

MID TERM INSPECTION REPORT FOR:

123 ASTREET ROAD, BRIGHTON,



INSTRUCTED BY:

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**MADISON
PROPERTIES**

DATE COMPILED: WEDNESDAY 19TH MAY 2010 AT 9.30AM,

INVENTORY TENANT CHECK IN MID-TERM EPC TENANT CHECK OUT

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FLAWLESS REPRESENTATION OF CONDITION AND CONTENT

MID TERM SUMMARY AND MAINTENANCE **BREAKDOWN**

GENERAL SUMMARY:

The property is in an excellent clean condition. There is clearly a regular cleaning routine in place. There are some very minor maintenances issues that have been raised in the report, none of which are urgent. Whilst 2 cats were seen in the garden of the property there was no evidence within the property that pets are being kept here. There is no evidence of smoking in the property.

TENANTS RESPONSIBILITY:

Entrance hallway

- *The description on the walls advises 4 screws there is now currently 9 in place tenants will need to make good before the end of tenancy.*
- *Then tenants have fitted a child gate to the walls and need to be aware that any marks caused to the wall during this use will need to be made good before the end of tenancy.*

Stairs and landing

- *The walls in this area showing some light dirty marks around.*
- *There is picture has been pinned to the wall tenants will need to make it good before the end of tenancy.*

Dining room

- *The tenant has fitted a child gate to the door frame. Tenants must be aware that if any marks are caused by the unit being fitted that this will need to be made good before check out.*
- *The tenant has fitted a plasma television to the right hand entrance wall. Tenants must be aware this must be made good before the end of tenancy.*
- *The wall description states 1 screw and there are currently 2 items hanging to the wall.*
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Master Bedroom

- *The door is showing multiple white spot marks to the exterior.*
- *The wall housing the light switch to the en-suite bathroom is showing some finger markings.*

Bedroom 2

- ***The tenants have swapped the green and blue tractor motif up lighter shade for their own. The tenants must replace this before they vacate the property.***

Bedroom 3

- ***To the right hand there are 2 rawl plug holes need to establish whether these were present at start of tenancy as there not listed in the inventory.***
- ***The radiator has multiple splash marks.***

Back garden

- ***Is in an excellent clean condition. The grass is clearly being well maintained and there is no evidence of rubbish.***
- ***2 cats have been seen in this area however we haven't seen any other evidence of them being kept in the property.***

LANDLORD AND MAINTENANCE ISSUES:

- ***Entrance hallway - the 3 robe hooks to the right hand entrance wall are still loose and require re fitting.***
- ***Kitchen - the dishwasher colour match door the brushed steel handle is loose.***
- ***En-suite - the shower cubicle the sealant to the skirting that houses the door is beginning to fail and this does need replacing to prevent further damage.***

FURTHER INVESTIGATION REQUIRED:

- ***The front of the property has been painted from grey to white. Need to establish that permission was gained for this and the landlord is happy with the change.***
- ***En-suite bathroom, the window sill is showing some spot marking discoloration need to establish what is causing these markings.***

MISSING ITEMS:

- ***Bedroom 2 - the black floating laminate shelf.***

PERSONS PRESENT FOR THE VISIT:

- ***Clerk - Claire Nelman***

CHECK OUT GUIDELINES

The aim of any check out is to ascertain the level and type of dilapidation caused during any given tenancy.

To evaluate the tenants responsibility under industry regulated usage guidelines, allowing for fair wear and tear, life expectancy of fixtures and furnishings and their quality, and to determine a level of cleanliness from a recognisable rating.

To be able to compare “like for like” at start and end of tenancy there has to be a detailed inventory and schedule of condition in place for each property.

At check out we will compare all aspects of the property from the tenancy start to how they are now. Allowing for normal usage and fair wear and tear, we will be able to assess a fair list of items that are deemed the tenants responsibility due to their change in state at the end of the tenancy. These are recommendations from our experiences as an inventory company and from training in the expected and recognised government guidelines.

Under the new legislation all deposit deductions must be justifiable and costs reasonable, with evidence to back up any claim against deposit.

Where the inventory compiled at tenancy start is not detailed enough or is missing information relating to condition or content it is up to the landlord and agency to discuss charges with the tenant and reach a fair deduction that all parties agree with.

The clerks will always report current condition at a check out, this may or may not be comparable to the statements in the inventory.

PLEASE NOTE: REPORTS ARE COMPILED AS A COMPARISON FROM THE INVENTORY AT START OF TENANCY. ANY DILAPIDATIONS ARISE FROM THE CHANGES TO THE PROPERTY AND / OR ITS CONTENTS NOTED AT THE TIME OF THE VISIT. IT IS THE AGENCY AND LANDLORDS DECISION AS TO WHETHER OR NOT TO CHARGE FOR THE LISTED DAMAGES AND IT IS THE LANDLORDS RESPONSIBILITY TO DISCLOSE ANY CHANGES THEY HAVE MADE TO THE PROPERTY DURING THE TENANCY TO THEIR AGENT TO AVOID CONFUSION AT CHECK OUT TIME. PROACTIVE INVENTORIES WILL ALWAYS REPORT WHAT THEY SEE ON THE DAY AND THE AGENCY SHOULD USE THIS INFORMATION UNDER ADVISEMENT FROM THEIR CLIENT.



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LEVELS OF CLEANLINESS

Professionally clean property

This denotes that the property has been deep cleaned to an industry recognized standard of cleanliness. The property will be ready for the new tenant to move in without having to clean any areas and there will have been a charge made by a cleaning company to complete the work with a receipt available to prove as such.

Domestically clean property

This denotes that the property has been cleaned to the standard of the average house spring clean. There may be areas of the property that could be cleaned better and some tenants may wish to clean those areas before moving their items in. No professional company will have been instructed.

Dirty property / further cleaning required

This denotes that the property has not had any cleaning or has been cleaned but to an unsatisfactory level. If a large percentage of the property is requiring further cleaning and the tenant cannot move in with it in this state it will be deemed dirty.

Cleanliness of individual items

As for the property definitions of cleanliness, an item can also be deemed professionally clean, domestically clean or dirty. For example: a bathroom sink with soap scum and hairs is dirty. The same sink with no soap scum and no hairs, but smeared and watermarked is domestically clean. If the same sink was professionally clean the taps and waste would be shiny with no watermarks and the bowl would be smear free. (Subject to age and wear, but cleaning attempts would be visible).

A dirty rating for an item could be due to: dust, smearing, grease, hair, tarnishing, discolouration, soap, chemical stains, food stains, watermarks and any other condition not allowing the item to be at its possible best.