



roseberry newhouse

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## Property Visit Report

11 The Groves, STOCKTON-ON-TEES, Durham TS18 3PU



**Head tenant:**

**Prepared by:** Flynn Linklater-Johnson  
Roseberry Newhouse

**Report date:** 21st November 2022



## Tenancy Details

**Address** 11 The Groves **Postcode** TS18 3PU

**Tenants present?** Yes

## External Property Condition

### External Property Condition general photos

21-11-2022 12:43 / External Property Condition / Fulesz482



<b>Roof and ridges, dormers, chimney</b>	Good	<b>Soffits and fascias</b>	Good
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<b>Gutters / downpipes</b>	OK	<b>Front/back &amp; patio doors</b>	Good
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<b>Windows, sills and frame</b>	Good	<b>Property walls</b>	Fair
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Under window paint turning green  
Paint flaking on windowsill

Front and back walls turning green

Photo code: kzfyfont0

<b>Fencing, hedges &amp; boundaries</b>	Good	<b>Steps, pathways and patios</b>	Good
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Photo code: sayjan6yc

## External - Habitation Checks

Cracking in masonry?

No

21-11-2022 12:32 / External Windows / Kzfyfont0



21-11-2022 12:33 / Pathways Patios / Sayjan6yc



21-11-2022 12:44 / Lawn Borders / 7zz4zsez6



21-11-2022 12:44 / Lawn Borders / 4ow9ug8mp



## Living Area(s) Condition

### Living Area(s) Condition general photos

21-11-2022 12:34 / Living Area Condition / 3rzpoax88



### Lounge

<b>Walls and ceiling</b>	Good	<b>Flooring</b>	Good
Photo code: poz7meqn5			
<b>Woodwork and doors</b>	Good	<b>Windows and sills</b>	Good
		Can see mould speckles around window	
		Photo code: shxjiuw11	
<b>Landlord's furnishings</b>	Good		

### Lounge - Habitation Checks

<b>Light and electrical fittings</b>	Good	<b>Leaks or leak damage?</b>	No
Collecting dust, needs a clean.			
<b>Heating</b>	Requires attention	<b>Mould or damp?</b>	No
Been condemned on last gas safety, can this be reinstated?			
Photo code: gqdy2rk9d			
<b>Natural lighting?</b>	Good	<b>Room layout - is it safe / fit for purpose?</b>	Good

**Living Area(s) Condition continued**

21-11-2022 12:34 / Walls Ceilings / Poz7meqn5



21-11-2022 12:35 / Windows Sills / Shxjiuw11



21-11-2022 12:42 / Internal Heating / Gqdy2rk9d



**Dining room**

<b>Walls and ceiling</b>	Good	<b>Flooring</b>	Good
<b>Woodwork and doors</b>	Good	<b>Windows and sills</b>	Good

**Dining room - Habitation Checks**

<b>Light and electrical fittings</b>	Good	<b>Leaks or leak damage?</b>	No
<b>Mould or damp?</b>	No	<b>Natural lighting?</b>	Good
<b>Room layout - is it safe / fit for purpose?</b>	Good		

## Living Area(s) Condition continued

21-11-2022 12:35 / Dining Room Photo / 8rnci0ihm



21-11-2022 12:35 / Dining Room Photo / Dwdbkoz3u



### Stairs and landing

<b>Walls and ceiling</b>	Fair	<b>Flooring</b>	Fair
Paint work would benefit being touched up		The carpet has darkened from where people walk up and down the stairs	
<b>Woodwork and doors</b>	Fair		

### Stairs and landing - Habitation Checks

<b>Light and electrical fittings</b>	Good	<b>Leaks or leak damage?</b>	No
<b>Mould or damp?</b>	Yes	<b>Natural lighting?</b>	Good
Mould around air vent above front door			
<b>Room layout - is it safe / fit for purpose?</b>	Good		

21-11-2022 12:38 / Stairs And Landing Photo / M1m5v5319



21-11-2022 12:38 / Stairs And Landing Photo / Hajllibe9



## Living Area(s) Condition continued

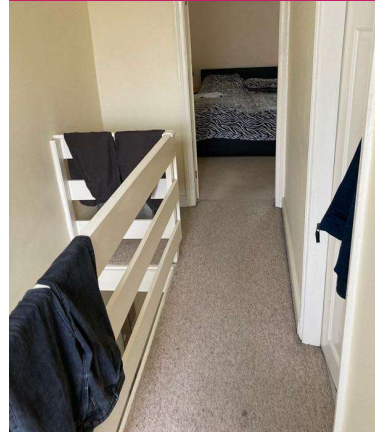
21-11-2022 12:39 / Stairs And Landing  
Photo / Az5ooe6cl



21-11-2022 12:39 / Stairs And Landing  
Photo / Rtiakkt8j



21-11-2022 12:39 / Stairs And Landing  
Photo / 5hl51hutu



## Kitchen Area(s) Condition

### Kitchen Area(s) Condition general photos

21-11-2022 12:36 / Kitchen Condition / 050cply



21-11-2022 12:36 / Kitchen Condition / B4snsycky



#### Walls and ceiling

Fair

End wall looks good after damp decoration  
Various markings on other areas

Photo code: v85kbydrq

#### Flooring

Good

#### Woodwork and doors

Fair

Splatters all up the rear door

#### Windows and sills

Good

#### Fitted units

Good

#### Worktops

Good

### Kitchen Area(s) Condition continued

<b>Sink and taps</b>	Good	<b>Appliances</b>	Good
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Photo code: f38c26m02

<b>Light and electrical fittings</b>	Good	<b>Leaks or leak damage?</b>	No
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<b>Heating</b>	Good		
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### Kitchen Area(s) - Habitation Checks

<b>Mould or damp?</b>	No	<b>Natural lighting?</b>	Good
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<b>Room layout - is it safe / fit for purpose?</b>	Good	<b>Food preparation facilities?</b>	Good
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<b>PAT testing required?</b>	No		
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21-11-2022 12:36 / Appliances / F38c26m02



21-11-2022 12:36 / Kitchen Walls Ceilings / V85kbydrq





## Bathroom(s) Condition

### Bathroom(s) Condition general photos

21-11-2022 12:37 / Bathroom Condition / Qdncvtz23



<b>Walls and ceiling</b>	Fair	<b>Woodwork and doors</b>	Good
<b>Windows and sills</b>	Good	<b>Sanitary ware</b>	Good
Photo code: rpjn3k0ry		Grouting a bit discoloured on the tiles	
		Photo code: zjwlvdg7c	
<b>Shower and attachments</b>	Fair	<b>Silicone seals</b>	Fair
Grubby around the base of the shower screen door		Some mould present around seals	
Photo codes: pqywo1meq, 20bmbtg5t		Photo codes: zxrwc30h2, zx1xc42kq	
<b>Tiles and grout</b>	Poor	<b>Extractor fan</b>	Good
<b>Light and electrical fittings</b>	Good	<b>Leaks or leak damage</b>	No

### Bathroom(s) - Habitation Checks

<b>Mould or damp?</b>	Yes	<b>Natural lighting?</b>	Good
Mould speckles around window			
<b>Room layout - is it safe / fit for purpose?</b>	Good		

**Bathroom(s) Condition continued**

21-11-2022 12:37 / Sanitary Ware / Zjwlvdg7c



21-11-2022 12:37 / Silicone Seals / Zxrcw30h2



21-11-2022 12:37 / Shower / Pqywo1meq



21-11-2022 12:37 / Shower / 20bmbtg5t



21-11-2022 12:38 / Bathroom Windows Sills / Rpjn3k0ry



21-11-2022 12:37 / Silicone Seals / Zx1xc42kq



## Bedroom(s) Condition

### Master bedroom

<b>Walls and ceiling</b>	Good	<b>Flooring</b>	Good
<b>Woodwork and doors</b>	Good	<b>Windows and sills</b>	Fair
		Mould speckles around frame and the tenant says it can be leaky. Photo code: qkif7homv	
<b>Light and electrical fittings</b>	Good	<b>Leaks or leak damage?</b>	No
<b>Heating</b>	Good		

### Master bedroom - Habitation Checks

<b>Blind pull cords have wall cleats?</b>	No	<b>Natural lighting?</b>	Good
<b>Room layout - is it safe / fit for purpose?</b>	Good		

21-11-2022 12:40 / Master Bedroom Photo / 93vprxrz4



21-11-2022 12:41 / Bedroom Windows Sills / Qkif7homv

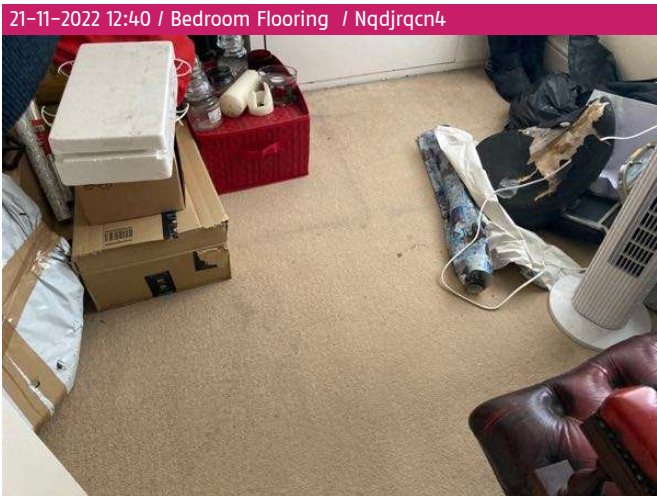


### Bedroom 2

<b>Walls and ceiling</b>	Good	<b>Flooring</b>	Fair
<b>Woodwork and doors</b>	Good	<b>Windows and sills</b>	Good
		Mould speckles around frame Photo code: we4fxgebh	
<b>Light and electrical fittings</b>	Good	<b>Leaks or leak damage?</b>	No
<b>Heating</b>	Good		

### Bedroom 2 - Habitation Checks

<b>Mould or damp?</b>	No	<b>Natural lighting?</b>	Good
<b>Room layout - is it safe / fit for purpose?</b>	Fair		
Cluttered with belongings			



## Bedroom(s) Condition continued

21-11-2022 12:40 / Bedroom Windows Sills / We4fxgebh



## Health and safety checks

**Smoke detectors on each floor?** Yes

**Smoke Detector on Floor 1?** Yes

Type	Battery	Tested?	Tested

**Smoke Detector on Floor 2?** Yes

Type	Battery	Tested?	Not tested

**Notes** Not connected

Photo code: v29edoz99

## Certificate Checks

**Gas check up to date?** Yes

**Electric check up to date?** Yes

21-11-2022 12:41 / Smoke Detector Floor2 / V29edoz99



## General Observations

<b>Ambient odour?</b>	No	<b>Pets?</b>	No
<b>Hoarding?</b>	No	<b>Smoking?</b>	No
<b>Business activity?</b>	No	<b>Malicious damage?</b>	No
<b>Attic inspected?</b>	No		

## Conclusion

<b>Tenant(s) present at inspection?</b>	Yes	<b>Condition of property?</b>	Good
<b>Cleanliness of property?</b>	Fair		
Dust and dirt collecting in areas which I have informed the tenant to provide a more thorough clean.			

### Final comments

The property felt dirty in some areas and would appreciate a deep clean and may require redecorating after tenancy though the overall condition of the property seems good.

I noticed that there are mould speckles around most of the windows on the frame and sometimes on the walls. Advised tenant they need cleaning. Tenant says he does wipe (the condensation) and clean regularly.

No maintenance issues to report but the tenant mentioned that the master bedroom window can be leaky but doesn't expect any work to be done.

## Disclaimer

This inventory does not guarantee the safety of any equipment or contents and does not set out to do so.

A representative of Roseberry Newhouse who is not a qualified surveyor or a qualified trades-person, or qualified to value the contents of the property has prepared this inventory.

This inventory relates only to the furniture and all the Landlords equipment and contents in the property. It is no guarantee, or report, on the adequacy of, or safety of, any such equipment or contents, merely a record that such items exist in the property at the date of preparing the inventory and the superficial condition of same.

### FURNITURE AND FURNISHINGS (FIRE SAFETY) REGULATIONS 1988/1993

The fire and safety regulation regarding furnishings, gas, electrical and similar services are ultimately the responsibility of the instructing principal. Where the inventory notes "fire Regulation Label Attached" this should not be interpreted to mean the item complies with the "furniture and furnishings (fire) (safety) (amendments) 1993". It is a record that the item had a label as described or similar to that detailed in the "guide" published by the Department of Trade and industry January 1997 (or subsequent date). It is not a statement that the item can be considered to comply with the regulations.

### USING THE INVENTORY

All static, loose or moveable items in this inventory are listed from left to right viewed from the doorway of that room.

Multiple items may be grouped together and may require locating.

Fixed items such as light switches, electrical sockets, telephone points, electric, blanking plates and fuse boxes are deemed serviceable and in place. Light fittings are assumed to come complete with a serviceable bulb(s) unless otherwise stated.

Any visible cracks to walls and ceilings will be documented and form part of this inventory.

At the point of check in the inventory will be recorded in correspondence to the fair wear and tear guide and the descriptions detailed below:

## Signatures

This property inspection report is not a guarantee or report on the accuracy of, or the safety of any equipment or appliance(s) supplied. It is merely a record that such items exist in the property and provides visual recommendations.

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### Tenant signature(s)

#### Clerk Signature

**Name** Flynn Linklater-Johnson

**Date** 21st November 2022

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