INTERIM PROPERTY INSPECTION REPORT

Address: 105 Barley Mount, Exeter, Devon, EX4 1RR	Inspected by: Jade Newman Tenant Present: No	Date: Dec 14

Item/room	Condition	Comments and maintenance required	Tenant Request or Agent Observation
EXTERIOR			
Roof		All exterior of the property appears to be in good order. Unable to check the back of the property as the door was blocked.	
Guttering/downpipes			
Joinery/paintwork			
Brickwork/render			
Boundary structures			
Gardens	Average	Both untidy and require attention (grass/bramble cutting)	
INTERIOR			
Lounge	Average	Carpets very worn.	
Kitchen	Average	Slight dirt in areas. Mould appearing on seal behind sink.	
Bedroom 1	Average	Evidence of mould appearing above window	
Bedroom 2	Poor	Untidy. Large chip/paint peeling above bed. Pink scribbles to wall. Mould appearing above window.	
Bedroom 3	Average	Tidy. Mould appearing above window.	
Bathroom	Fair	Mould and discoloration to grout and bath seals. Curtain pole loose/bent. Very mould shower curtain. Paint cracking around door frame	

General Comments and Actions Recommended or Requested	**A** = Agent observation. **T**= Tenant Requested.

On inspection of the property the tenant was not present.

A lot of mould is appearing throughout the property; in all bedrooms and the bathroom especially.

Bedroom 2 has a large chip and paint peeling to the back wall along with pink scribble marks.

The bathroom shower pole is slanting downwards. The fixing to the wall doesn't appear to be loose therefore I assume it is bent.

I could not access the back garden as the back door was blocked. I did a brief check through the kitchen window.

Landlord Guidance Notes:

Please call Bradleys Rentals Administration on 0845 070 4950 / 01395 223383 or e-mail maintenance@beagroup.co.uk if you wish to undertake any works or actions requested by the Tenant or observed by Bradleys representative.

The foregoing inspection report is for information only and has no contractual standing. It has not been prepared by a qualified surveyor and is intended to be a brief record of the superficial condition of the property only and should not be relied upon for any reason other than this.
































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