Bradleys ESTATE AGENTS

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SCHEDULE OF CONDITION

ALL MAINTENANCE ISSUES SHOULD REPORTED ON-LINE AT
bradleys.fixflo.com

BRADLEYS PROPERTY MANAGEMENT 01395 223383 or 0845 070 4950
(Select Option 3 for the Maintenance Team in case of Emergency)

ADDRESS OF PROPERTY: 34 Hadrian Drive, Redhills, Exeter, EX4 1SR

TENANTS: Miss S Kibble

TYPE OF PROPERTY: 1 bedroom flat

No. OF BEDROOMS: One

CHECK IN INSPECTED BY: Jade Newman

CHECK OUT INSPECTED BY:

DATE: Wednesday 18th June 2014

DATE:

SERVICES	LOCATION	READING (Check in)	READING (Check out)	SUPPLIER
GAS	Unit in kitchen	7161.3		
ELECTRIC	Top of stairs			
WATER	Outside in pathway, swivel lid. 03M052793	00688.24		
STOPCOCK				

PLEASE NOTE:

Appliances have not been tested

Utility Providers must not be changed without contacting Bradleys Property Rentals

CONDITION / CLEANLINESS RATING

5 = EXCELLENT / BRAND NEW

4 = GOOD

3 = FAIR

2 = POOR

1 = VERY POOR

Please read, amend where necessary and return within 7 days.

FRONT ENTRANCE

	CONDITION		CLEANLINESS		COLOUR / TYPE	ADDITIONAL COMMENTS
	Check In	Check Out	Check In	Check Out		Check in Notes Blue/Check Out Notes Red
CEILING	4		5		White plaster emulsion painted.	Minor hailing crack just after light fitting.
WALLS	4		4		Magnolia emulsion painted.	Few minor scuff marks.
WOODWORK	3		3		White painted.	Scuffed and dusty in places.
FLOORING	4		3		Wooden laminate flooring.	Joining of board visible directly under light fitting. Work dust/dirt under window.
LIGHTING	3		4		Single pendant light fitting with flower style wicker lampshade.	
WINDOWS	4		4		White UPVC, double glazed window.	Key present.
DOORS/LOCKS	4		3		Wooden fire door with gold yale lock, spy hole, silver letter box and white number plaque.	Scuff marks and scratches from mid door down. Long paint work and very scratched to on exterior of door.

COMMENTS: 6 peg wooden coat hook. Fire alarm. Electric fuse box.

HALLWAY

	CONDITION		CLEANLINESS		COLOUR / TYPE	ADDITIONAL COMMENTS
	Check In	Check Out	Check In	Check Out		Check in Notes Blue/Check Out Notes Red
CEILING	4		4		White plaster emulsion painted.	Few hairline cracks. Filler hole left of WC.
WALLS	4		4		Magnolia emulsion painted.	Long scuff line on left wall. Corner edge opposite cupboard is worn and badly marked.
WOODWORK	3		3		White painted.	Few minor scuffs. Cracking along top of skirting in areas.
FLOORING	4		4		Wooden laminate flooring.	Joining visible upon entering. Few minor marks. Crack/joining visible between hallway and kitchen flooring.
BLIND	4		4		Wood drop blind.	Slight wear and tear on few wooden strips.
HEATING	4		4		White painted, wall mounted radiator.	
LIGHTING	4		4		Single pendant light fitting with round paper shade.	
SMOKE ALARM	4		4		White fitted smoke alarm.	
WINDOWS	4		4		White UPVC, double glazed window.	Minor mould appearing on seal. Key present.
DOORS	3		3		Wooden door with silver handle.	Large scratches on entry door and general scuff marks.

COMMENTS: Grey door stop. Loft hatch. Beige door mat. Cupboard with wooden door, silver handle and 4 wooden shelves inside. 2 picture hooks and 1 nail.

DINING ROOM/LOUNGE

	CONDITION		CLEANLINESS		COLOUR / TYPE	ADDITIONAL COMMENTS
	Check In	Check Out	Check In	Check Out		Check in Notes Blue/Check Out Notes Red
CEILING	4		5		White plaster emulsion painted.	Few minor hairline cracks.
WALLS	5		5		White emulsion painted.	
WOODWORK	4		5		White gloss painted.	Few dents/scratches which have been painted over.
FLOORING	2		4		Light brown fitted carpet.	Odd fitted square of carpet and a frayed line in front of sofa. Worn and faded in areas. Furniture Indentations. Rippled upon entry.
CURTAINS	3		3		2 x blue, square pattern, lined curtains.1 x white, leaf pattern, vertical blinds.	Slight mould appearing on curtain lining.
CURTAIN RAIL	4		4		Light wood rail with rings.	Minor paint splatters.
HEATING	4		4		Large white painted, wall mounted radiator.	Minor scuff marks.
LIGHTING	4		4		2 x single pendant light fittings both with round paper shades.	Very small tear in lounge lampshade.
WINDOWS	4		4		2 x UPVC, double glazed windows.	Minor mould appearing on seals. 2 keys present.
DOORS	3		4		Wooden door with silver handle.	Side edge very scratched and worn at the bottom.

COMMENTS: Towerstat RS thermostat. Brown 2 seater sofa with a mustard yellow throw/blanket. Round wooden table with four wooden/black chairs. Yellow checker table cloth. Various wicker place mats (round and square). Green folder with flat instructions. Hygro-thermometer clock.

2 free standing wooden units in dining area, gifted from previous tenants (John May).

KITCHEN

	CONDITION		CLEANLINESS		COLOUR / TYPE	ADDITIONAL COMMENTS
	Check In	Check Out	Check In	Check Out		Check in Notes Blue/Check Out Notes Red
CEILING	4		4		White plaster emulsion painted.	
WALLS	4		4		Magnolia emulsion painted.	
TILES	3		3		Fitted white square tiles.	Grouting dirty above cooker and discoloured in areas.
WOODWORK	3		3		White painted.	
FLOORING	4		3		Off white, square stone tiles.	Grouting discoloured/dirty. Small chip in stone, in front of sink.
UNITS	4		4		Light wood unit with silver dotted handles.	Large chip in unit on right hand side of extractor.
WORK SURFACE	4		3		Grey speckled roll top work surface.	Few minor knife marks. Sticky dirt stain left of sink.
SINK	3		4		Stainless steel, single bowl sink with silver hot and cold taps. Plug, no chain.	Wear and tear scratches.
COOKER – HOB	4		4		White Moffat, 4 electric hobs.	
COOKER – OVEN	4		4		White Hygena oven with 2 silver racks, 1 grey tray and a black grill pan with handle.	
EXTRACTOR	4		4		Fitted white Moffat extractor.	Switch dials scratched off/worn.
HEATING	4		4		White painted, wall mounted radiator.	
LIGHTING	3		3		2 x single pendant light fittings.	

WINDOWS	4		4		White UPVC, double glazed window.	
DOORS	3		4		Wooden door with silver handle.	Several scratches. 3 dark marks/scratches on back of door.

COMMENTS:
Wall mounted fire blanket.
Orange and white step ladder.
White broom and white dustpan and brush.
Baxi white boiler.
5 picture hooks.
Kitchen roll, loo roll and washing up liquid under sink.
2 door stops.

BEDROOM ONE

	CONDITION		CLEANLINESS		COLOUR / TYPE	ADDITIONAL COMMENTS
	Check In	Check Out	Check In	Check Out		Check in Notes Blue/Check Out Notes Red
CEILING	3		4		White plaster emulsion painted.	Chipped left of window. Filler hole left of door upon entering. Large hair line crack through middle.
WALLS	4		3		White emulsion painted.	Several scuffs on left wall upon entering and in middle of wall opposite door.
WOODWORK	3		3		Off white painted.	Scuffed in areas and discoloured.
FLOORING	3		4		Beige fitted carpet.	Worn and faded in areas. Several furniture indentations
CURTAINS	2		4		Grey floral print curtains.	Not fitted properly; held up by string.
CURTAIN RAIL	3		3		White plastic.	Scratched under rail.
HEATING	4		4		White painted, wall mounted radiator.	
LIGHTING	3		3		2 x single pendant light fittings both with round paper shades.	Few stains.
WINDOWS	4		4		UPVC, double glazed windows.	
DOORS	3		4		Wooden door with silver handle.	Scratched in multiple places, front and back.

COMMENTS: 5 picture hooks. Fire alarm.

BATHROOM

	CONDITION		CLEANLINESS		COLOUR / TYPE	ADDITIONAL COMMENTS
	Check In	Check Out	Check In	Check Out		Check in Notes Blue/Check Out Notes Red
CEILING	3		4		White plaster emulsion painted.	Few minor cracks and marks.
WALLS	3		3		Magnolia emulsion painted.	Few cracks. Water stains around radiator. Mark from door handle.
TILES	4		3		Fitted white square tiles.	Discoloured/mould in areas of the shower tile grouting.
WOODWORK	3		3		White painted.	
FLOORING	4		4		Off white, square stone tiles.	
TOILET	3		3		White toilet with silver flush handle.	Few minor chips to toilet seat. Slight mark in toilet from water level.
WASH BASIN	4		3		White basin with silver hot and cold taps. Plug attached.	Paint in sink hasn't been washed off properly.
BATH	4		3		White bath with silver hot and cold taps. Wooden front board.	
BATH SEALS	3		3		White.	Slight gap between seal and tiles at bottom of bath.
SHOWER	3		3		Mira 415.	Worn head and dials. Lime scale on shower hose.
SH. CURTAIN	3		3		White.	Discoloured at bottom.
HEATING	3		3		Silver, ladder style, wall mounted radiator.	Minor rust appearing in the edges.
LIGHTING	3		3		Single pendant light fitting.	
WINDOWS	4		4		UPVC, double glazed, frosted window.	Mould appearing on the seal.
DOORS	4		4		Wooden door with silver handle with lock.	

COMMENTS:
Silver toilet roll holder.
Blue plastic toilet brush.
White vanity unit above sink, 3 mirror fronted, with shelves inside. Mirrors are worn at the bottom.
Silver handle left side of bath front. Silver handle/towel holder on wall at bottom of the bath.

GARAGE

	CONDITION		CLEANLINESS		COLOUR / TYPE	ADDITIONAL COMMENTS
	Check In	Check Out	Check In	Check Out		Check in Notes Blue/Check Out Notes Red
ROOF						
WALLS						
FLOORING						
LIGHTING						
WINDOWS						
DOORS/LOCKS						

COMMENTS: UNABLE TO OPEN GARAGE. SEE NOTES.

GARDEN

FRONT Garden and Boundaries:

REAR Garden and Boundaries:

Washing Line: Yes / No Dustbin: Yes / No Recycle Bin: Yes / No

SUMMARY – CHECK IN

Upon completing the move in Schedule of Condition the property was clean and tidy throughout.

Some walls are fairly scuffed in places where mentioned. It appears the lounge has recently been repainted.

The carpets on the lounge and bedroom are very worn and faded with several furniture marks.

The landlord was trying to sell the two wooden units in the lounge but was unsuccessful. He left a note to the new tenants that they can either keep them, put them in the garage or sell them, he doesn't mind either way.

I could not access the garage. I managed to unlock the padlock but the door was very stiff.

The electric meter was flashing and apparently needs resetting. We will be trying to reset it today and will then write the meter reading in. If not we will have to call a contractor out.

There are spots of mould on the tile grouting in the bathroom. It looks like the majority of it has been removed and just minor areas are left.

There is a joining crack between the kitchen stone flooring and the hallway laminate. When pressure is applied the crack is more visible.

SUMMARY & RECOMMENDATIONS – CHECK OUT

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RETAIN PART OR ALL OF DEPOSIT **YES** **NO**

NB: Upon termination of the tenancy all contents must be situated in their respective rooms, as specified in this inventory.

KEYS: (please attach photocopy of keys)

LIST IF KEYS GIVEN TO TENANT/S:
(Check In)

LIST OF KEYS RETURNED TO AGENT:
(Check Out)

I / we agree that this inspection report is correct

Signed:

Tenant(s)

_____

Date: _____

On behalf of Landlord

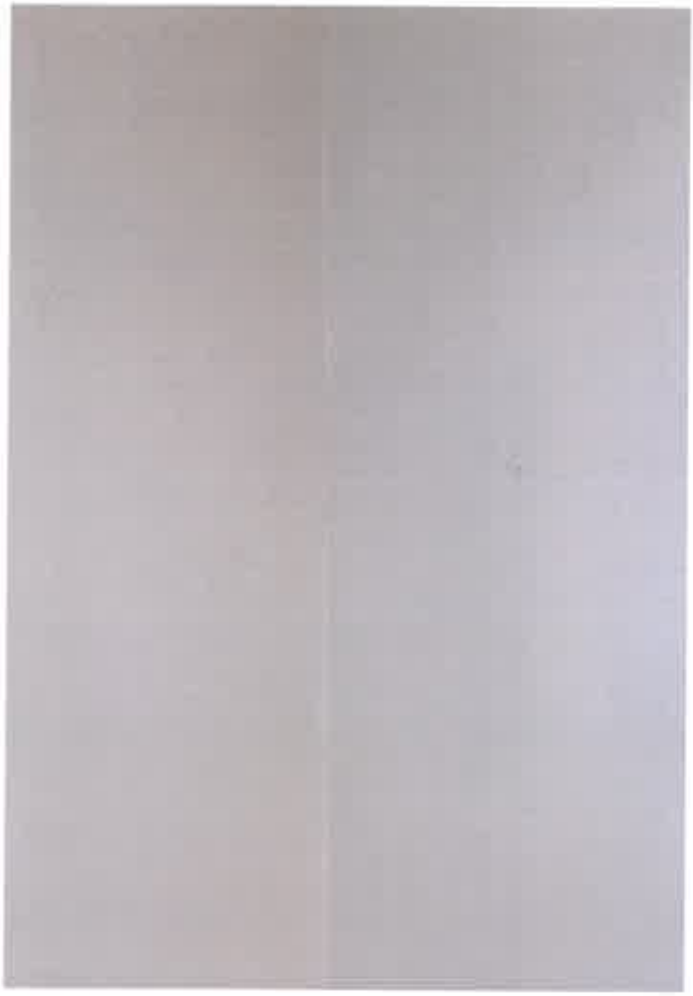
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Date: _____

RECOMMENDATIONS FOR LANDLORD (PRE RE-LET)

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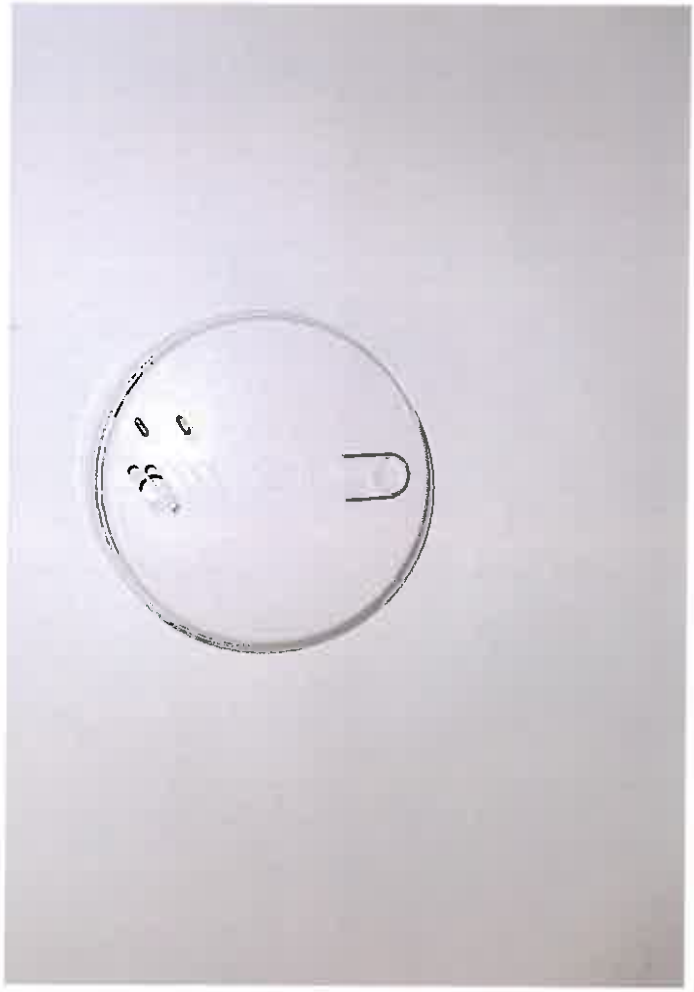


WORKS DUST ON ENTRANCE FLOOR



PAINT ON FRONT of DOOR









FILLER HOLE IN HALLWAY

















MOULD ON SEAL (WINDOW













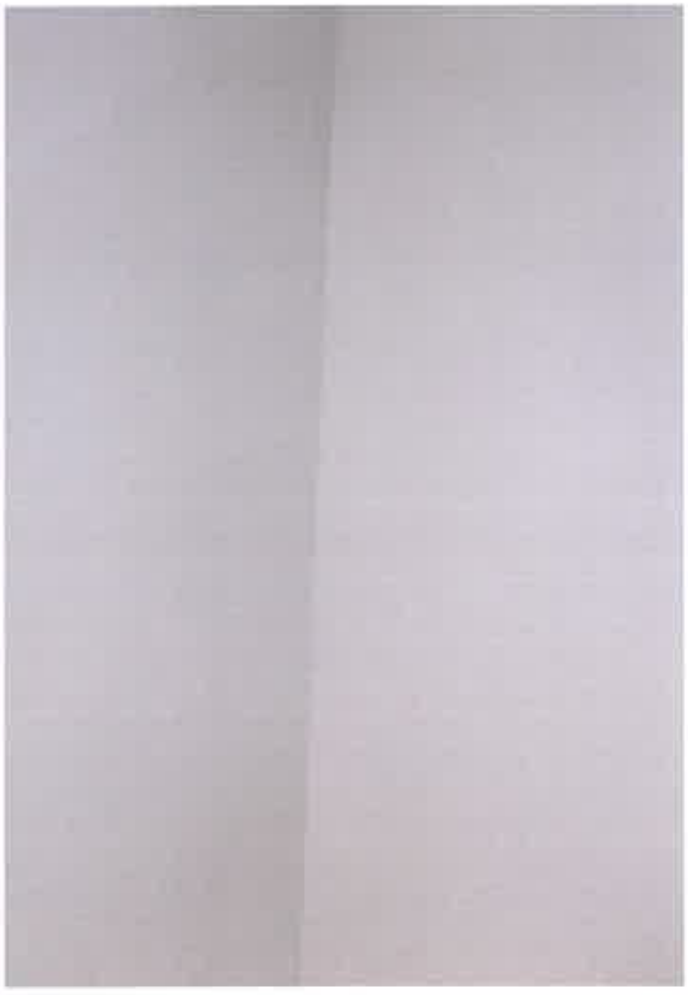












MOULD ON LOUNGE CURTAINS













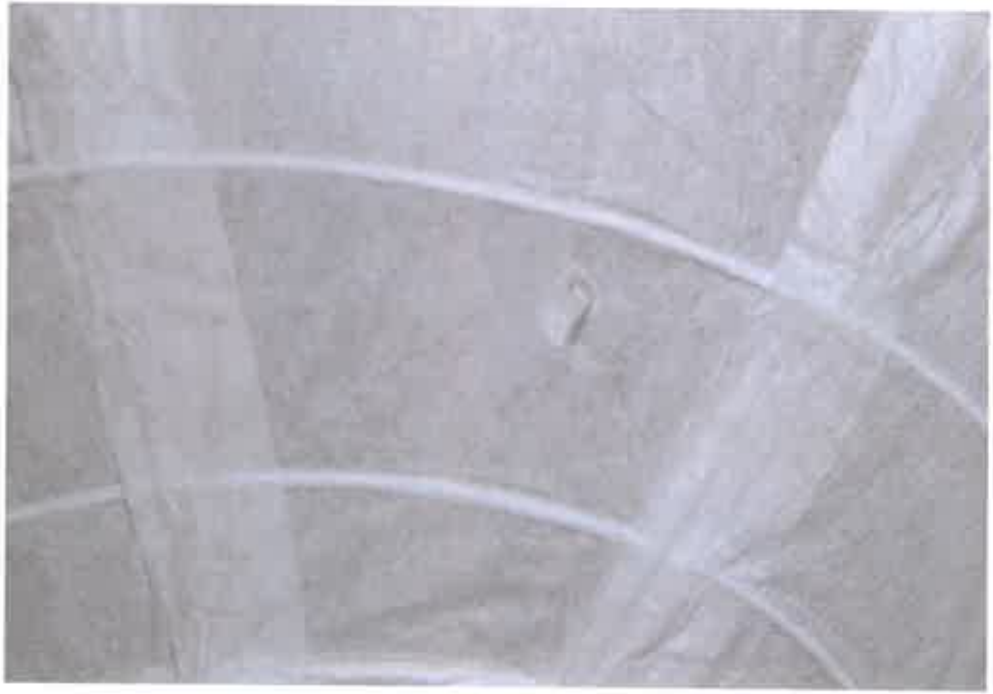












MINOR TEAR IN LOUNGE LAMP SHADE















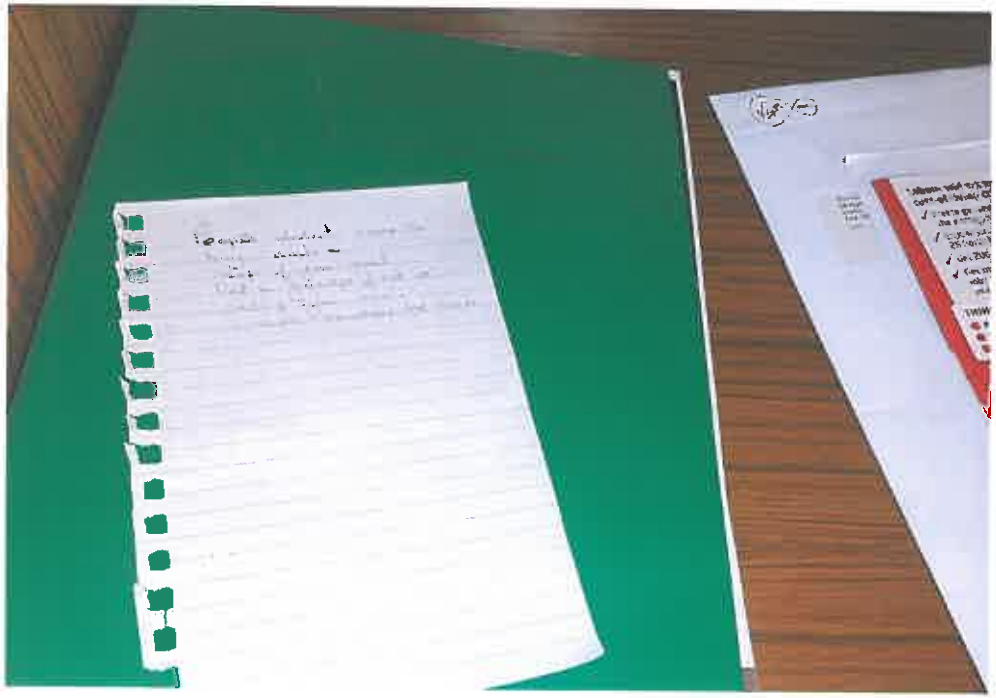




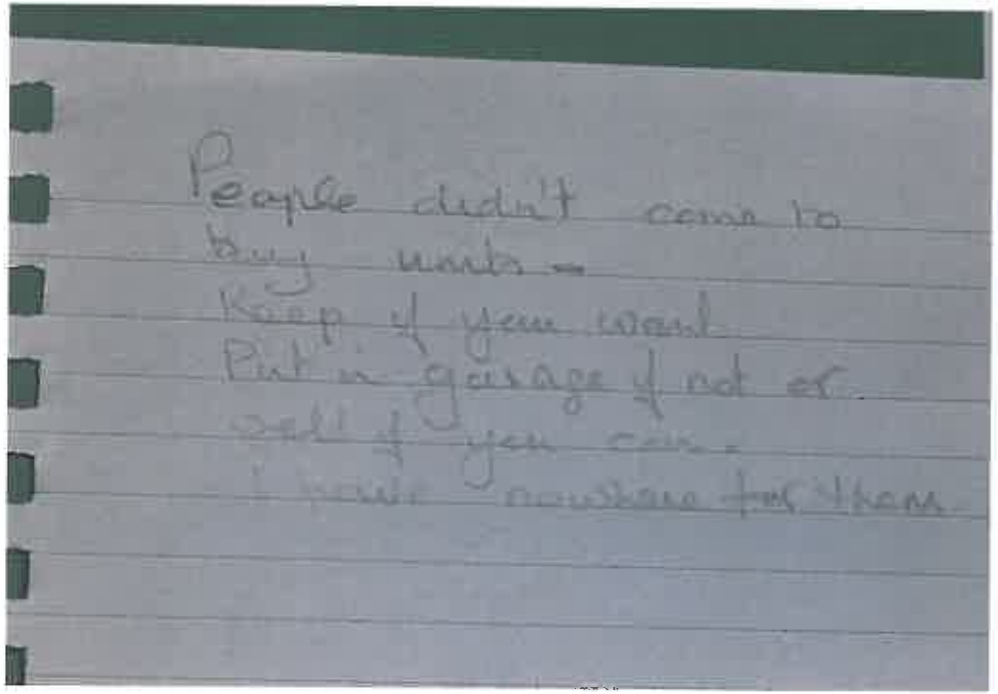

Hygro-Thermometer Clock
Out
Snooze

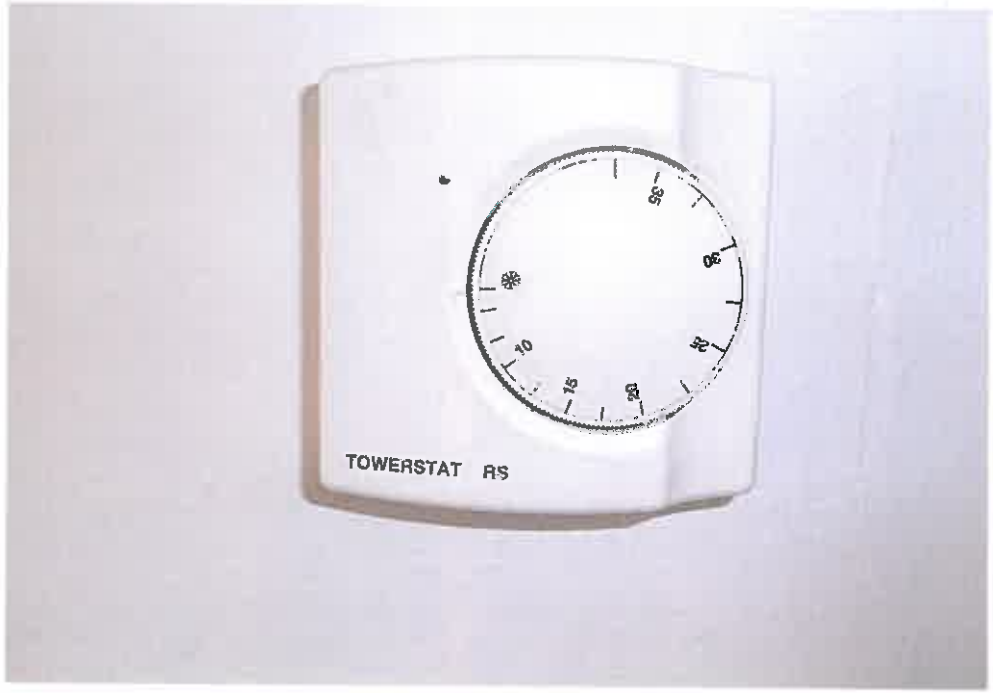









People didn't come to
buy units -
Keep if you want
Put in garage if not or
sell if you can.
I have nowhere for them.


TOWERSTAT RS




































THIS WAY UP










MULTI TURBO by hygena
















FIRE
BLANKET



















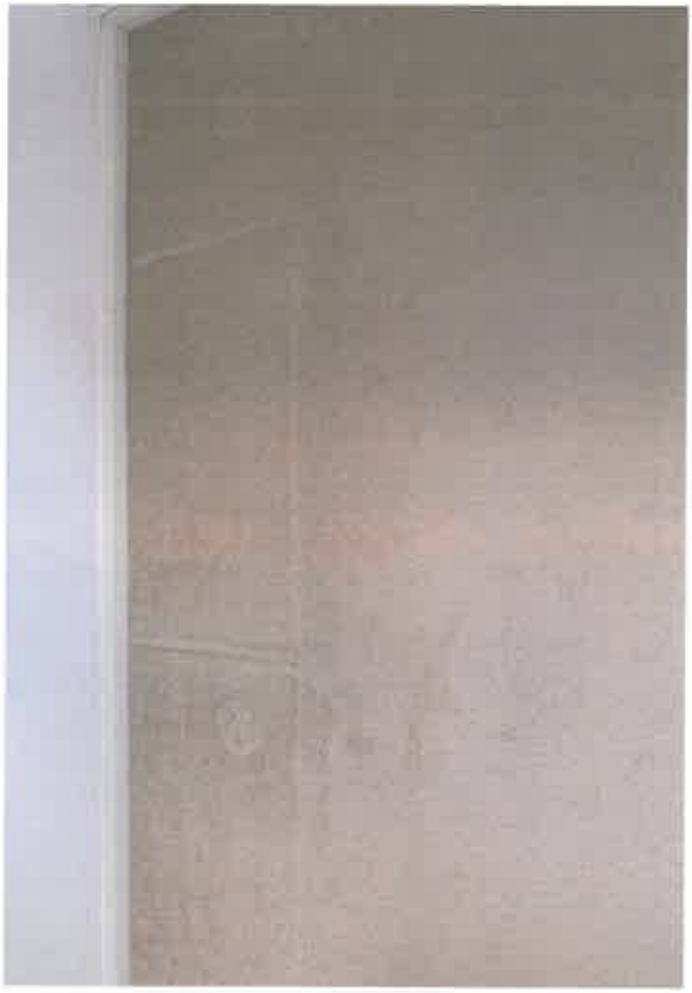








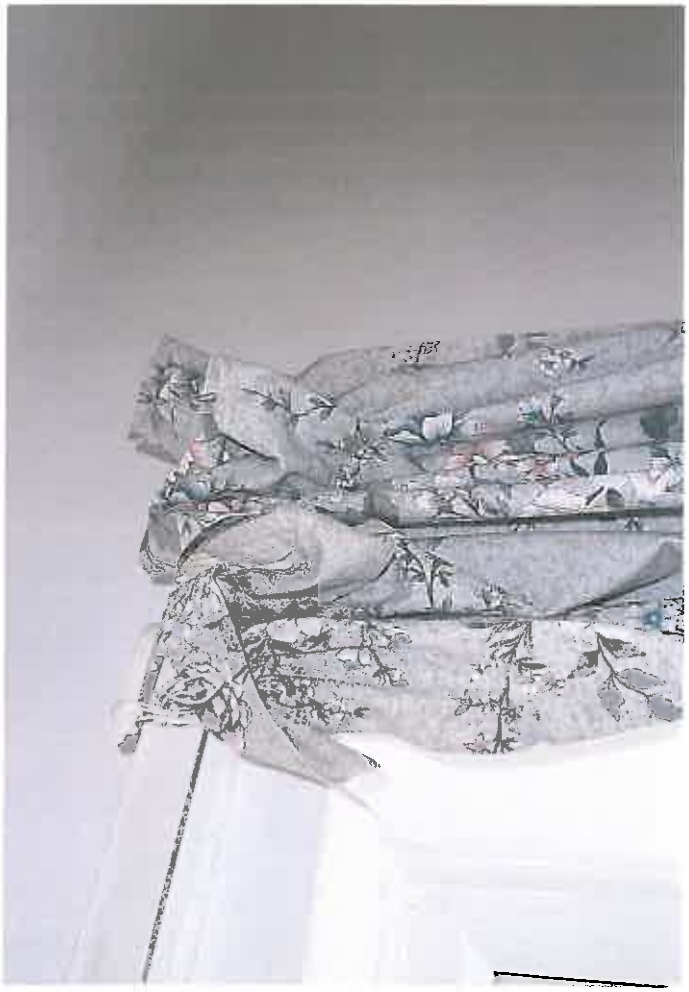
































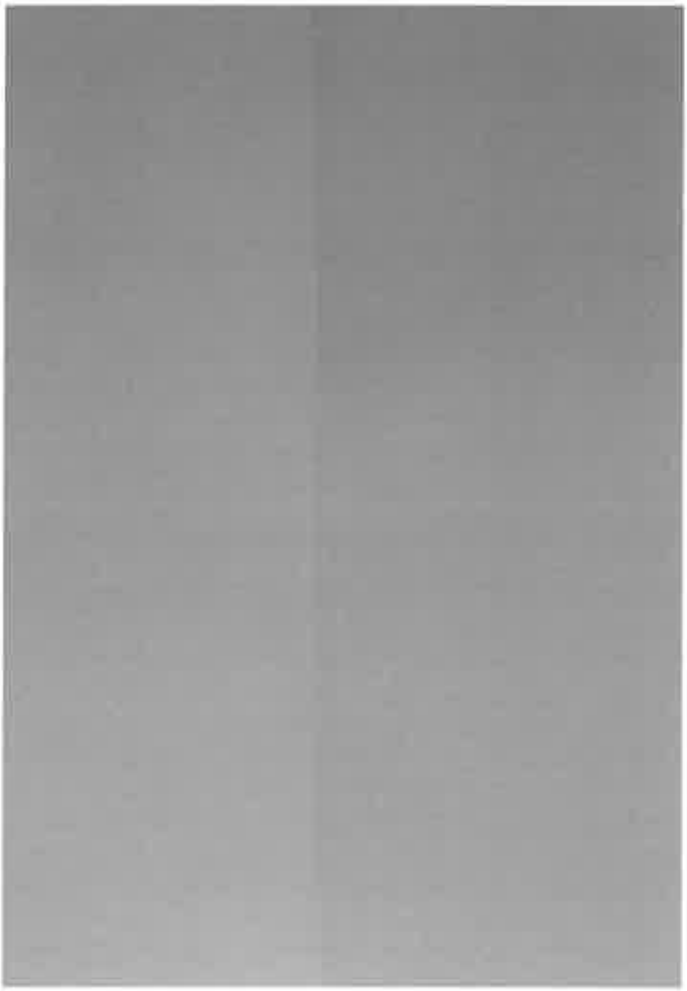







Schlumberger
IN THE EVENT OF AN ESCAPE



































PAINT MARKS IN BATHROOM SINK

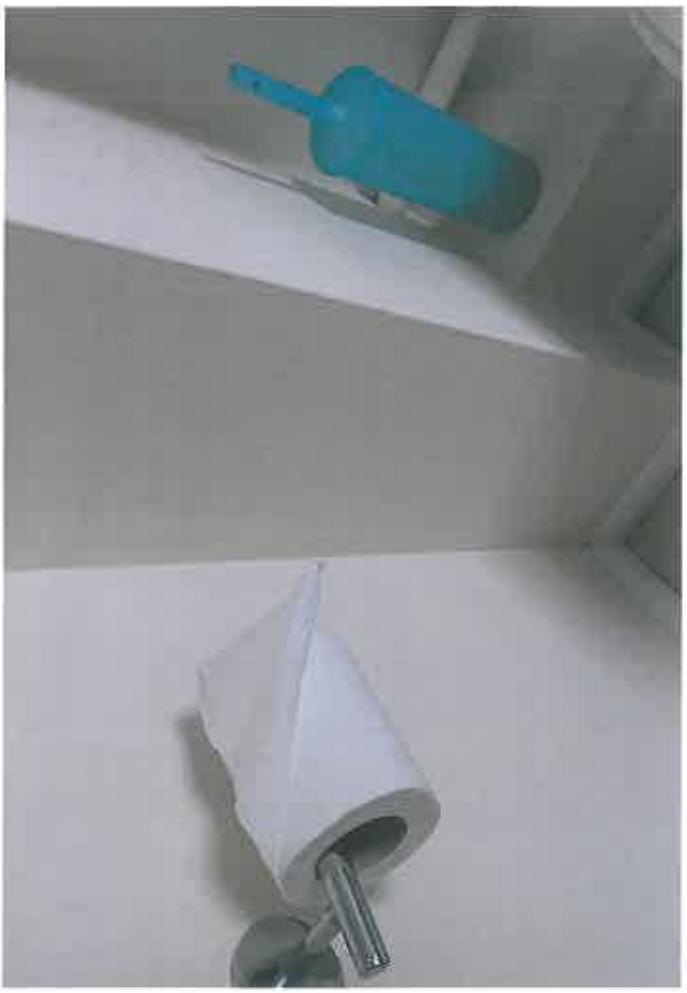















Vent-Axia

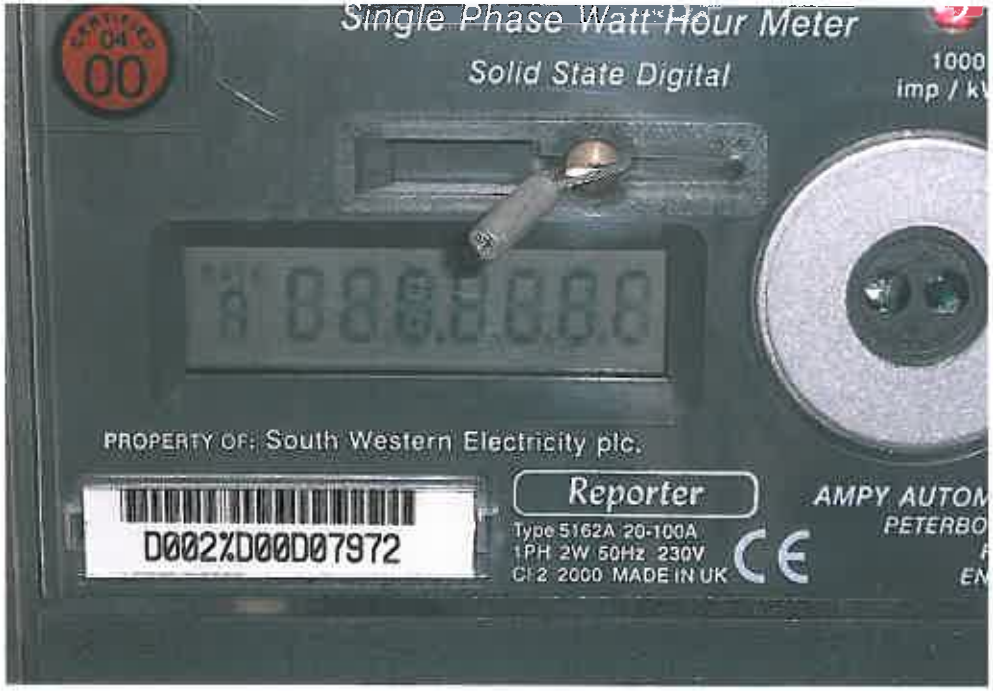
INSIDE BATHROOM VANITY CUPBOARD










Single Phase Watt Hour Meter
Solid State Digital
1000
imp / kW
PROPERTY OF: South Western Electricity plc.
D002%D00D07972
Reporter
Type 5162A 20-100A
1PH 2W 50Hz 230V
CL2 2000 MADE IN UK
CE
AMPY AUTOM
PETERBO
EN


Single Phase Watt Hour Meter
Solid State Digital
1000
imp / kWh
PROPERTY OF: South Western Electricity plc.
D002%D00D07972
Reporter
AMPY AUTOMATION
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