

# Property Report



## Demo Reports2Go

1300 Glenmore Business Park  
Waterbeach  
Cambridge  
Cambridgeshire  
CB25 9FX



Example Street,  
Example Town, AB12 3CD

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## Check-out

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**Inspected On:**  
05/02/2024 15:28

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**Inspected By:**  
Gary Burton

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**Summary:** The property has been cleaned to a professional standard. The garden could do with some additional work.

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# Front

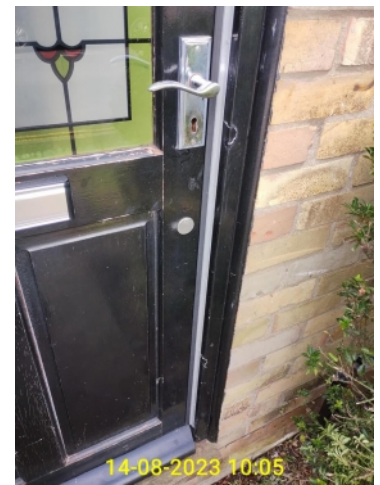
ID	Condition at Inventory	Condition at Check-in	Condition at Check-out
<b>Summary</b>			
1.1	The property has been cleaned to a professional standard. All fixtures and fittings are in good condition unless otherwise stated.	Extra cleaning has taken place since the Inventory.	The property has been cleaned to a professional standard. The garden could do with some additional work.
<b>Cover Photo</b>			
1.2			see images
<b>Front view</b>			
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



1.3.5 - Front - front view

# Meters

ID	Condition at Inventory	Condition at Check-in	Condition at Check-out
<b>Electricity meter</b>			
2.1	Meter reading: 27964 kWh. Serial number: D1 2W525257.	Meter reading: 29787 kWh.	Meter reading: 13328kWh.
<b>Gas meter</b>			
2.2			Meter Reading: 6129.495m3.
<b>Water meter</b>			
2.3	Meter reading: 246.51910 cubic metres. Serial number: 19E122212.	Meter reading: 247.97110 cubic metres.	
<b>Heat Meter</b>			
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



2.1.3 - Meters - electricity meter



2.1.4 - Meters - electricity meter



2.2.1 - Meters - gas meter

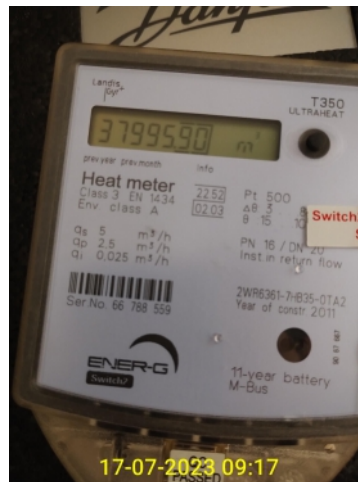


2.3.1 - Meters - water meter





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	Condition at Check-out
<b>Door keys</b>			
3.1	Set of keys for the property.	Same keys supplied at Check-in.	All keys returned on check-out




**3.1.1 - Keys - door keys**

# Documents

ID	Condition at Inventory	Condition at Check-in	Condition at Check-out
Description			
4.1	EPC Certificate.	Same certificate at Check-in.	No additional documents provided.

## Energy Performance Certificate



**Dwelling type:** Semi-detached house  
**Date of assessment:** 06 January 2016  
**Date of certificate:** 07 January 2016


**Reference number:** XXXXXXXXXX  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 78 m<sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,261</b>
<b>Over 3 years you could save</b>	<b>£ 1,440</b>

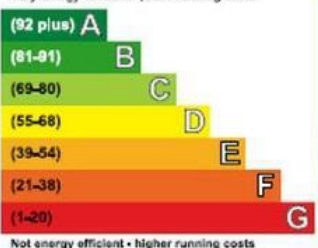
### Estimated energy costs of this home

	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	
<b>Totals</b>	<b>£ 3,261</b>	<b>£ 1,821</b>	

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



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](http://www.gov.uk/energy-grants-calculator) or call 0300 123 234 (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	Condition at Check-out
<b>Smoke Alarm</b>			
5.1	Two smoke alarms located in the hall and kitchen. The smoke alarm in the kitchen doesn't work.	Tested and working.	Both alarms tested and working.
<b>Carbon Monoxide Detector</b>			
5.2	Carbon monoxide detector located in the kitchen tested and working.	Tested and working.	Tested and not working, needs replacing.



5.1.1 - Alarms - smoke alarm  
Hall Alarm



5.1.2 - Alarms - smoke alarm  
Kitchen Alarm

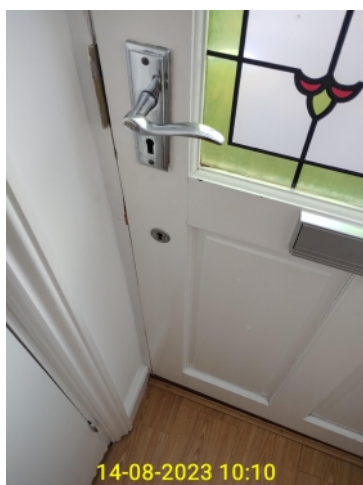


5.2.1 - Alarms - carbon monoxide detector



# Hall

ID	Condition at Inventory	Condition at Check-in	Condition at Check-out
<b>Door and frame</b>			
6.2	Wood effect door with 3 glass panels and chrome furniture. White gloss painted doorframe.	Same condition as Inventory.	Similar condition to inventory. Some minor scuff marks, considered wear and tear.
<b>Ceiling</b>			
6.3	White painted ceiling over plain plaster.	Same condition as Inventory.	Same condition as check-in.
<b>Light fittings</b>			
6.4	4 inset spotlights with white surrounds.	Same condition as Inventory.	Second spotlight is not working.
<b>Walls and skirting</b>			
6.5	White painted walls over plain plaster. White gloss painted skirting boards.	Same condition as Inventory.	Scuff marks to corner of the wall. Chips to the top of the skirting.
<b>Flooring</b>			
6.6	Wood effect laminate flooring.	Same condition as Inventory.	Same condition as check-in.
<b>Heating</b>			
6.9	Single panel wall mounted radiator.	Same condition as Inventory.	
<b>Switches and sockets</b>			
6.10	Double socket. Double light switch. Both in white plastic.	Same condition as Inventory.	



6.2.1 - Hall - door and frame



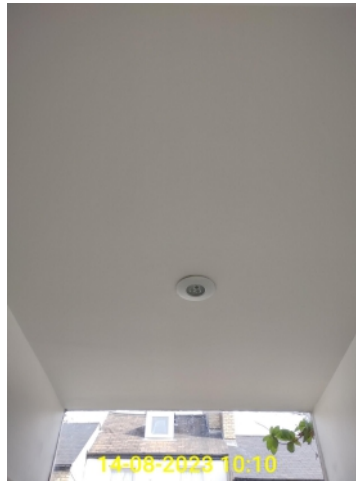
6.2.2 - Hall - door and frame



6.2.3 - Hall - door and frame



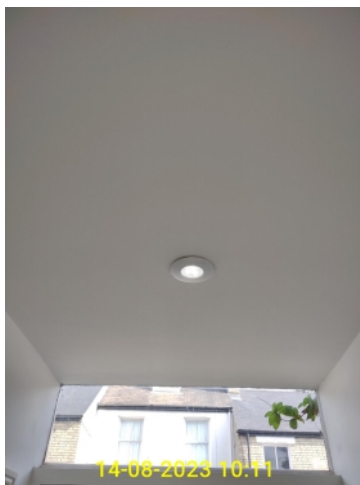
6.2.4 - Hall - door and frame



6.3.1 - Hall - ceiling



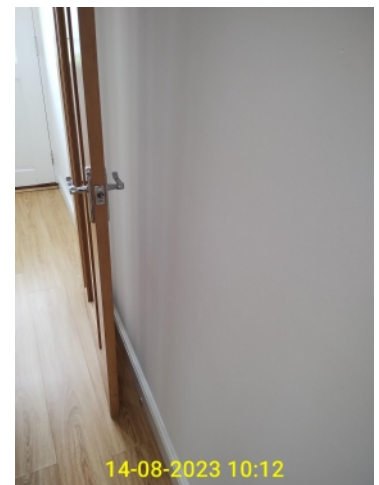
6.4.1 - Hall - light fittings



6.4.2 - Hall - light fittings



6.5.1 - Hall - walls and skirting



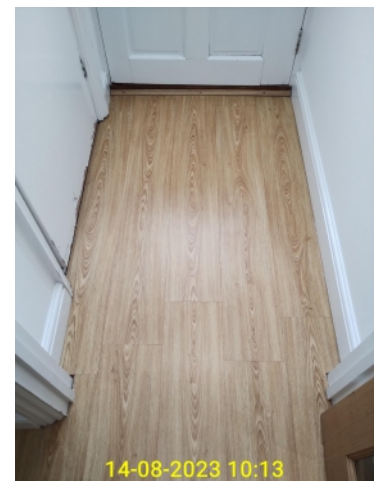
6.5.2 - Hall - walls and skirting



6.5.3 - Hall - walls and skirting



6.5.4 - 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	Condition at Check-out
<b>Door and frame</b>			
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.	Door handle had not been cleaned properly, otherwise, in the same condition as check-in.
<b>Ceiling</b>			
7.3	White emulsion painted ceiling over plain plaster. <i>There are a few small marks.</i>	Same condition as Inventory.	Same condition as check-in.
<b>Light fittings</b>			
7.4	Two ceiling mounted pendant light fittings with grey/brown/cream colour circular fabric shades. Low energy light bulbs.	Same condition as Inventory.	Same condition as check-in.
<b>Walls and skirting</b>			
7.5	White emulsion painted walls over plain plaster. White painted wooden skirting boards.	Same condition as Inventory.	Water markings to far corner.
<b>Flooring</b>			
7.6	Amtico oak wood effect engineered hardwood flooring. <i>Scratch marks to flooring.</i>	Same condition as Inventory.	Same condition as check-in.
<b>Curtains and fixings</b>			
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.	Same condition as check-in
<b>Switches and sockets</b>			
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.	
<b>Fittings</b>			
7.11	Myson room thermostat.	Same condition as Inventory.	

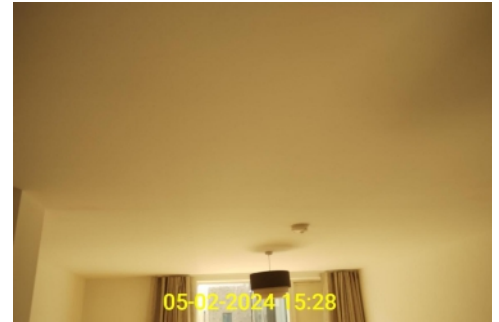




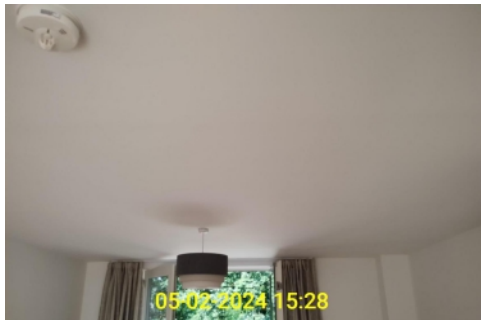
7.2.1 - Living Room - door and frame



7.2.2 - Living Room - door and frame



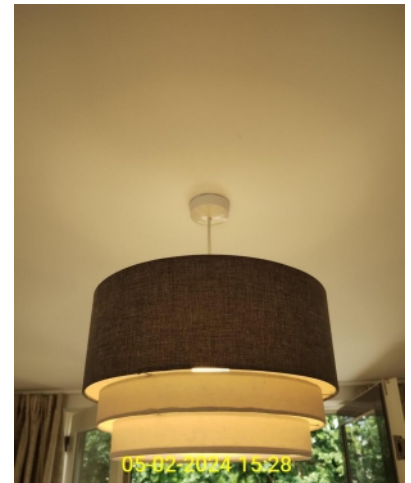
7.3.1 - Living Room - ceiling



7.3.2 - Living Room - ceiling



7.4.1 - Living Room - light fittings



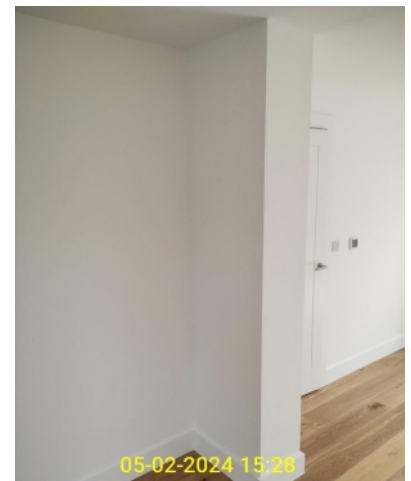
7.4.2 - Living Room - light fittings



7.5.1 - Living Room - walls and skirting



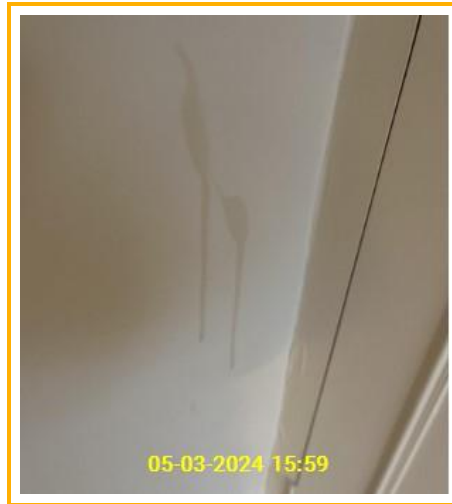
7.5.2 - Living Room - walls and skirting



7.5.3 - Living Room - walls and skirting



7.5.4 - Living Room - walls and skirting



7.5.5 - Living Room - walls and skirting



7.6.1 - Living Room - flooring



7.6.2 - Living Room - flooring



7.6.3 - Living Room - flooring



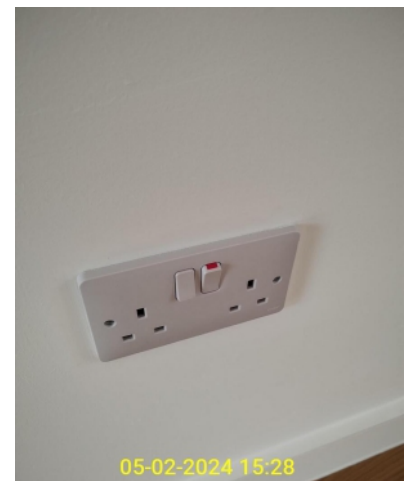
7.8.1 - Living Room - curtains and fixings



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	Condition at Check-out
<b>Ceiling</b>			
8.8	White painted ceiling over plain plaster.	Same condition as Inventory.	Same condition as check-in.
<b>Light fittings</b>			
8.9	5 inset spotlights with white surrounds. One spotlight not working.	Broken Spotlight fixed.	Same spotlight has failed as in the original inventory.
<b>Walls and skirting</b>			
8.10	White painted walls over plain plaster. White gloss painted skirting boards.	Same condition as Inventory.	Extra Images provided.
<b>Flooring</b>			
8.11	Wood effect laminate flooring.	Same condition as Inventory.	Same condition as check-in.
<b>Windows and sills</b>			
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.	Areas of mould to the top right and left of the window.
<b>Curtains and fixings</b>			
8.13	Single fixed net curtain.	Same condition as Inventory.	Same condition as check-in.
<b>Heating</b>			
8.14	Small wall mounted radiator.	Same condition as Inventory.	Same condition as check-in.
<b>Switches and sockets</b>			
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.	
<b>Fittings</b>			
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.	Same condition as check-in.





8.8.1 - Kitchen - ceiling



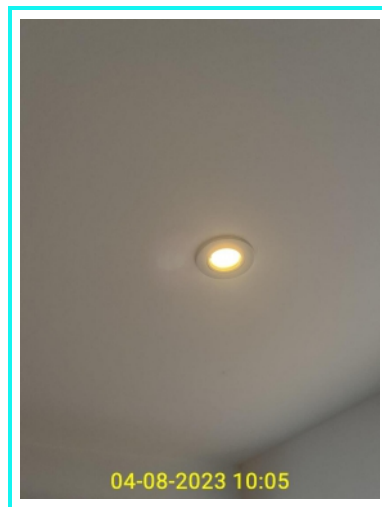
8.8.2 - Kitchen - ceiling



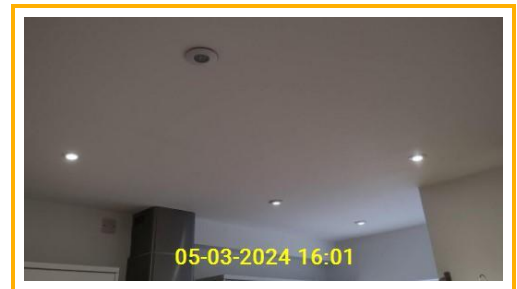
8.9.1 - Kitchen - light fittings



8.9.2 - Kitchen - light fittings



8.9.3 - Kitchen - light fittings



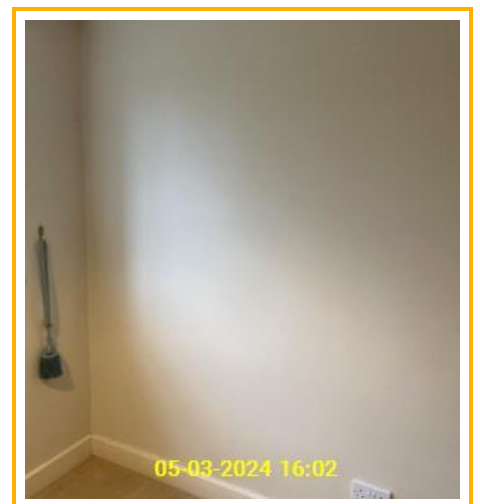
8.9.4 - Kitchen - light fittings



8.10.1 - Kitchen - walls and skirting



8.10.2 - Kitchen - walls and skirting



8.10.3 - Kitchen - walls and skirting



8.11.1 - Kitchen - flooring



8.12.1 - Kitchen - windows and sills



8.12.2 - Kitchen - windows and sills



8.12.3 - Kitchen - windows and sills



8.12.4 - Kitchen - windows and sills



8.13.1 - Kitchen - curtains and fixings  
Slightly dusty.



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



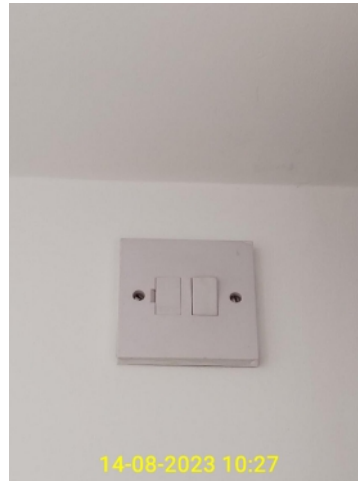
8.14.2 - Kitchen - heating



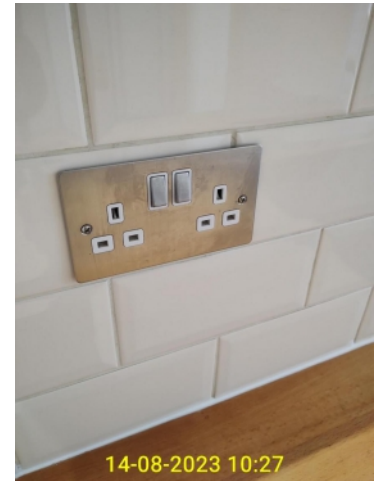
8.15.1 - Kitchen - switches and sockets



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

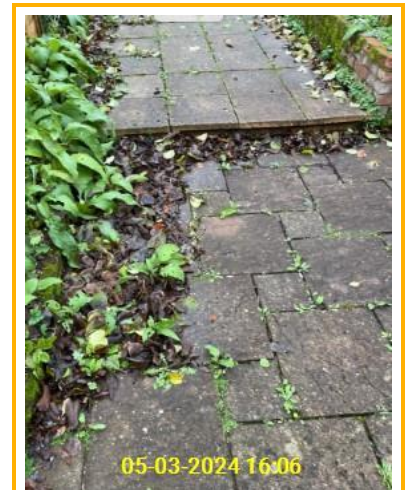
ID	Condition at Inventory	Condition at Check-in	Condition at Check-out
<b>Patio</b>			
9.2	Slabbed patio with a variety of plant pots and small walls.	Same condition as Inventory.	Weeds building up in the path and side bedding.
<b>Shrubs</b>			
9.5	Shrubs in various locations in the rear garden.	Same condition as Inventory.	Weeds building up in bedding areas.
<b>Lawn</b>			
9.6	A large lawn with varying quality. Mostly good condition.	Same condition as Inventory.	Same condition as check-in.
<b>Path</b>			
9.7	Slabbed and concrete path.	Same condition as Inventory.	Same condition as check-in.
<b>Parking</b>			
9.11	Stone pebbles create a large parking area to the rear of the property.		
<b>Fittings</b>			
9.12	Chairs and benches for use in the garden. White plastic chairs are stuck amongst a bush/weeds.	Same condition as Inventory.	All furniture has been removed.
<b>Shed</b>			
9.13	A shed to the rear of the property.	Same condition as Inventory.	Same condition as check-in. Left empty.
<b>Greenhouse</b>			
9.14	A green house with work bench in good condition.	Same condition as Inventory.	Cleaned very well, left empty.
<b>Swimming Pool</b>			
9.15	A large pool with pool cover condition unknown.	Same condition as Inventory.	Condition unknown, cover not removed.



9.2.1 - Rear Garden - patio



9.2.2 - Rear Garden - patio



9.2.3 - Rear Garden - patio





9.5.1 - Rear Garden - shrubs



9.5.2 - Rear Garden - shrubs



9.5.3 - 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	Condition at Check-out
<b>Alarms</b>			
3.4	The hallway smoke is not working.	This was fixed before Check-in.	CO detector is not working, needs replacing.
<b>Kitchen</b>			
3.7	One spotlight not working	Broken spotlight fixed.	
<b>Rear Garden</b>			
3.8	Excessive weed growth.	Same condition as Inventory.	see images



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.



0.11.1 - Kitchen - 1.hob



0.12.1 - Kitchen - 2.oven



0.13.1 - Kitchen - 3.fridge freezer



0.13.2 - Kitchen - 3.fridge freezer



0.14.1 - Kitchen - 4.washing machine



0.15.1 - Kitchen - 5.dishwasher

# Tenant Comments

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



4.1.1 - Living Room - tenant comments



4.2.1 - Kitchen - tenant comments

## Overall Survey

ID	Item	Condition	Notes
1.1	General Cleanliness	Fair	Dust on the top of the skirting boards and windowsills. Bootprints to the carpets.
1.2	Carpets and Hard Floors	Fair	Bootprints to the carpets.
1.3	Window Dressings	Good	
1.4	Front Garden	Good	
1.5	Decorative Order	Good	
1.6	Windows and Doors	Fair	Lots of scratches to the base of the doors.
1.7	Beds and Mattresses	N/A	
1.8	Rear Garden	Good	



# Appliance Survey

ID	Item	Condition	Notes
2.1	Fridge Clean?	Yes	
2.2	Freezer Clean?	Yes	
2.3	Dishwasher Clean?	Yes	
2.4	Dishwasher Descaled?	No	Scale around the inner frame and seal.
2.5	Hob Clean?	Yes	
2.6	Oven Clean?	No	Lots of burnt on residue.
2.7	Washing Machine Drawer Clean?	Yes	
2.8	Washing Machine Seal Clean?	Yes	
2.9	Extractor Clean?	No	Very greasy.
2.10	Extractor Working?	Yes	
2.11	Tumble Dryer Vent Clean?	Yes	
2.12	Tumble Dryer Seal Clean?	Yes	





## Terms and Conditions

### Disclaimer:

This report is a fair, accurate and unbiased record of the state of the property and its contents at the time of inspection.

The person conducting the inspection is not an expert in furnishings, decorations, materials or valuer of goods or a surveyor and therefore the descriptions and assessments are subjective. Photographs are provided to evidence specific comments. If there are specific concerns then advice should be taken from suitably qualified specialists or trade professionals.

There is no implied fitness-for-purpose or guarantee of safe operation for any of the items described in this report. The report is a record of the presence or absence of items and their subjective condition or appearance.

Fire and safety regulations are the sole responsibility of the Landlord. Where comments such as 'Fire label attached' are present, there is no guarantee that the item conforms to current Fire and Safety legislation.

The undersigned agree that this report is a true and accurate reflection of the state of the property at inspection:

Date	Name	Signature

### Tenant Comments:

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## Clerk Signature



**By Clerk - Gary Burton On**  
**Date: 2024-02-05 15:26:32**

