

INTERIM PROPERTY INSPECTION REPORT

Address: 57 Chandlers Walk, Haven Banks, Exeter, EX2 8BA	Inspected by: Jade Newman Tenant Present: Yes	Date: May 2014
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<u>Item/room</u>	<u>Condition</u>	<u>Comments and maintenance required</u>	<u>Tenant Request or Agent Observation</u>
EXTERIOR			
Roof		All exterior of property appears to be in good order.	
Guttering/downpipes			
Joinery/paintwork			
Brickwork/render			
Boundary structures			
Gardens			
INTERIOR			
Lounge/Dining Area	Good	Laminate on door is coming away.	
Kitchen	Good	Mould appearing around windows.	
Hallway	Good		
Bedroom 1	Fair	A lot of mould around window, getting worse.	
Bedroom 2	Average	Mould around window.	
Bathroom	Average	Slight discolouration to grouting. See notes regarding bath.	

General Comments and Actions Recommended or Requested	A = Agent observation. T = Tenant Requested.
On inspection of the property the tenants were present. Throughout the property is way quite untidy; tenants did apologise for the mess but they've been busy with their new 2 week old daughter. Tenant mentioned the bath had recently had some work done and that part of the wood at the bottom was removed due to being rotten. The wood is spiked at the end, and tenant has had problems with stubbing her toes on it and getting splinters. A lot of mould was noticed throughout the property around the windows, especially in the main bedroom. Tenant said it is getting increasingly worse and has been using the damp traps but they're still not helping. Tenant also mentioned the kitchen floor near the boiler is dipped and is rotten underneath. Carpets are appearing to become quite worn throughout.	

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.







