Bradleys
ESTATE AGENTS

SCHEDULE OF CONDITION

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

TENANTS: **Mr John May**

TYPE OF PROPERTY: **Flat**

No. OF BEDROOMS: **one**

CHECK IN INSPECTED BY: **Mia Ramsden** **CHECK OUT INSPECTED BY:**

DATE: **30th October 2013** **DATE:**

SERVICES	LOCATION	READING (Check in)	READING (Check out)	SUPPLIER
GAS	cupboard in Kitchen	7003.0	7161.3	
ELECTRIC	by front door.	30208	00000	
WATER	in pathway front of property	00664.11	00683.24	03M0527793
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	4	4	4	White matt emulsion	
WALLS	4	4	4	4	Cream and emulsion painted	minor marks.
WOODWORK	4	4	3	3	White matt painted woodwork	Odd scuff marks
FLOORING	4	4	4	4	Laminated wood flooring	Dusty
LIGHTING	4	4	3	4	Wood flower shape lampshade	Dusty
LETTERBOX	3	3	3	3	Yes	
WINDOWS	4	4	3	4	PVC double glazed window with one opener and keys present	Slightly dusty
DOORS/LOCKS	3	3	3	3	Wooden fire door with one spy hole, one yale lock and one key lock.	Slight scuff marks

COMMENTS:

To the left side there is a wooden coat hook
One untested fire alarm
Wooden door with silver handle and doorstop leading to hallway

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	4	4	White matt emulsion painted	Slight mark to the left & side of the bathroom
WALLS	4	4	4	3	Cream matt emulsion painted walls	minor scuff mark and chips to corner
WOODWORK	4	4	3	3	White matt painted woodwork	Scuff marks throughout
FLOORING	4	4	4	4	Laminated wood flooring	Few marks and dusty
HEATING	4	4	3	4	Wall mounted white radiator	Slightly dusty with the odd mark
LIGHTING	3	3	3	2	Paper round cream lampshade	Dusty large mark on lampshade
SMOKE ALARM	4	4	4	4	White but UNTESTED	
WINDOWS	4	4	4	3	Double glazed white plastic with one opener and key present	Dusty Seal discoloured
DOORS	3	3	3	3	Wooden door with silver handle into cupboard	Quite marked
BLIND	3	3	3	3	One wicker roll down blind	Slightly dusty

COMMENTS:
One loft hatch
Three picture hooks
Cupboard with 4 shelves,
One Electrolux hover X
Additional wiring X

LOUNGE/DINING AREA

	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	3	4	White matt emulsion painted ceiling	One heirline crack across the room. Few paint marks and cracking to corner of room
WALLS	3	4	3	4	White matt emulsion painted walls	To the corners are water marks. Few picture hooks No picture hooks
WOODWORK	3	4	3	4	White Gloss	Few scuffs and dust
FLOORING	3	3	3	3	Brown/Beige fitted carpet.	Wear & tear plus furniture marks throughout. Patches of infill carpet
CURTAINS	3	3	3	3	Two blue patterned curtains. To the other window is a vertical blind	Slight mould appearing on curtains
CURTAIN RAIL	4	4	3	3	Two wooden curtain rails	
HEATING	4	4	3	3	White wall mounted double radiator	Marked and dusty
LIGHTING	3	3	3	3	Two ceiling lights with two paper round lampshades	Slightly dusty
WINDOWS	4	4	3	3	One small double glazed white window with one opener and key is present. To the front of the property is a larger white double glazed window with one opener and key present	Both windows are slightly dusty with a few marks
DOORS	3	3	3	3	Wooden door with silver handle	Slightly worn to the side with a few marks

COMMENTS:

One white wall mounted thermostat
Thermostat clock by the window
Flat instructions in a green folder
Various wooden mats and cup mats
One round wooden oak table
One brown worn sofa with three rugs, one green, one patterned and one yellow. Photos taken
White Fire alarm untested

2 extra wooden cabinets

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	4	4	White matt emulsion painted ceiling	
WALLS	4	4	4	4	Cream matt emulsion painted walls	Slight mark
TILES	3	3	3	2	White gloss finish square tiles	Grouting is yellow Grouting very discoloured
WOODWORK	3	3	3	3	White painted woodwork	Dusty
FLOORING	4	4	3	3	Squared marble effect tiled flooring with brown grouting	Few marks to tiles and dusty CAP on floor by sink
UNITS	4	4	4	4	Wooden panelled units with silver handles	Few marks & dusty
WORK SURFACE	3	3	3	3	Grey marble effect work surface	Slightly dusty and dirty
SINK	3	4	2	3	Chrome silver sink with drainer to one side and two silver taps	Rusty near the plug and watermarks
COOKER – HOB	3	3	3	3	White Moffat cooker hob	The round plates are slightly worn and dusty
COOKER – OVEN	3	4	3	3	Hygena white multi turbo	Clean but finger marks to front and dusty
EXTRACTOR	3	4	3	3	White	Slightly dusty
HEATING	4	4	3	3	One wall mounted radiator	Marks and dusty
LIGHTING	3	3	3	3	Two pendent lights	Dusty with paint marks

WINDOWS	4	4	3	3	One large double glazed white window with one opener and keys present	Dusty with marks No key present
DOORS	3	3	3	3	One wooden door with silver handle	Marks and scuffs

COMMENTS:

White fire alarm, untested
One monoxide alarm
One Baxi boiler
Four wooden chairs
One orange and white ladder
One plastic green drainer with two bowls and three cups & two glasses
Teak oil
Various hooks around the room

fire blanket
Dust pan & brush
Broom

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	3	3	3	White matt emulsion painted	Two large heirline cracks across the ceiling. Few filled in areas and paint marks
WALLS	4	4	4	4	Emulsion painted	Various hooks and marks
WOODWORK	3	3	3	3	Gloss white painted	Marks and scuff marks
FLOORING	3	3	3	3	Cream fitted carpet	Furniture marks and wear and tear. Stain to carpet at entrance
CURTAINS	3	3	3	3	Grey floral curtains	String holding part of curtain up
CURTAIN RAIL	3	3	3	3	White plastic	Dusty
HEATING	4	4	3	4	Wall mounted white Double radiator	Marked and dusty
LIGHTING	3	3	3	3	Two brown paper cream lampshades	Dusty
WINDOWS	4	4	3	3	White double glazed with one opener and no key present	Dusty with a few marks
DOORS	3	3	3	3	Wooden door with silver handle with one frosted glass window above	Scuff marks

COMMENTS:
One white untested fire alarm
Various hooks

BATHROOM

	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	3	3	White matt emulsion painted	Few marks and heirline crack
WALLS	4	4	3	3	Cream matt emulsion painted	Water marks and paint marks and cracks
TILES	3	3	3	2	White gloss square	Grouting discoloured in places mould appearing on grouting
WOODWORK	3	3	3	3	White gloss	Few marks
FLOORING	4	4	3	4	Square marble effect tiles with brown grouting	Dirty and dusty
TOILET	4	4	4	4	White toiler with silver flush handle	Few marks and scuffs
WASH BASIN	4	4	3	3	White wash basin with silver taps and plug	Water marks, dust and scuffs
BATH	4	4	3	3	White bath with wooden panel to side with two silver taps with silver plug	Watermarks and rust to the plug
BATH SEALS	3	3	3	3	Plastic bath with white seal around	Discoloration
SHOWER	3	3	3	3	Mira shower	Slightly grimy to shower head, rust to metal and water marks
SH. CURTAIN	4	4	3	3	White shower curtain	Marks to bottom
BLIND						
HEATING	4	4	4	4	Silver wall mounted towel radiator	Water marks and dust

LIGHTING	3	3	3	3	One rose pendent light	Slightly dusty
WINDOWS	3	4	3	3	White double glazed plastic window with frosted glass, one opener and key present	Slight mould appearing on seal.
DOORS	3	3	3	3	Wooden door with silver handle with twist lock to back	Marks and scuffs

COMMENTS:
One silver loo roll holder
One blue plastic toilet brush
One white cabinet above basin with three mirrored doors
One silver handle by bath

GARDEN

FRONT Garden and Boundaries:

REAR Garden and Boundaries:

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

SUMMARY – CHECK IN

1. Overall the property is in good condition
2. Slightly dusty in places with a few hair line cracks but well presented.

SUMMARY & RECOMMENDATIONS – CHECK OUT

Overall, the property was clean throughout.

Specific areas appeared dirty: the grouting in kitchen and bathroom, mould beginning to appear on curtains and seals.

These items were missing:

- One Electrolux Hoover
- One patterned rug
- Plastic green drainer with 2 bowls, 3 cups and 2 glasses
- Teak oil and kitchen window key.

These new items were present:

- 2 extra wooden cabinets in lounge
- 1 fire blanket, dust pan and brush and a broom in the kitchen.

The electricity reading was not possible to obtain. It was flashing blank numbers. See pictures for example of what was being shown.

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) JOHN W. MAY

Date: 31/10/13

On behalf of Landlord

Date:

RECOMMENDATIONS FOR LANDLORD (PRE RE-LET)

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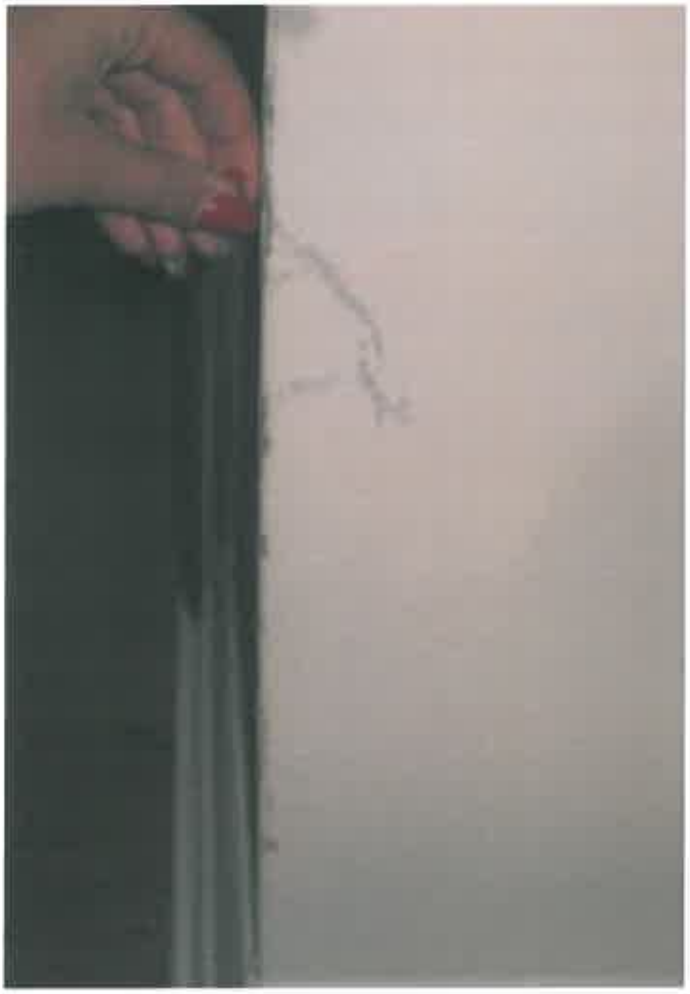


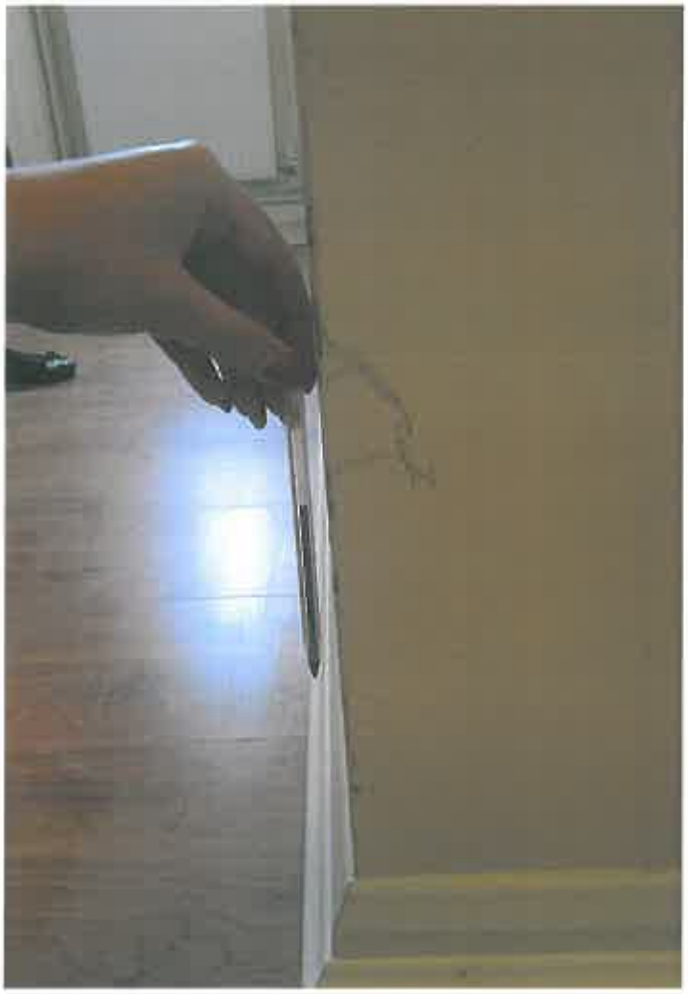






























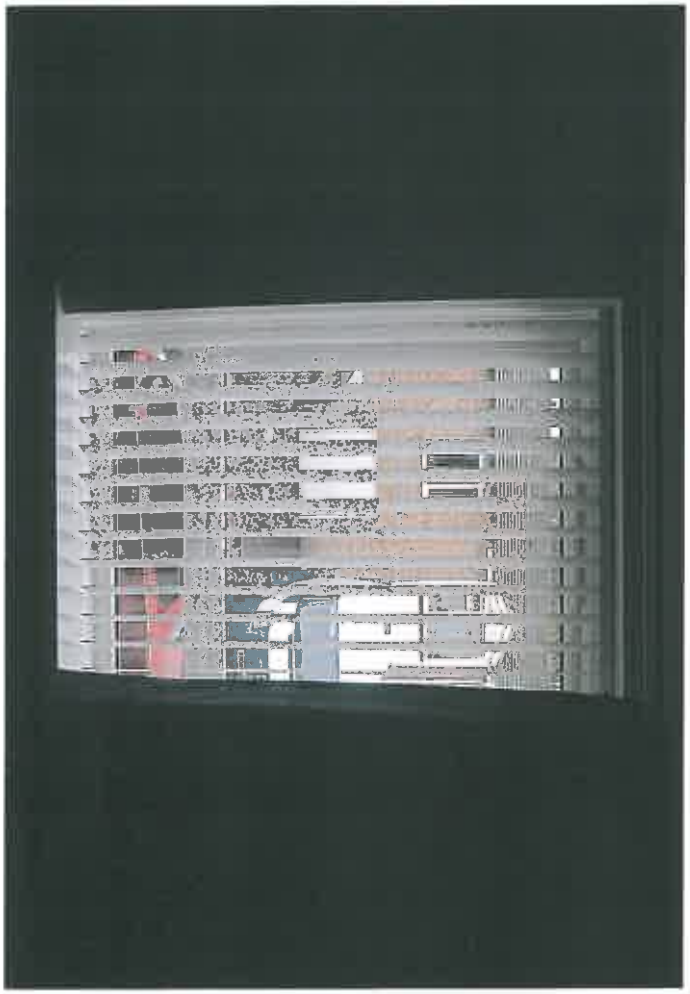


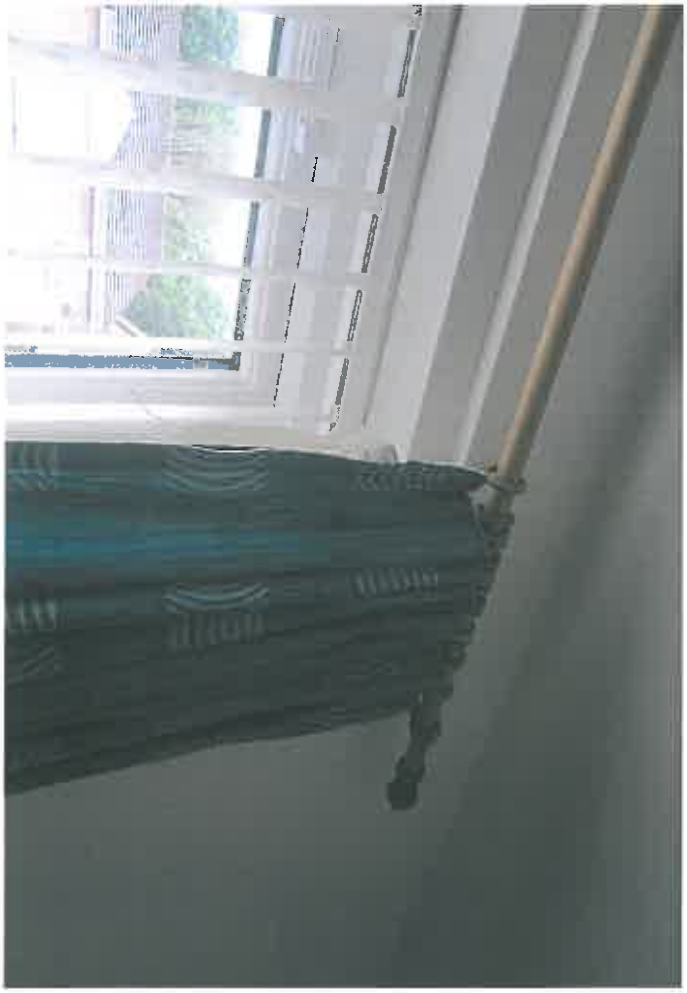

























Hygro-Thermometer Clock

























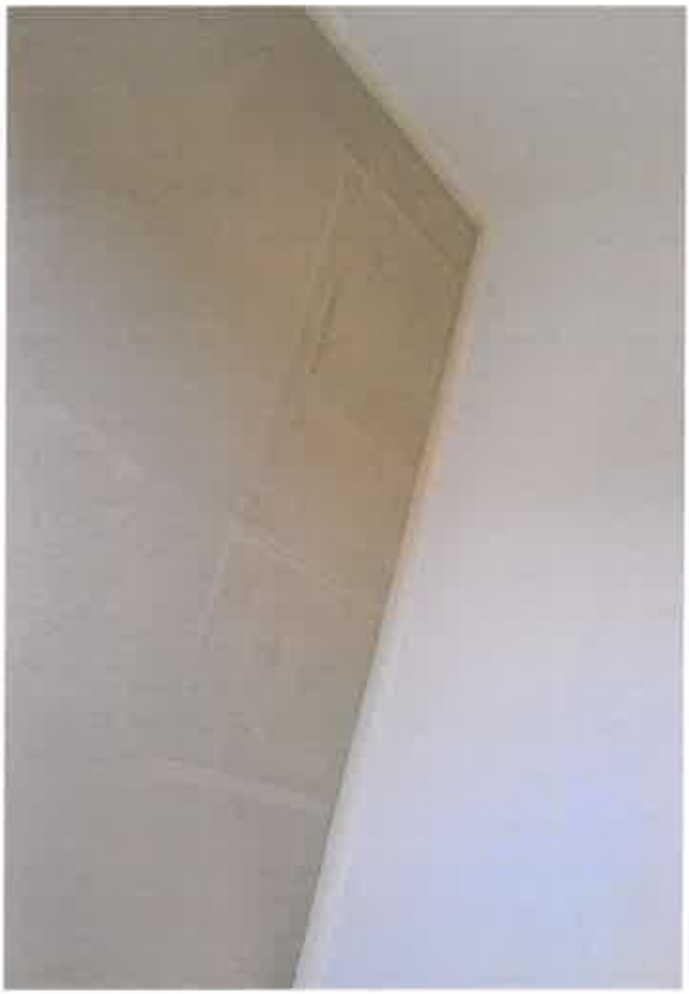





FIRE
BLANKET























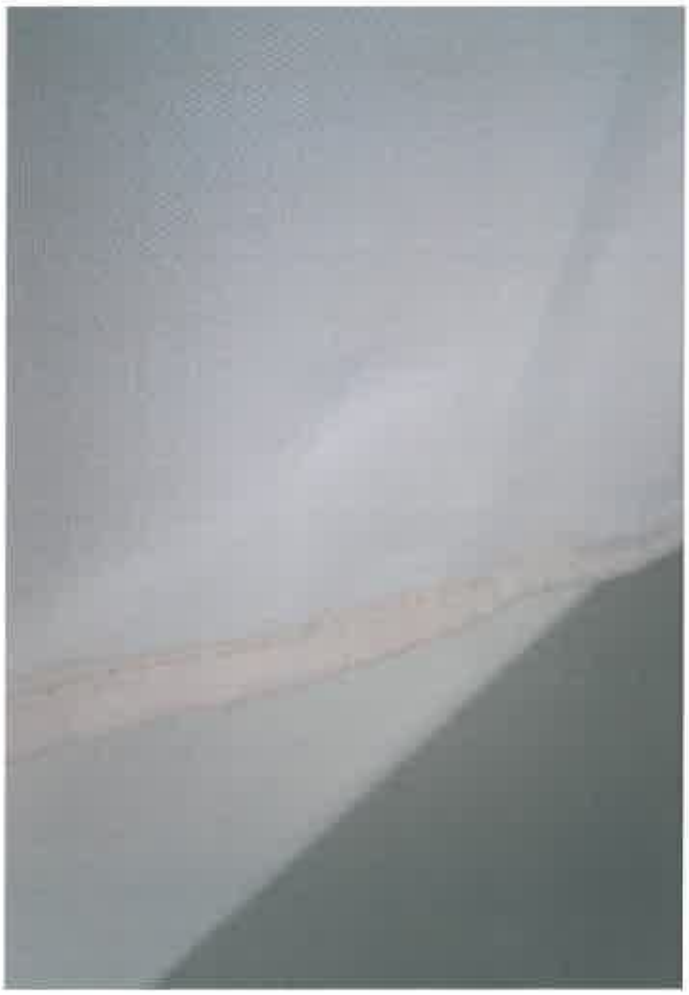














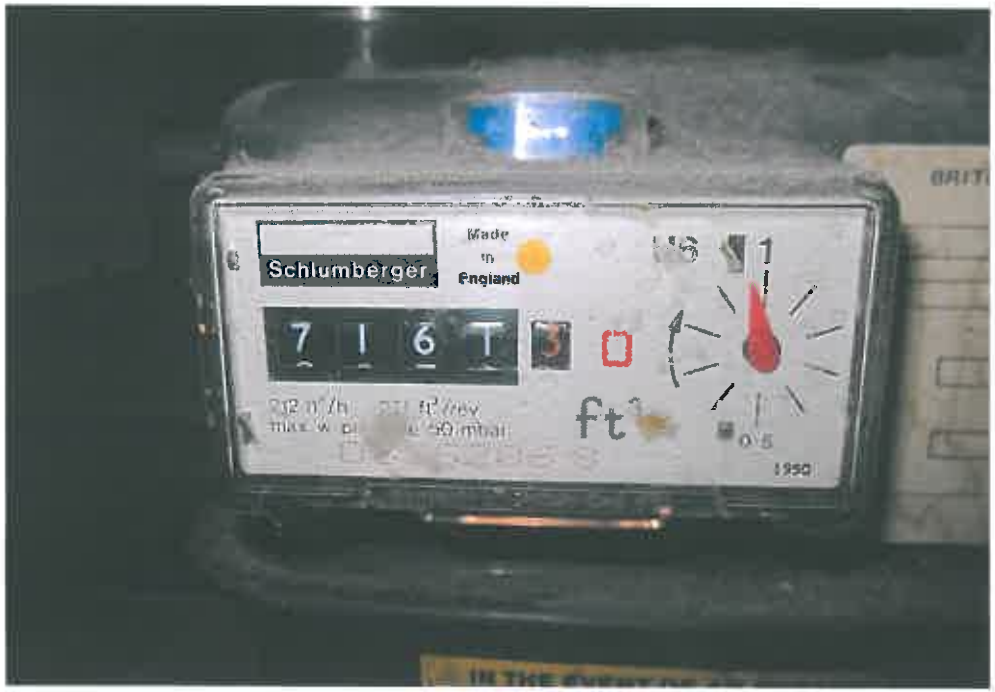









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