Working	Wired In System, Located Kitchen Ceiling	NA



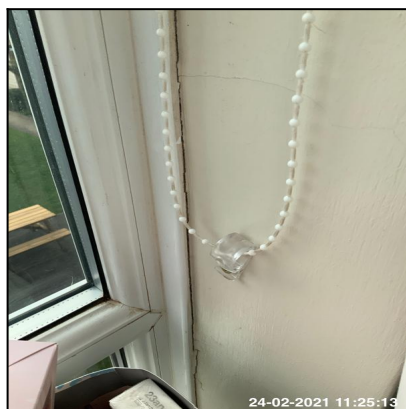
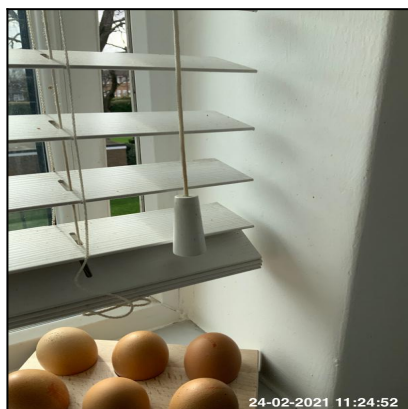
Type	Status	Comment	Valid To Date
Safety Label Attached To All Blinds	Present	Not Seen To Kitchen Or Bedroom 1 Blinds	NA

Elaine Reid

Elaine Reid

Ryan Reid

Ryan Reid



Smoke Alarms & CO Detectors

Type	Location	Status	Comment	Date Tested
CO Detector	On Top Of Boiler	Tested For Power Only - Not Working	Free Standing Unit, Battery Powered	24-02-2021



Type	Location	Status	Comment	Date Tested
Smoke Detector	Ceiling Inner Hallway	Tested For Power Only - Working	Integrated With Nest Controller, Battery Powered	24-02-2021

Elaine Reid

Elaine Reid

Ryan Reid

Ryan Reid



Inspection Notes

Lounge Converted To Bedroom

Elaine Reid

Elaine Reid

Ryan Reid

Ryan Reid

Quick View - State Of Cleanliness Of Property Rooms / Areas

Area	State	Cleaning Receipt Date
Bath / Shower / Furniture	Cleaned To A Good Domestic Standard - Except Where Noted	NA
Bathroom Overview	Cleaned To A Good Domestic Standard - Except Where Noted	NA
White Goods	Cleaned To A Good Domestic Standard - Except Where Noted	NA
Oven / Hob / Cooker / Extractor Hood	Cleaned To A Good Domestic Standard - Except Where Noted	NA
Kitchen Overview	Cleaned To A Good Domestic Standard - Except Where Noted	NA
Furnishings	Cleaned To A Good Domestic Standard - Except Where Noted	NA
Mattress(es)	Cleaned To A Good Domestic Standard - Except Where Noted	NA
Curtains and Blinds	Cleaned To A Good Domestic Standard - Except Where Noted	NA
Windows (Outside)	Cleaned To A Good Domestic Standard - Except Where Noted	NA
Windows (Inside)	Cleaned To A Good Domestic Standard - Except Where Noted	NA
Hard Flooring	Cleaned To A Good Domestic Standard - Except Where Noted	NA
Carpet(s)	Cleaned To A Good Domestic Standard - Except Where Noted	NA
Overall Cleanliness	Cleaned To A Good Domestic Standard - Except Where Noted	NA

Elaine Reid



Ryan Reid

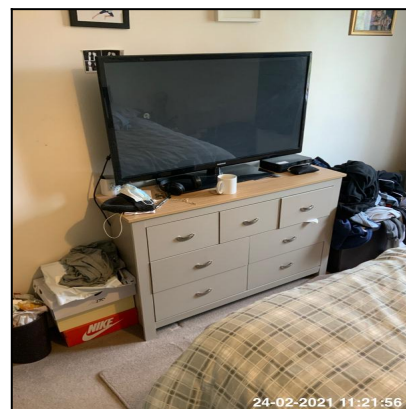
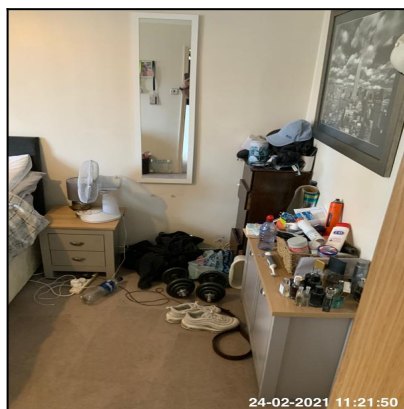
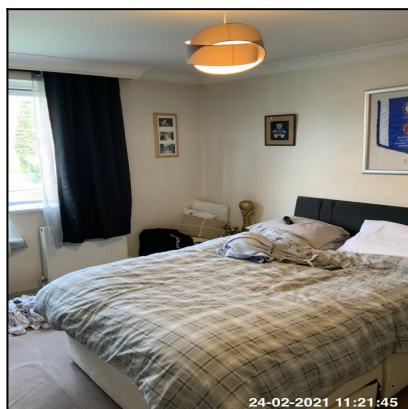


Mid Term Inspection Information:

Question	Answer	Comment
Full Property Access	Yes	None
Evidence Of Pets	Yes - Cat(s)	Cat Seen In Kitchen Area



Question	Answer	Comment
Tenants Present	Yes - 2	None
Evidence Of Sub-Lettings	Yes, Bed / Mattresses In Non Bedrooms	Lounge Converted Into Bedroom, Lock Added To Door.

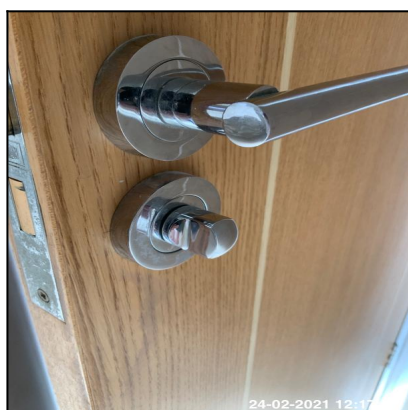
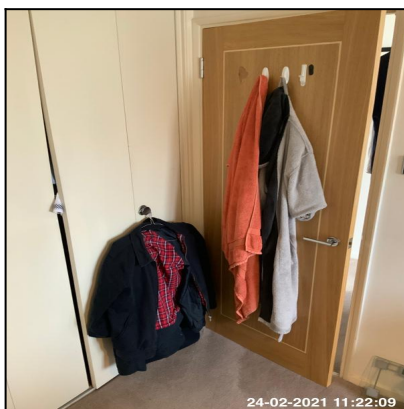
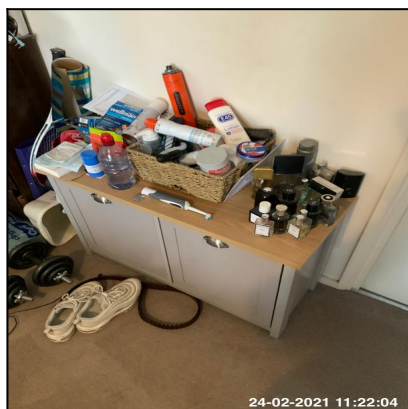


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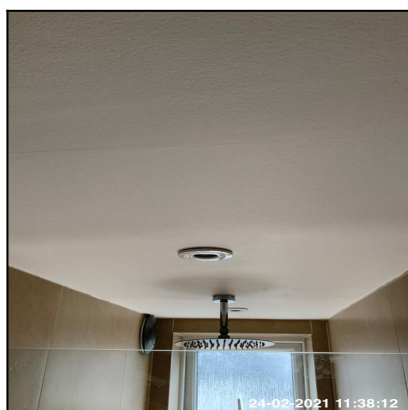
Elaine Reid

Ryan Reid

Ryan Reid



Question	Answer	Comment
General Maintenance Issues	Yes - See Observations	As Per Observations In Bathroom, Kitchen And Evidence Of Subletting Lounge Converted To Bedroom.
Recent Repairs Inspected	Yes	Leak From Flat Above Into Shower Area Ceiling, Fully Repaired And Painted In.



Elaine Reid

Elaine Reid

Ryan Reid

Ryan Reid

Question	Answer	Comment
Evidence Of Smoking	No	None
Evidence Of Vaping	No	None

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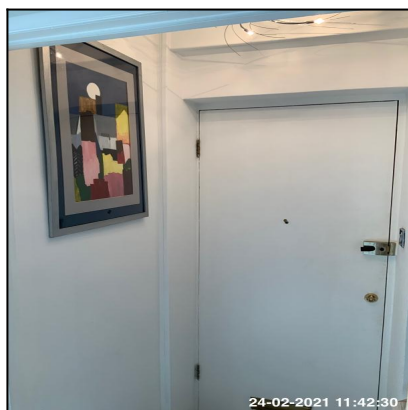
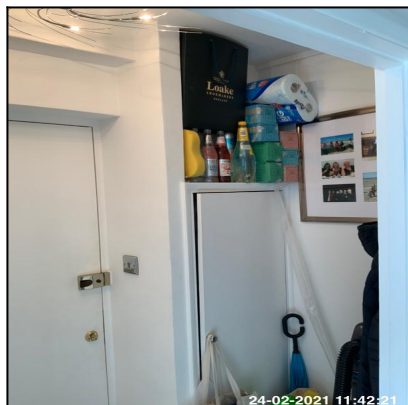


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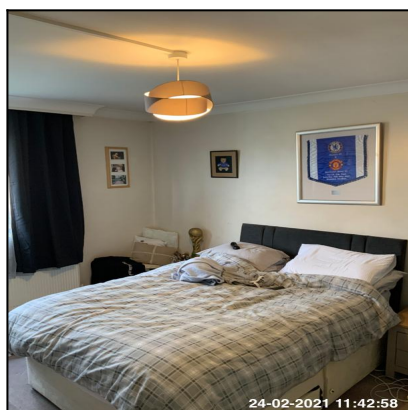


Property Rooms / Areas

1: Entrance Hallway



2: Lounge

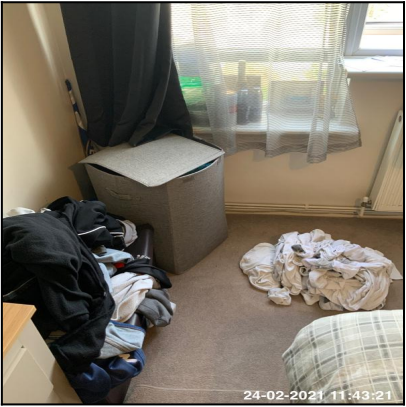
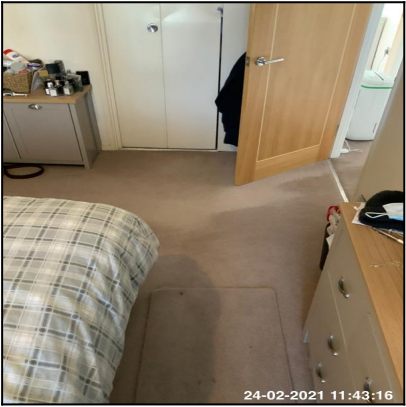


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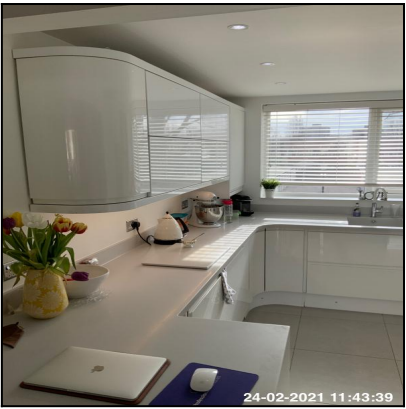
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3: Kitchen



Elaine Reid
Elaine Reid

Ryan Reid
Ryan Reid



3.1 Oven

Serial #	Element	Element Description
3.1.1	Oven	

Serial #	Oven - Observation - (Mid Term)
3.1.1	Reported By Tenant During Inspection: Top Oven Not Working. When Grill Switched On Trips The Fuse At Main Fuse Board.



3.1.1 Reported By Tenant During Inspection:
Top Oven Not Working. When Grill Switched
On Trips The Fuse At Main Fuse Board.



3.1.1 Reported By Tenant During Inspection:
Top Oven Not Working. When Grill Switched
On Trips The Fuse At Main Fuse Board.

4: Inner Hallway

Elaine Reid

Ryan Reid



5: Airing Cupboard

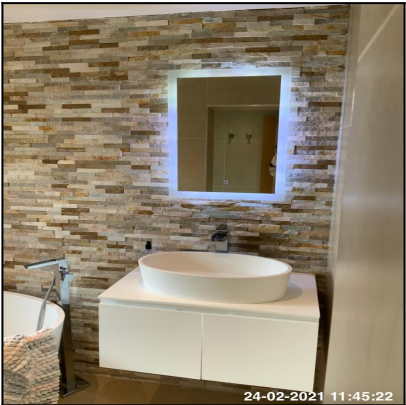
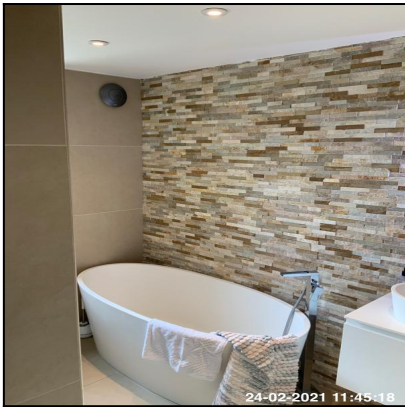


Elaine Reid
Elaine Reid

Ryan Reid
Ryan Reid



6: Bathroom

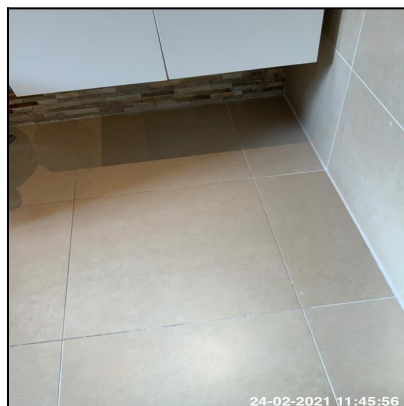
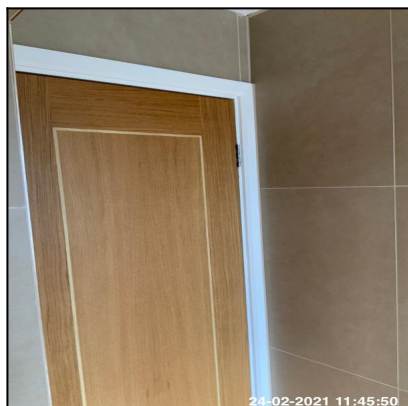
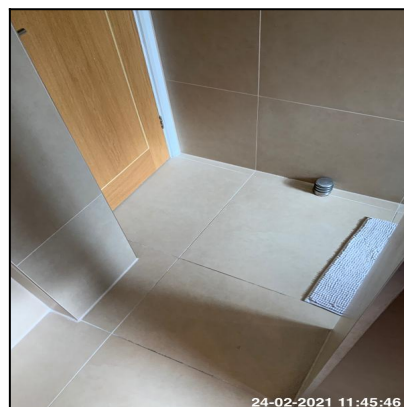
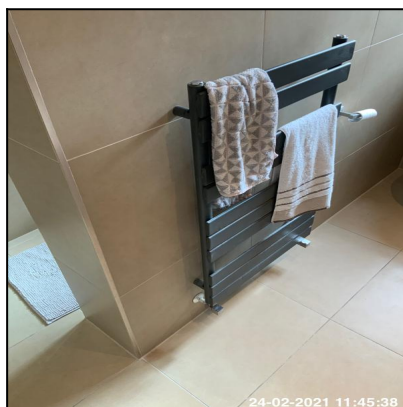


Elaine Reid

Elaine Reid

Ryan Reid

Ryan Reid



6.1 Basin

Serial #	Element	Element Description
6.1.1	Basin	

Serial #	Basin - Observation - (Mid Term)
6.1.1	Bathroom Basin Pop Up Plug Not Working. Mechanism Seized In Closed Position

Elaine Reid

Elaine Reid

Ryan Reid

Ryan Reid



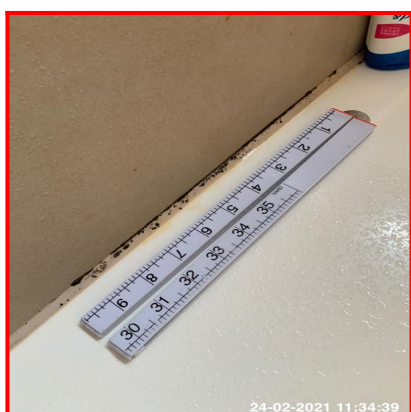
6.1.1 Bathroom Basin Pop Up Plug Not Working. Mechanism Seized In Closed Position

6.1.1 Bathroom Basin Pop Up Plug Not Working. Mechanism Seized In Closed Position

6.2 Shower

Serial #	Element	Element Description
6.2.1	Shower - Enclosure / Screen	

Serial #	Shower - Enclosure / Screen - Observation - (Mid Term)
6.2.1	Seal Discoloured / Mouldy



6.2.1 Seal Discoloured / Mouldy

6.2.1 Seal Discoloured / Mouldy

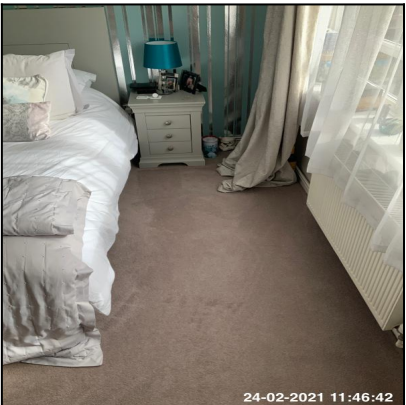
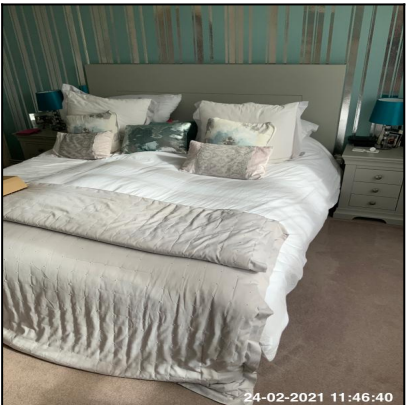
Elaine Reid

Elaine Reid

Ryan Reid

Ryan Reid

7: Bedroom 1 - Rear

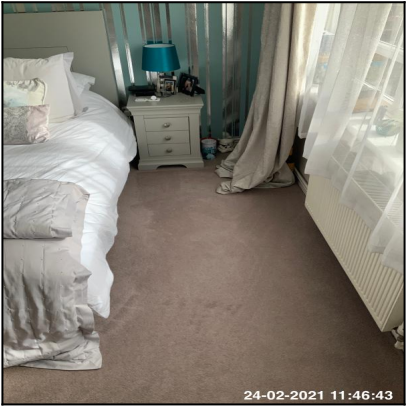


Elaine Reid

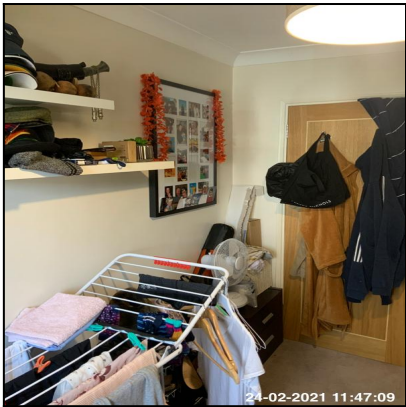
Elaine Reid

Ryan Reid

Ryan Reid



8: Bathroom 2 - Front



Elaine Reid

Elaine Reid

Ryan Reid

Ryan Reid



Elaine Reid

Elaine Reid

Ryan Reid

Ryan Reid

Guidance Notes And Signatures

INFORMATION FOR TENANTS / TENANTS REPRESENTATIVE:



Please complete your full details below including email address and signature. By adding your email address, you will automatically be sent a copy of the report.

NOTE: Tenants and Third Parties - By entering your personal details into this report via the "Tenant Details & Declaration" area of the App, at Check-In / Mid-Term / Check-Out, you are agreeing that your details can be published in the report - Agents, Landlords, other Tenants and Third Parties will have access to this information. If you do not agree with this please do not add your details into the App when requested to do so by the Clerk. Your personal details are required to distribute the report and communicate with you for the purposes of report amendments.

DECLARATION FOR TENANTS AND THEIR REPRESENTATIVES PRESENT AT CHECK-IN / CHECK-OUT:

Great care and effort have been invested to ensure this inspection document is a true, impartial and unbiased, reflection of the property, its fixtures and fittings at the time of Check-In. It is your responsibility to check this inspection document and report any discrepancies to the Agent / Landlord within seven days of the start of the tenancy.

I / we confirm receipt of this inspection document and will notify the Agent / Landlord of any amendments as required. We sign this declaration to confirm receipt of the keys to the property as listed above and for the property its fixtures, fittings and contents:

Tenant Name	Tenant Email	Tenant Type	Identified By	Sign For	Tenant Signature
Elaine Reid	Elaine9@fastemail.com	Tenant Present At Mid Term Inspection	Driving License On 24-02-2021 @ 11:39:23 Hr	Keys And Report	
Ryan Reid	Ryan@fastemail.com	Tenant Present At Check In	Passport On 24-02-2021 @ 11:40:17 Hr	Keys And Report	

Details & Signature Of Clerk:

I Confirm that this report reflects my assessment of the property.

Assessor First Name	Assessor Last Name	Assessor Signature
Frank	Yates	