

Property Report



Demo Reports2Go

1300 Glenmore Business Park
Waterbeach
Cambridge
Cambridgeshire
CB25 9FX



Example Street,
Example Town, AB12 3CD

Check-in

Inspected On:
07/09/2023 09:14

Inspected By:
Gary Burton

Summary: Extra cleaning has taken place since the Inventory.

Table of Contents

Front	3
Meters	4
Keys	6
Documents	7
Alarms	8
Hall	9
Living Room	12
Kitchen	15
Rear Garden	19
Maintenance	22
Appliances	23
Tenant Comments	24
Overall Survey	25
Appliance Survey	26
Terms and Conditions	27
Signature	30

Front

ID	Condition at Inventory	Condition at Check-in
Summary		
1.1	The property has been cleaned to a professional standard. All fixtures and fittings are in good condition unless otherwise stated.	Extra cleaning has taken place since the Inventory.
Cover Photo		
1.2		see images
Front view		
1.3	The front view of the property.	



1.2.1 - Front - cover photo



1.3.1 - Front - front view



1.3.2 - Front - front view



1.3.3 - Front - front view



1.3.4 - Front - front view

Meters

ID	Condition at Inventory	Condition at Check-in
Electricity meter		
2.1	Meter reading: 27964 kWh. Serial number: D12W525257.	Meter reading: 29787 kWh.
Water meter		
2.3	Meter reading: 246.51910 cubic metres. Serial number: 19E122212.	Meter reading: 247.97110 cubic metres.
Heat Meter		
2.4	Meter reading: 22017 kWh and 37995.90 cubic metres. Serial number: 66788559.	Meter reading: 22100 kWh and 38095.90 cubic metres.



2.1.1 - Meters - electricity meter



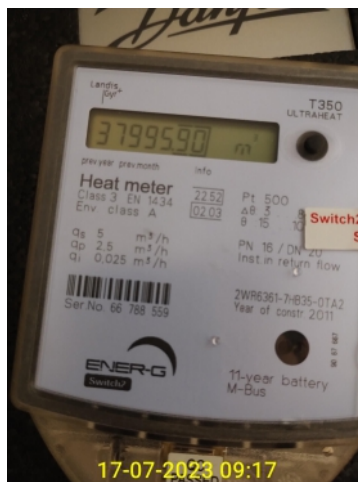
2.1.2 - Meters - electricity meter



2.3.1 - Meters - water meter



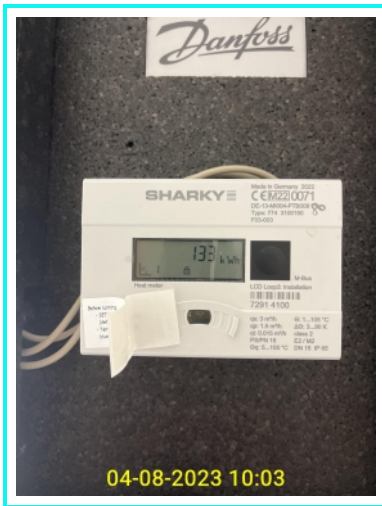
2.3.2 - Meters - water meter



2.4.1 - Meters - heat meter



2.4.2 - Meters - heat meter



2.4.3 - Meters - heat meter

Keys

ID	Condition at Inventory	Condition at Check-in
Door keys		
3.1	Set of keys for the property.	Same keys supplied at Check-in.



3.1.1 - Keys - door keys

Documents

ID	Condition at Inventory	Condition at Check-in
Description		
4.1	EPC Certificate.	Same certificate at Check-in.

Energy Performance Certificate

Dwelling type: Semi-detached house

Date of assessment: 06 January 2016

Date of certificate: 07 January 2016

Reference number: [REDACTED]

Type of assessment: RdSAP, existing dwelling

Total floor area: 78 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 3,261

Over 3 years you could save: £ 1,440

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 312 over 3 years	£ 156 over 3 years	
Heating	£ 2,550 over 3 years	£ 1,413 over 3 years	
Hot Water	£ 399 over 3 years	£ 252 over 3 years	
Totals	£ 3,261	£ 1,821	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient • lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient • higher running costs

Current	Potential
54	84

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,017
2 Floor insulation (suspended floor)	£800 - £1,200	£ 153
3 Low energy lighting for all fixed outlets	£50	£ 132

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

4.1.1 - Documents - description

Alarms

ID	Condition at Inventory	Condition at Check-in
Smoke Alarm		
5.1	Two smoke alarms located in the hall and kitchen. The smoke alarm in the kitchen doesn't work.	Tested and working.
Carbon Monoxide Detector		
5.2	Carbon monoxide detector located in the kitchen tested and working.	Tested and working.



5.1.1 - Alarms - smoke alarm
Hall Alarm



5.1.2 - Alarms - smoke alarm
Kitchen Alarm



5.2.1 - Alarms - carbon monoxide detector

Hall

ID	Condition at Inventory	Condition at Check-in
Door and frame		
6.2	Wood effect door with 3 glass panels and chrome furniture. White gloss painted doorframe.	Same condition as Inventory.
Ceiling		
6.3	White painted ceiling over plain plaster.	Same condition as Inventory.
Light fittings		
6.4	4 inset spotlights with white surrounds.	Same condition as Inventory.
Walls and skirting		
6.5	White painted walls over plain plaster. White gloss painted skirting boards.	Same condition as Inventory.
Flooring		
6.6	Wood effect laminate flooring.	Same condition as Inventory.
Heating		
6.9	Single panel wall mounted radiator.	Same condition as Inventory.
Switches and sockets		
6.10	Double socket. Double light switch. Both in white plastic.	Same condition as Inventory.



6.2.1 - Hall - door and frame



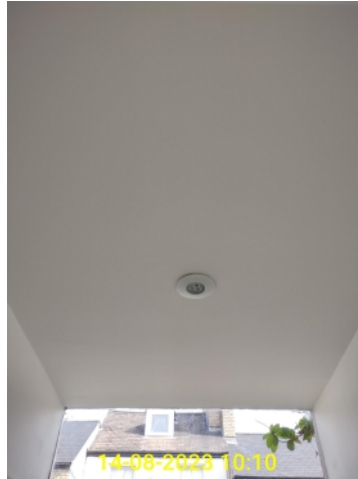
6.2.2 - Hall - door and frame



6.2.3 - Hall - door and frame



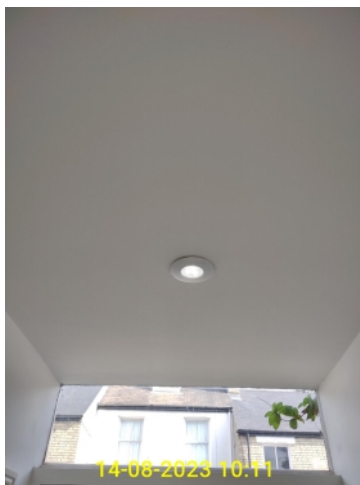
6.2.4 - Hall - door and frame



6.3.1 - Hall - ceiling



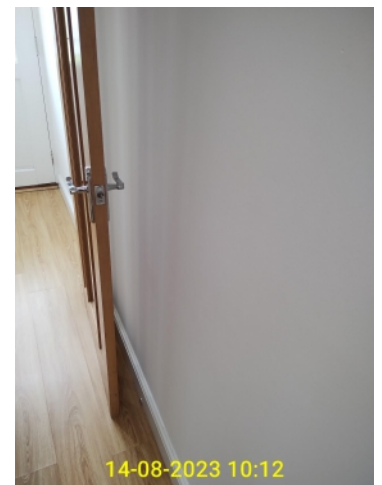
6.4.1 - Hall - light fittings



6.4.2 - Hall - light fittings



6.5.1 - Hall - walls and skirting



6.5.2 - Hall - walls and skirting



6.6.1 - Hall - flooring



6.6.2 - Hall - flooring



6.9.1 - Hall - heating



6.10.1 - Hall - switches and sockets



6.10.2 - Hall - switches and sockets

Living Room

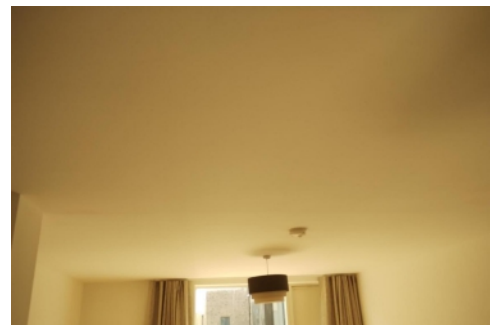
ID	Condition at Inventory	Condition at Check-in
Door and frame		
7.2	White painted wooden panelled laminate door in white painted wooden door frame. Brushed metal effect door handles. Aluminium framed triple glazed Juliet balcony door with white painted wooden sill and brushed metal effect handles.	Same condition as Inventory.
Ceiling		
7.3	White emulsion painted ceiling over plain plaster. <i>There are a few small marks.</i>	Same condition as Inventory.
Light fittings		
7.4	Two ceiling mounted pendant light fittings with grey/brown/cream colour circular fabric shades. Low energy light bulbs.	Same condition as Inventory.
Walls and skirting		
7.5	White emulsion painted walls over plain plaster. White painted wooden skirting boards.	Same condition as Inventory.
Flooring		
7.6	Amtico oak wood effect engineered hardwood flooring. <i>Scratch marks to flooring.</i>	Same condition as Inventory.
Curtains and fixings		
7.8	Both balcony door and window have ceiling to floor striped fabric lined curtains on white metal effect curtain rails.	Same condition as Inventory.
Switches and sockets		
7.10	One single light switch. One double socket. One multi point fitting with four single sockets, aerial sockets and three RJ45 sockets. All white plastic.	Same condition as Inventory.
Fittings		
7.11	Myson room thermostat.	Same condition as Inventory.



7.2.1 - Living Room - door and frame



7.2.2 - Living Room - door and frame



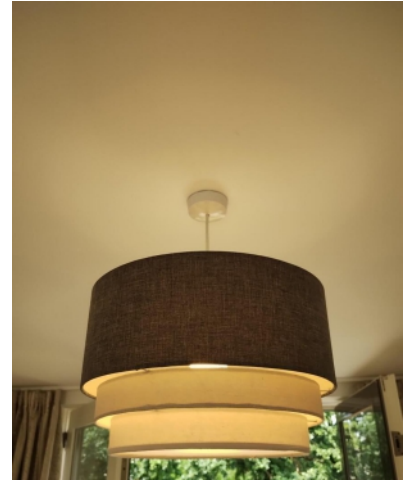
7.3.1 - Living Room - ceiling



7.3.2 - Living Room - ceiling



7.4.1 - Living Room - light fittings



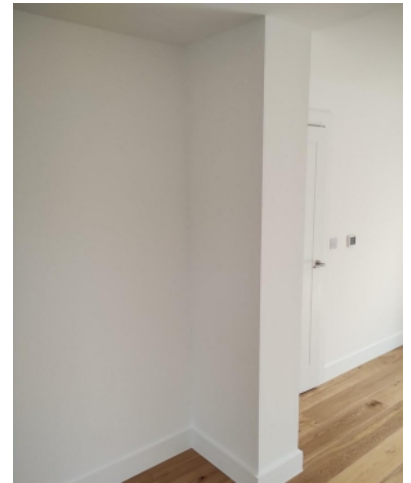
7.4.2 - Living Room - light fittings



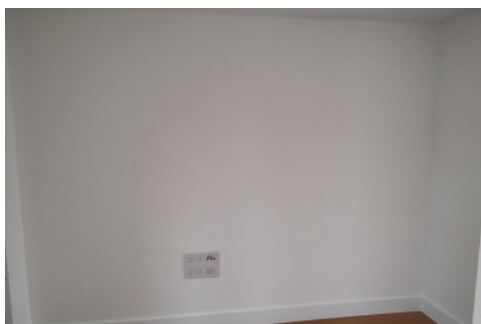
7.5.1 - Living Room - walls and skirting



7.5.2 - Living Room - walls and skirting



7.5.3 - Living Room - walls and skirting



7.5.4 - Living Room - walls and skirting



7.6.1 - Living Room - flooring



7.6.2 - Living Room - flooring



7.6.3 - Living Room - flooring



7.8.1 - Living Room - curtains and fixings



7.8.2 - Living Room - curtains and fixings



7.8.3 - Living Room - curtains and fixings



7.10.1 - Living Room - switches and sockets



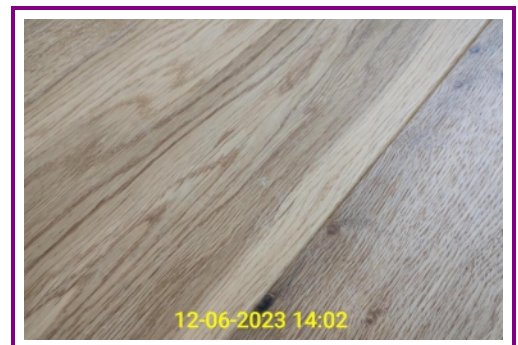
7.10.2 - Living Room - switches and sockets



7.10.3 - Living Room - switches and sockets



7.11.1 - Living Room - fittings



7.6.1 - Living Room - flooring

Kitchen

ID	Condition at Inventory	Condition at Check-in
Ceiling		
8.8	White painted ceiling over plain plaster.	Same condition as Inventory.
Light fittings		
8.9	5 inset spotlights with white surrounds. One spotlight not working.	Broken Spotlight fixed.
Walls and skirting		
8.10	White painted walls over plain plaster. White gloss painted skirting boards.	Same condition as Inventory.
Flooring		
8.11	Wood effect laminate flooring.	Same condition as Inventory.
Windows and sills		
8.12	Single white UPVC unit with 2 panes of glass, the bottom of which is an opening window with chrome effect handles. White gloss painted sill.	Same condition as Inventory.
Curtains and fixings		
8.13	Single fixed net curtain.	Same condition as Inventory.
Heating		
8.14	Small wall mounted radiator.	Same condition as Inventory.
Switches and sockets		
8.15	Three double sockets in brushed metal covers. Single white plastic fused switch. Single light switch in brushed metal cover. Appliances switches and a single socket in brushed metal cover.	New thermostat.
Fittings		
8.16	White high gloss effect unit doors with white melamine shelving within. Wood effect worktop with cream coloured wall tiles acting as splashback all the way round the kitchen. Stainless steel sink with draining area and chrome effect mixer tap.	Same condition as Inventory.



8.8.1 - Kitchen - ceiling



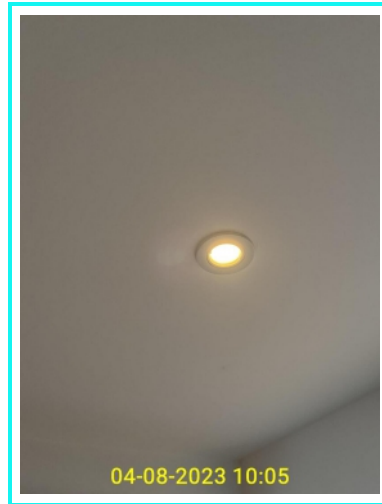
8.8.2 - Kitchen - ceiling



8.9.1 - Kitchen - light fittings



8.9.2 - Kitchen - light fittings



8.9.3 - Kitchen - light fittings



8.10.1 - Kitchen - walls and skirting



8.11.1 - Kitchen - flooring



8.12.1 - Kitchen - windows and sills



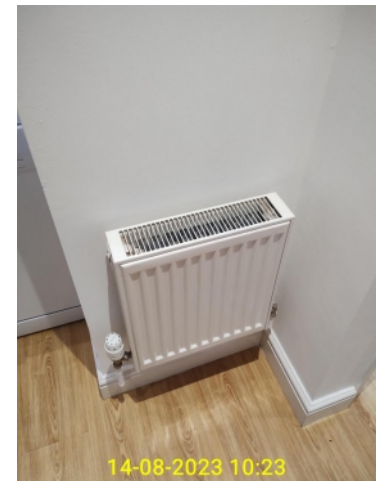
8.12.2 - Kitchen - windows and sills



8.13.1 - Kitchen - curtains and fixings
Slightly dusty.



8.14.1 - Kitchen - heating
Thermostatic radiator valve (TRV).



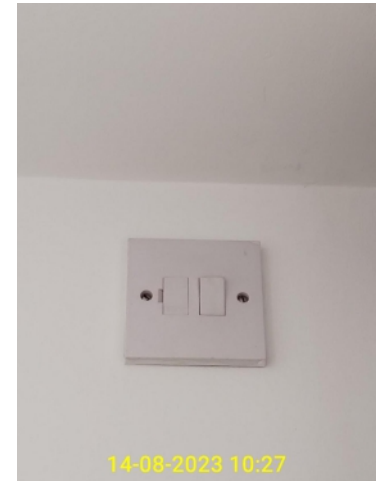
8.14.2 - Kitchen - heating



8.15.1 - Kitchen - switches and sockets



8.15.2 - Kitchen - switches and sockets



8.15.3 - Kitchen - switches and sockets
One light controlled by this switch is not



8.15.4 - Kitchen - switches and sockets



8.15.5 - Kitchen - switches and sockets



8.15.6 - Kitchen - switches and sockets



8.16.1 - Kitchen - fittings



8.16.2 - Kitchen - fittings



8.16.3 - Kitchen - fittings



8.16.4 - Kitchen - fittings



8.16.5 - Kitchen - fittings



8.16.6 - Kitchen - fittings



8.16.7 - Kitchen - fittings



8.16.8 - Kitchen - fittings

Rear Garden

ID	Condition at Inventory	Condition at Check-in
Patio		
9.2	Slabbed patio with a variety of plant pots and small walls.	Same condition as Inventory.
Shrubs		
9.5	Shrubs in various locations in the rear garden.	Same condition as Inventory.
Lawn		
9.6	A large lawn with varying quality. Mostly good condition.	Same condition as Inventory.
Path		
9.7	Slabbed and concrete path.	Same condition as Inventory.
Parking		
9.11	Stone pebbles create a large parking area to the rear of the property.	
Fittings		
9.12	Chairs and benches for use in the garden. White plastic chairs are stuck amongst a bush/weeds.	Same condition as Inventory.
Shed		
9.13	A shed to the rear of the property.	Same condition as Inventory.
Greenhouse		
9.14	A green house with work bench in good condition.	Same condition as Inventory.
Swimming Pool		
9.15	A large pool with pool cover condition unknown.	Same condition as Inventory.



9.2.1 - Rear Garden - patio



9.2.2 - Rear Garden - patio



9.5.1 - Rear Garden - shrubs



9.5.2 - Rear Garden - shrubs



9.6.1 - Rear Garden - lawn



9.7.1 - Rear Garden - path



9.11.1 - Rear Garden - parking



9.12.1 - Rear Garden - fittings



9.12.2 - Rear Garden - fittings



9.12.3 - Rear Garden - fittings



9.13.1 - Rear Garden - shed



9.14.1 - Rear Garden - greenhouse



9.14.2 - Rear Garden - greenhouse



9.15.1 - Rear Garden - swimming pool



9.15.2 - Rear Garden - swimming pool

Maintenance

ID	Condition at Inventory	Condition at Check-in
Alarms		
3.4	The hallway smoke is not working.	This was fixed before Check-in.
Kitchen		
3.7	One spotlight not working	Broken spotlight fixed.
Rear Garden		
3.8	Excessive weed growth.	Same condition as Inventory.



3.4.1 - Alarms - maintenance



3.8.1 - Rear Garden - maintenance

Appliances

ID	Appliance	Brand	Model	Description & Condition
Kitchen				
0.1	Hob	LAMONA	N/A	Good Condition
0.2	Oven	LAMONA	N/A	Good Condition.
0.3	Fridge Freezer	LAMONA	N/A	Good Condition.
0.4	Washing Machine	BOSCH	N/A	Good Condition.
0.5	Dishwasher	BEKO	N/A	Good Condition.



0.6.1 - Kitchen - 1.hob



0.7.1 - Kitchen - 2.oven



0.8.1 - Kitchen - 3.fridge freezer



0.8.2 - Kitchen - 3.fridge freezer



0.9.1 - Kitchen - 4.washing machine



0.10.1 - Kitchen - 5.dishwasher

Tenant Comments

ID	Condition at Inventory	Condition at Check-in
Living Room		
4.1	The living room door makes a creaking sound and its very stiff when opening.	Still present at Check-in.
Kitchen		
4.2	The curtains are dusty.	Dust has been cleaned.



4.1.1 - Living Room - tenant comments



4.2.1 - Kitchen - tenant comments

Overall Survey

ID	Item	Condition	Notes
1.1	General Cleanliness	Good	Overall there is good cleanliness throughout.
1.2	Carpets and Hard Floors	Fair	Mostly good but a few marks.
1.3	Window Dressings	Fair	Old and frayed in places.
1.4	Front Garden	N/A	N/A
1.5	Decorative Order	Good	Good.
1.6	Windows and Doors	Good	Good.
1.7	Beds and Mattresses	N/A	N/A
1.8	Rear Garden	Poor	Very poor condition.



Appliance Survey

ID	Item	Condition	Notes
2.1	Fridge Clean?	Yes	Good condition.
2.2	Freezer Clean?	Yes	Good condition.
2.3	Dishwasher Clean?	Yes	Good condition.
2.4	Dishwasher Descaled?	Yes	Good condition.
2.5	Hob Clean?	Yes	Cleaned.
2.6	Oven Clean?	Yes	Good condition.
2.7	Washing Machine Drawer Clean?	Yes	Good condition.
2.8	Washing Machine Seal Clean?	Yes	Cleaned.
2.9	Extractor Clean?	Yes	Good condition.
2.10	Extractor Working?	Yes	Good condition.
2.11	Tumble Dryer Vent Clean?	N/A	N/A
2.12	Tumble Dryer Seal Clean?	N/A	N/A



Terms and Conditions

This report is intended to provide an independent and unbiased view of the condition of the Property and contents on the date of the report. The Inventory Clerk conducting this report is not an expert in furniture, fabrics, building materials or finishes and cannot provide an expert opinion on the manufacture or authenticity of any finish or nature of materials whether real, artificial or synthetic. All descriptive terms are to be interpreted as those of a non-expert. Neither is the Inventory Clerk an electrical, survey or structural engineer and cannot vouch for the safety or otherwise of any aspect of the Property, contents (electrical and/or mechanical). If an electrical item is described as 'working' it means that electrical power is available to it as indicated by a power light and is not a statement of its functionality.

Where fire and safety labels have been noted on a description it does not mean that the item necessarily complies with the prevailing fire and safety regulations. The presence of a gas safety record indicated in the Report does not mean that it is genuine or meets the requirements of gas safety regulations. Fire and gas safety regulations are the responsibility of the landlord or their representative.

Items of heavy furniture, beds, mattresses or appliances or mattresses in made beds may not have been moved and may have been hiding damage that is not visible. Cupboards above head height may not have been inspected. Contents of kitchens e.g. knives, forks, pans and cleaning products may not have been itemised. Items left in garages or outbuildings may not have been itemised. Boxed items and packaging may not have been opened. Collections of books, DVDs and CDs may not have been itemised.

Smoke and carbon monoxide alarms that are not accessible easily or do not have power or a test button may not have been tested.

This report is prepared to the instructing party's instructions and is intended to be used in the context of residential letting to serve as a statement of condition and content on the day of the report.

General Information for Tenants

To help prevent damage by moisture or mould, the property must be kept adequately heated and ventilated.

Please pay particular attention to the contents of this report, particularly regarding the cleanliness of the property, its contents and the condition of the kitchen appliances.

Please make sure that all items are returned to the positions within the property that they occupied at the commencement of the tenancy. Failure to do so may lead to the tenant incurring costs or deductions from the security deposit, and the items may be reported as missing on the check-out report.

DO NOT WRITE ON THE INVENTORY

Glossary of Terms

All items listed are in a Good Condition and cleaned to a Good Domestic Standard, unless otherwise stated.

Condition

1. **Brand new, unused condition** - still in wrapper or with new tags/labels attached.
2. **Good condition** - signs of slight wear, generally lightly worn.
3. **Fair condition** - signs of age, frayed, small light stains and marks, discolouration.
4. **Poor Condition** - Extensive signs of wear and tear, extensive stains/marks/tears/chips
5. **Very Poor Condition** - Extensively damaged/faulty items, large stains, upholstery torn and/or dirty. Pet odours.

Cleanliness

1. Professionally Clean Cleaned to a high professional standard by a professional cleaner, receipt seen for Name of the company and date carried out. Everything immaculate, sparkling and dust free, appliances and sanitary spotless. Carpets steam cleaned, vacuumed. Floors swept. All furniture in order and clean. Linen freshly laundered.

2. Cleaned to a Professional Standard Everything immaculate, sparkling and dust free, appliances and sanitary ware spotless. Carpets steam cleaned, vacuumed. Floors swept. All furniture in order and clean. Linen freshly laundered. Cleaned to a professional standard but no receipt seen.

3. Good Domestic Standard Flooring vacuumed and swept. Appliances cleaned and free of loose dirt. Some carbon deposits to appliances may be visible but no loose debris or grease to the touch. Dust may be visible to areas not often seen — cupboards, tops of door frames etc. Sanitary ware in clean condition — no dust/soap deposits/loose hairs.

4. Average Domestic Clean Domestic clean, but signs of dust to woodwork, kitchen units marked, appliances need additional cleaning. Carpets vacuumed and floors swept. Dust/hairs to sanitary ware — requiring further cleaning.

5. Cleaned to a Poor Standard Carpets need vacuum, all items dusty or dirty, kitchen and bathrooms require further cleaning to either a good domestic standard or to a professionally clean standard as applicable.

6. Not Cleaned Property requires a professional clean or a domestic standard clean.

DO NOT WRITE ON THE INVENTORY



Reports2Go
Unit 13, Glenmore Business Park
Ely Road
Waterbeach
Cambridge
CB25 9FX

Tel: 01954 768 060
email: requests@reports2go.co.uk
web: <https://reports2go.co.uk>

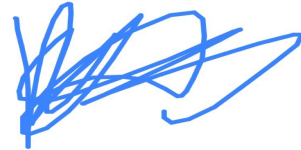


Tenant Signature



By Tenant - Panos Kousidis On
Date: 2023-09-07 09:12:37

Tenant Signature



By Tenant - Dan Twydell On
Date: 2023-09-07 09:12:50

Tenant Signature



By Tenant - Minesh Patel On
Date: 2023-09-07 09:13:01

Clerk Signature



By Clerk - Gary Burton On
Date: 2023-09-07 09:13:14