



**CARBON SIX
LETTINGS**



Lettings Inventories Nationwide



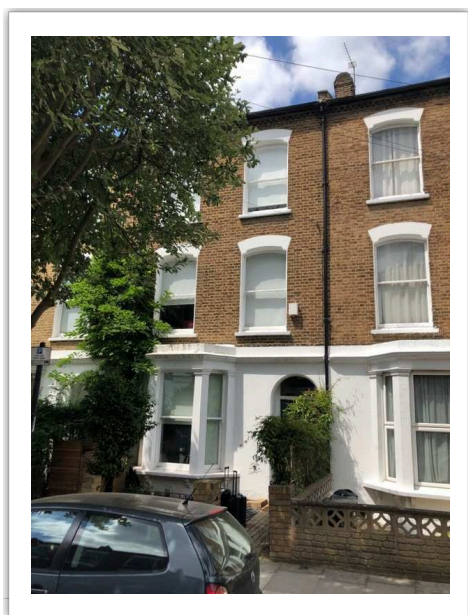
15 Years Experience



Award Winning Service 3-years Running



www.c6lettings.com



Sample Check In Report

123 Sample Road
City
Postcode

[Click on photo to open Photo Viewer.](#)

Company	C6 Lettings
Date of Inspection	24/02/2021
Prepared by	C6 Lettings
Inspected By	Mr. Inspector
Agent	Ms. Agent
Adults	2

Meters	Reading	Location	Last checked	Supplier	Serial
Gas	111.1	Front side yard	2021-02-02	Widget	QWERTY123
Electric	12345.67	Front side yard	2021-01-01	Acme	POP975

Keys	Notes
Keys	2 sets of keys provided



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Appended Documents

Electric - Sample EPC PDF Attachment

Sample Imfuna Report Controls - Sample Imfuna Report Controls

CONDITION SUMMARY

Immediate Repairs

Kitchen | Ceiling



We have used the slider to show the ceiling is damaged. We have flagged the item and used photo markup to bring additional attention to the damage.

Any inspection photo can be toggle to large so as to aid in visualising an observation.

[Photo 34] missing smoke detector

[Photo 35] Stain above cooktop.

En-Suite | Ceiling



Photo markup, photo caption, and flag used to bring attention to ceiling damage.

[Photo 74] Crack separation on the wall to ceiling on 3 sides of the perimeter.

Bathroom 2 | Floors



Photo with caption and flag used to bring attention to ceiling damage.

[Photo 82] Leaking water closest. Note this aligns approximately with ceiling below.

Bathroom 2 | Toilet



Photo with caption and flag used to bring attention to ceiling damage.

[Photo 90] Toilet is leaking. Note stains on floors.

2nd Floor Hallway | Floors

No notes.

Necessary Repairs

Kitchen | Lights & Fixtures

Note at the item level.. Vivamus malesuada non metus eu molestie. Pellentesque mattis leo vitae erat venenatis, at molestie neque auctor. Nam vitae nisi volutpat, sodales justo nec, interdum mi.

[Photo 43] 1 light fixture pulling out of the ceiling. All others are functional.

Kitchen | Sink

Note at the item level.. Vivamus malesuada non metus eu molestie. Pellentesque mattis leo vitae erat venenatis, at molestie neque auctor. Nam vitae nisi volutpat, sodales justo nec, interdum mi.

3rd Floor Hallway | Baseboard

[Photo 147] Poorly fitted baseboard from landing to 3rd floor.



Property Exterior | Gutters

The condition slider has been set to worn to bring attention to the gutters.

[Photo 154] Downspout on left side of property not connected. There is discontinuity at party wall.

Property Exterior | Shed

The condition slider has been set to worn to bring attention to the shed.

[Photo 155] Shed at entry generally in good condition, showing some weathering.

Property Exterior | Storage

The condition slider has been set to worn to bring attention to the storage.

[Photo 160] Wood enclosed rubbish closet located front left yard, somewhat weathered condition.

Property Exterior | Down Pipe

Down pipe terminates at grade on the left side of the property. Note this is a down pipe that is not connected. Down pipe to the right of the property in the adjacent unit is connected and terminates at a concrete surface and catch basin. See separate photo.

[Photo 174] Downpipe termination at adjacent property to the right of subject property showing termination at catch basin.

Property Exterior | Outside Storage

The condition slider has been set to worn to bring attention to the outside storage.

Property Exterior | BBQ

The condition slider has been set to worn to bring attention to the BBQ.

SCHEDULE OF CONDITION

Condition	Note
Decorative Condition	<p>Add any number of Schedule of Condition categories and supporting copy and photos as needed.</p> <p>Maecenas sollicitudin, arcu quis vulputate consectetur, enim orci faucibus lectus, sit amet lobortis magna enim sed enim. In placerat libero sed arcu pretium, at porttitor enim lobortis. Praesent erat ipsum, pulvinar id lacinia non, vehicula a nunc. Sed magna nisi, luctus sed nisi in, fringilla posuere nisi. Sed ac iaculis nulla, vel auctor diam. Pellentesque molestie tortor non nunc ultrices, in volutpat sem viverra. Cras sed hendrerit ligula. Quisque lacus dui, viverra sed nisi at, tempor ultrices dolor. Proin vel ex vel ligula tristique placerat vitae id nunc. Nam tempor tincidunt eros, eu auctor orci. In pulvinar a lorem nec suscipit. Phasellus quis efficitur mi, non blandit massa. Integer pharetra nunc justo, at pretium enim auctor non.</p> <p>Integer tristique luctus nisl, id tempus dui tempus nec. Aliquam elementum risus sed dolor mattis luctus. Quisque id dolor eget arcu cursus sollicitudin id a lorem. Integer tempor ante libero, tempor ullamcorper enim congue a. Morbi ultrices sed felis ac mattis. Quisque tincidunt vestibulum tristique. Donec semper aliquet elit, in finibus metus viverra eu. Integer viverra aliquam massa vitae tempor. Nullam rutrum, risus ac ornare commodo, mauris nisi tempus sapien, in dapibus metus urna non risus. Duis tempor justo eu lacus condimentum, in aliquet elit hendrerit. Vivamus porta varius velit. Mauris eu pellentesque nisi.</p>
General Cleanliness	<p>Add any number of Schedule of Condition categories and supporting copy and photos as needed.</p> <p>Maecenas sollicitudin, arcu quis vulputate consectetur, enim orci faucibus lectus, sit amet lobortis magna enim sed enim. In placerat libero sed arcu pretium, at porttitor enim lobortis. Praesent erat ipsum, pulvinar id lacinia non, vehicula a nunc. Sed magna nisi, luctus sed nisi in, fringilla posuere nisi. Sed ac iaculis nulla, vel auctor diam. Pellentesque molestie tortor non nunc ultrices, in volutpat sem viverra. Cras sed hendrerit ligula. Quisque lacus dui, viverra sed nisi at, tempor ultrices dolor. Proin vel ex vel ligula tristique placerat vitae id nunc. Nam tempor tincidunt eros, eu auctor orci. In pulvinar a lorem nec suscipit. Phasellus quis efficitur mi, non blandit massa. Integer pharetra nunc justo, at pretium enim auctor non.</p>

METERS

Gas

1 Contractor's Registration Number

Gas Safe Registration Number 158205

Landlord's Gas Safety Record

Landlords Inspection Service
Swallowfield One
Wolverhampton Road
Oldbury
West Midlands B69 2BG

British Gas
Looking after your world

This inspection is for gas safety purposes only in accordance with the Gas Safety (I & U) Regulations. Flues were inspected visually and checked for satisfactory evacuation of products of combustion. A detailed internal inspection of the Flue integrity, construction and lining has not been carried out.

TENANT DETAIL
The Tenant
Street
Town Postcode

LANDLORD/AGENTS DETAILS
The Landlord
Street
Town
Postcode

APPLIANCE DETAILS					INSPECTION DETAILS									
	LOCATION	TYPE	MAKE	MODEL	FLUE TYPE	Operating Value (See Key below)	Safety Device Correct Operation	Ventilation Satisfactory	FLUE PERFORMANCE		Visual Condition of Flue and Termination Satisfactory	Appliance Safe	Requested To Test	Indicate* YES if unable to test
									Flue Flow Test	Spillage Test				
1	HOB	HOB	HOB		FLUELESS	7.56k	Yes	Yes	N/A	N/A	N/A	Yes	Yes	---
2	KITCHEN	CHB	GLOW WORM	ULTIMATE	ROOM-SEALED	9m	Yes	Yes	N/A	N/A	Yes	Yes	Yes	---
3														
4														
5														

DETAILS OF ANY DEFECTS IDENTIFIED		REMEDIAL ACTION TAKEN		LABELLED AND WARNING NOTICE ISSUED YES/NO	GAS INSTALLATION TIGHTNESS TEST AND VISUAL INSPECTION OF GAS
1	N/A	N/A		N/A	Pass NEXT SERVICE CHECK DUE WITHIN 12 MONTHS
2				N/A	
3					
4					
5					

This safety record is signed by electronic signature by _____ Print name _____ Date _____ Job No. _____

Number of Appliances Tested ..2..... Page1... of1.....

IT IS A LEGAL REQUIREMENT THAT THIS RECORD BE KEPT FOR A MINIMUM PERIOD OF TWO YEARS

British Gas Services Limited is authorised and regulated by the Financial Services Authority for its insurance mediation activities. Registered in England No 3141243. Registered office: Millstream, Maidenhead Road, Windsor, Berkshire SL4 5GD

Key for Operating Value
m = Operating Pressure in Millibars (mbar)
k = Gas Rates in kilowatts (kW)
c = Combustion Ratio CO/CO₂


KEY:- See overleaf
*If unable to test in "YES", see overleaf

British Gas BnW.png

24/02/2021 17:21 (GMT)

Serial #: QWERTY123
 Reading One: 111.1
 Reading Two: 2222.2
 Reading Three: 33333.33
 Last Checked: 02 February, 2021
 Supplier: Widget
 Location: Front side yard

Electric

2
Energy Performance Certificate (EPC)


17 Any Street, District, Any Town, B5 8XX

Dwelling type: Detached house Reference number: 0919-6628-8430-2785-5995
 Date of assessment: 15 August 2011 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 13 March 2012 Total floor area: 195 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	£5,367
Over 3 years you could save	£2,865

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£375 over 3 years	£207 over 3 years	<div style="background-color: #0070c0; color: white; padding: 5px; width: fit-content; margin: 0 auto;"> You could save £2,865 over 3 years </div>
Heating	£4,443 over 3 years	£2,073 over 3 years	
Hot water	£549 over 3 years	£222 over 3 years	
Totals:	£5,367	£2,892	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs	A	G
Energy efficient	B	F
Average	C	E
Below average	D	D
Not energy efficient - higher running costs	E	G

Current	Potential
73	49

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).

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£141	✔
2 Cavity wall insulation	£500 - £1,500	£537	✔
3 Draught proofing	£80 - £120	£78	✔

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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at top-up-front cost.

Page 1 of 4

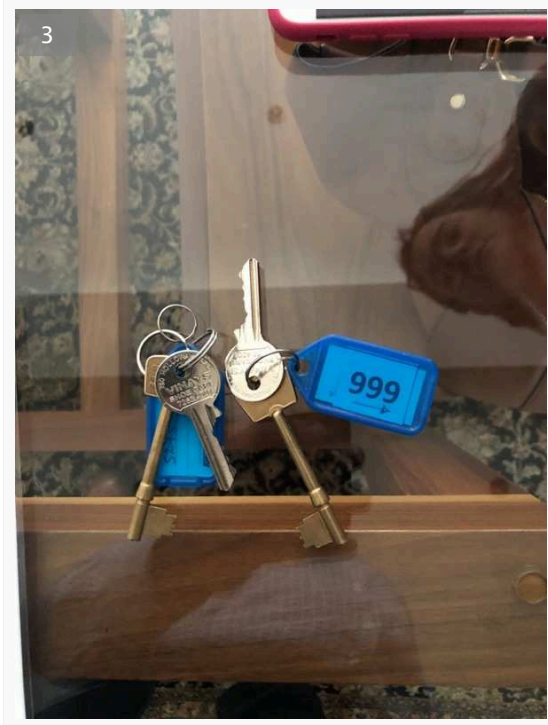
Sample EPC 1st Page
23/02/2021 19:59 (GMT)

Serial #: POP975
 Reading One: 12345.67
 Reading Two: 9876.54
 Last Checked: 01 January, 2021
 Supplier: Acme
 Location: Front side yard



KEYS

Keys



24/02/2021 12:54 (GMT) at
51.57123373200774°, -0.1299224382503268°

2 sets of keys provided

NOTES

This is a Notes section where you can add content:

- Glossary of Terms
- Terms and Conditions
- Tenant / Landlord Responsibilities

Glossary of Terms

Lorem ipsum dolor sit amet, consectetur adipiscing elit. Vestibulum neque augue, egestas quis risus vitae, suscipit mollis enim. Suspendisse vestibulum ut dolor sed gravida. Duis in magna eu mauris posuere lobortis in cursus turpis. Aliquam enim arcu, placerat consectetur lacinia eget, condimentum sed odio. Pellentesque finibus volutpat quam. Nulla sem tellus, rhoncus vitae felis a, pulvinar vestibulum urna. Duis accumsan id velit in lobortis. Nulla facilisi. Pellentesque pellentesque accumsan libero in gravida. Nunc vitae metus eu est venenatis lacinia et sed tortor.

Terms and Conditions

Donec venenatis dignissim ipsum, quis sollicitudin ligula lobortis vehicula. Pellentesque scelerisque rhoncus orci, non hendrerit ante fermentum vitae. Donec consectetur dui a magna pretium, in consequat leo scelerisque. Pellentesque eget lacus enim. Donec scelerisque, ligula ac pellentesque luctus, risus dolor maximus mi, eu varius quam est sit amet ligula. Donec hendrerit, ipsum ac bibendum auctor, libero lectus posuere lacus, nec convallis justo ex vel purus. Pellentesque dapibus lorem eu turpis tincidunt, vitae congue lectus accumsan. Ut vel tristique elit. Praesent pharetra ac turpis sed accumsan. Sed nec sem a elit vehicula vulputate vehicula id augue. Class aptent taciti sociosqu ad litora torquent per conubia nostra, per inceptos himenaeos. Aenean at maximus est, id commodo justo. Nulla feugiat non lorem nec congue. In maximus semper dolor, eu suscipit turpis laoreet et.

Pellentesque quis sodales ipsum, a congue nisl. Praesent ultrices dui quis ligula dignissim, at congue lorem rhoncus. Duis sed est sit amet augue scelerisque varius. Phasellus non molestie urna. Vivamus scelerisque, purus sit amet eleifend mollis, libero purus eleifend enim, et pulvinar justo risus non dolor. Nulla maximus non dolor quis hendrerit. Duis consequat nec tellus eu suscipit. Aliquam in pretium tortor. Vivamus molestie vehicula metus. Maecenas ut sagittis augue. Maecenas pharetra nibh vel dignissim malesuada. Maecenas nec lectus justo. Nam ut libero eget tellus pretium sollicitudin ut a orci. Sed ac placerat tellus. Donec ac mauris ante. Nulla rutrum sed elit at condimentum.

Tenant / Landlord Responsibilities

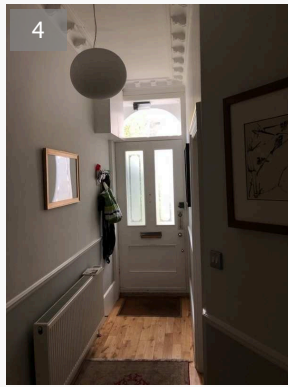
Maecenas sollicitudin, arcu quis vulputate consectetur, enim orci faucibus lectus, sit amet lobortis magna enim sed enim. In placerat libero sed arcu pretium, at porttitor enim lobortis. Praesent erat ipsum, pulvinar id lacinia non, vehicula a nunc. Sed magna nisi, luctus sed nisi in, fringilla posuere nisi. Sed ac iaculis nulla, vel auctor diam. Pellentesque molestie tortor non nunc ultrices, in volutpat sem viverra. Cras sed hendrerit ligula. Quisque lacus dui, viverra sed nisi at, tempor ultrices dolor. Proin vel ex vel ligula tristique placerat vitae id nunc. Nam tempor tincidunt eros, eu auctor orci. In pulvinar a lorem nec suscipit. Phasellus quis efficitur mi, non blandit massa. Integer pharetra nunc justo, at pretium enim auctor non.

Integer tristique luctus nisl, id tempus dui tempus nec. Aliquam elementum risus sed dolor mattis luctus. Quisque id dolor eget arcu cursus sollicitudin id a lorem. Integer tempor ante libero, tempor ullamcorper enim congue a. Morbi ultrices sed felis ac mattis. Quisque tincidunt vestibulum tristique. Donec semper aliquet elit, in finibus metus viverra eu. Integer viverra aliquam massa vitae tempor. Nullam rutrum, risus ac ornare commodo, mauris nisi tempus sapien, in dapibus metus urna non risus. Duis tempor justo eu lacus condimentum, in aliquet elit hendrerit. Vivamus porta varius velit. Mauris eu pellentesque nisi.

Integer ante lectus, convallis quis scelerisque ac, tempor eu nulla. Etiam varius fringilla eros, quis sagittis libero iaculis eu. In odio odio, lacinia sed mattis vitae, vehicula vitae leo. Nullam libero nisi, molestie a tristique vel, tincidunt vitae ante. Vivamus mattis lacinia orci, eu euismod neque pellentesque quis. Donec urna justo, sollicitudin non ultrices nec, cursus placerat urna. Fusce eu dolor id diam porttitor finibus. Duis suscipit, quam eget luctus fermentum, erat nisl rutrum metus, vitae vestibulum lacus urna sed orci.

SPACES

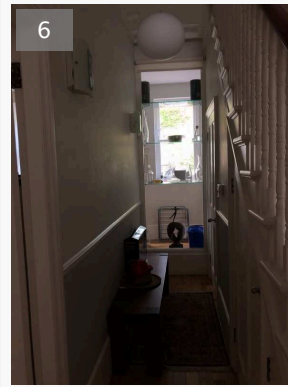
Entry



24/02/2021 14:03 (GMT)
at 51.57134721704842°, -0.1297095202410054°



24/02/2021 14:03 (GMT)
at 51.57134893497512°, -0.1297809329763756°



24/02/2021 14:03 (GMT)
at 51.57137463390635°, -0.1297571257731459°

Notes:

Note at the room level.. Aenean congue tempus efficitur. Interdum et malesuada fames ac ante ipsum primis in faucibus. Duis tellus magna, luctus eget nulla ut, tincidunt finibus ipsum.

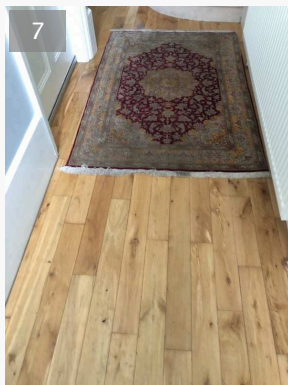
Entry hallway and stairs all appear in reasonable condition with some minor scuff marks on the walls, and carpet showing wear and tear.

Floors

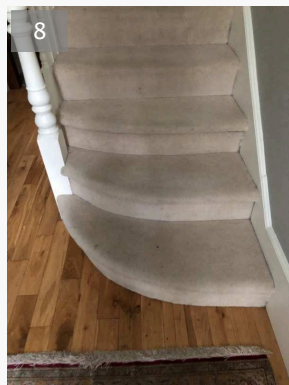
Wood Laminate

Minor Use

Minor stains on all steps up to the 2nd floor.



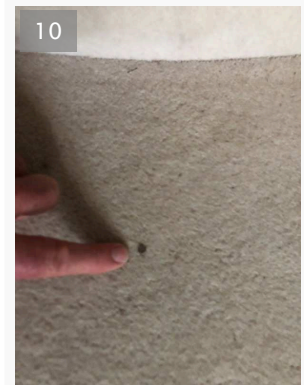
24/02/2021 14:04 (GMT)
at 51.5713562872869°, -0.1297636280717214°



24/02/2021 14:04 (GMT)
at 51.57135381098795°, -0.1298074865543372°



24/02/2021 14:04 (GMT)
at 51.57135381098795°, -0.1298074865543372°



24/02/2021 14:04 (GMT)
at 51.57135381098795°, -0.1298074865543372°



Entry (continued)

Walls

Paint over Plaster

Minor Use

Note at the item level.. Vivamus malesuada non metus eu molestie. Pellentesque mattis leo vitae erat venenatis, at molestie neque auctor. Nam vitae nisi volutpat, sodales justo nec, interdum mi.



24/02/2021 14:03 (GMT)
at 51.57138034193937°, -0.1297747139581718°



24/02/2021 14:03 (GMT)
at 51.57138034193937°, -0.1297747139581718°



24/02/2021 14:04 (GMT)
at 51.57131695046239°, -0.1297507176507307°



24/02/2021 14:04 (GMT)
at 51.57131695046239°, -0.1297507176507307°

Ceiling

Plaster

Minor Use

Some visible unevenness and cracking in the ceiling, appears previous repairs have been made.



24/02/2021 14:05 (GMT)
at 51.57132443437763°, -0.129807612936847°

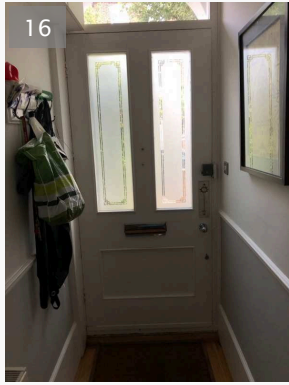


Entry (continued)

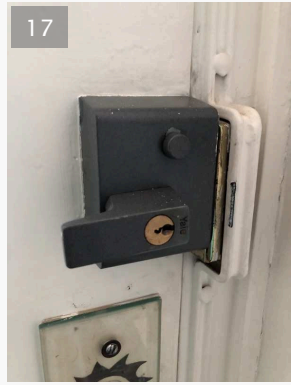
Doors & Hardware

Minor Use

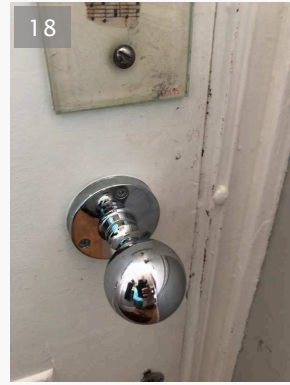
Note at the item level.. Vivamus malesuada non metus eu molestie. Pellentesque mattis leo vitae erat venenatis, at molestie neque auctor. Nam vitae nisi volutpat, sodales justo nec, interdum mi.



24/02/2021 14:05 (GMT)
at 51.57132376570414°,
-0.1297060324939827°



24/02/2021 14:05 (GMT)
at 51.57132584382934°,
-0.1296977454166146°



24/02/2021 14:05 (GMT)
at 51.57132584382934°,
-0.1296977454166146°

Lights & Fixtures

Pendent fitting

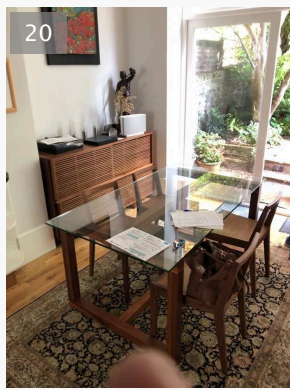
Minor Use

Note at the item level.. Vivamus malesuada non metus eu molestie. Pellentesque mattis leo vitae erat venenatis, at molestie neque auctor. Nam vitae nisi volutpat, sodales justo nec, interdum mi.

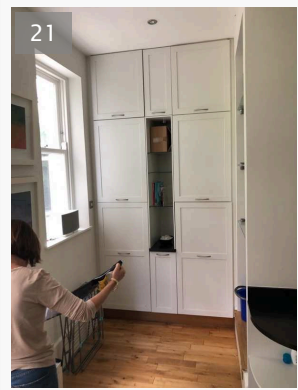


24/02/2021 14:05 (GMT)
at 51.57133598000107°,
-0.1296801822449206°

Dining Room



24/02/2021 12:50 (GMT)
at 51.57139078838743°, -0.1298498652836983°



24/02/2021 12:50 (GMT)
at 51.57144383358542°, -0.1296757534299698°

Notes:

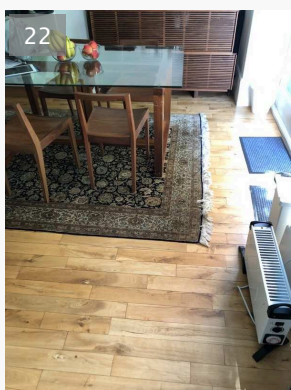
Note at the room level. Aenean congue tempus efficitur. Interdum et malesuada fames ac ante ipsum primis in faucibus. Duis tellus magna, luctus eget nulla ut, tincidunt finibus ipsum.

Floors

Wood Laminate

Minor Use

Note at the item level.. Vivamus malesuada non metus eu molestie. Pellentesque mattis leo vitae erat venenatis, at molestie neque auctor. Nam vitae nisi volutpat, sodales justo nec, interdum mi.



24/02/2021 15:14 (GMT)
at 51.57145723524268°, -0.1299698067735564°



24/02/2021 15:14 (GMT)
at 51.57147760557486°, -0.1299978211471131°

Dining Room (continued)

Walls

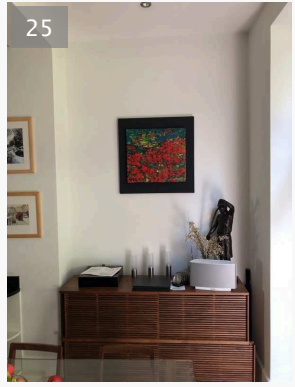
Paint over Plaster

Minor Use

Note at the item level.. Vivamus malesuada non metus eu molestie. Pellentesque mattis leo vitae erat venenatis, at molestie neque auctor. Nam vitae nisi volutpat, sodales justo nec, interdum mi.



24/02/2021 15:15 (GMT)
at 51.57193447680449°, -0.129325799945814°



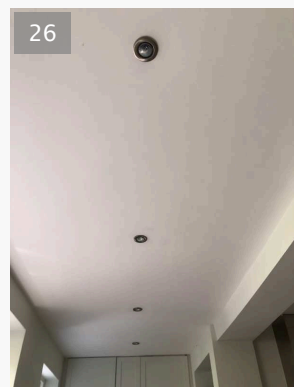
24/02/2021 15:15 (GMT)
at 51.57215862835429°, -0.1295555503642846°

Lights & Fixtures

Recessed ceiling spot

Minor Use

Note at the item level.. Vivamus malesuada non metus eu molestie. Pellentesque mattis leo vitae erat venenatis, at molestie neque auctor. Nam vitae nisi volutpat, sodales justo nec, interdum mi.



24/02/2021 15:15 (GMT)
at 51.57182688117314°, -0.1295616760767964°



Kitchen



24/02/2021 12:38 (GMT)
at 51.5713716954881°, -0.1297575610907785°

Notes:

Note at the room level. Aenean congue tempus efficitur. Interdum et malesuada fames ac ante ipsum primis in faucibus. Duis tellus magna, luctus eget nulla ut, tincidunt finibus ipsum.

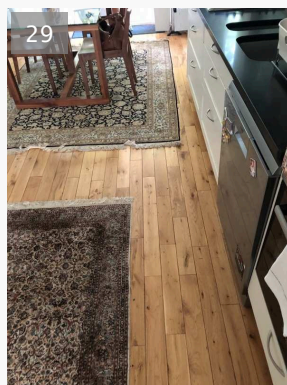
Floors

Minor Use

Note at the item level.. Vivamus malesuada non metus eu molestie. Pellentesque mattis leo vitae erat venenatis, at molestie neque auctor. Nam vitae nisi volutpat, sodales justo nec, interdum mi.



24/02/2021 12:39 (GMT)
at 51.57142377140167°, -0.1297795427591189°



24/02/2021 12:39 (GMT)
at 51.57141539266972°, -0.1298262879637952°

Kitchen (continued)

Walls

Minor Use

Note at the item level.. Vivamus malesuada non metus eu molestie. Pellentesque mattis leo vitae erat venenatis, at molestie neque auctor. Nam vitae nisi volutpat, sodales justo nec, interdum mi.



24/02/2021 12:39 (GMT)
at 51.5714202098162°, -0.1298028496969215°



24/02/2021 12:39 (GMT)
at 51.5714202098162°, -0.1298028496969215°

Kitchen (continued)

Ceiling

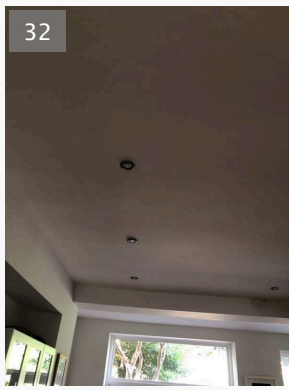
Damaged



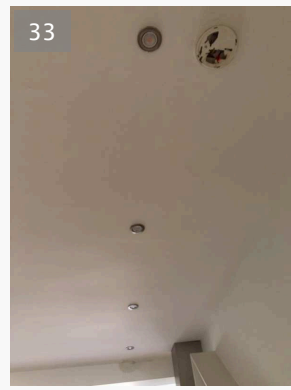
Flagged

We have used the slider to show the ceiling is damaged. We have flagged the item and used photo markup to bring additional attention to the damage.

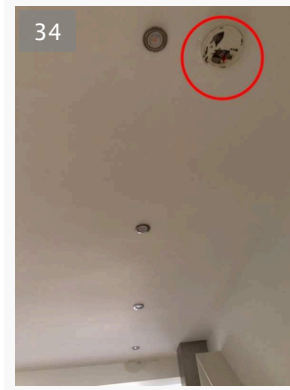
Any inspection photo can be toggle to large so as to aid in visualising an observation.



24/02/2021 12:39 (GMT)
at 51.57135116110069°, -0.1297754075519836°



24/02/2021 12:39 (GMT)
at 51.57136349201671°, -0.1298067817404829°



missing smoke detector
24/02/2021 12:39 (GMT)
at 51.57146214504197°, -0.1297999355482516°

Kitchen (continued)

Ceiling (continued)



Stain above cooktop.

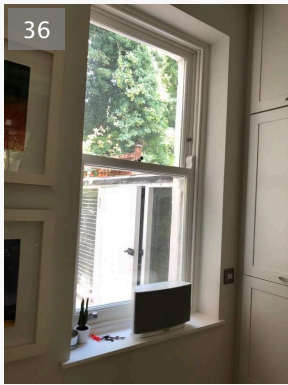
24/02/2021 12:46 (GMT) at 51.57147053090502°, -0.1297950920766703°

Kitchen (continued)

Windows

Minor Use

Note at the item level.. Vivamus malesuada non metus eu molestie. Pellentesque mattis leo vitae erat venenatis, at molestie neque auctor. Nam vitae nisi volutpat, sodales justo nec, interdum mi.



24/02/2021 12:44 (GMT)
at 51.57148498134863°, -0.1298149527371978°

Doors & Hardware

Minor Use

Note at the item level.. Vivamus malesuada non metus eu molestie. Pellentesque mattis leo vitae erat venenatis, at molestie neque auctor. Nam vitae nisi volutpat, sodales justo nec, interdum mi.



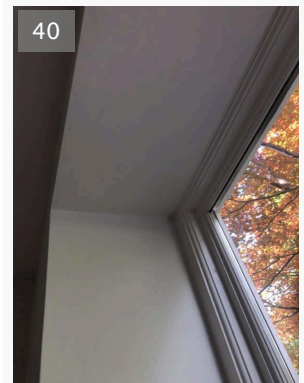
24/02/2021 12:44 (GMT)
at 51.5714848454589°, -0.1297276786949339°



24/02/2021 12:44 (GMT)
at 51.57143318956882°, -0.1297484792551747°



24/02/2021 12:44 (GMT)
at 51.57148044986349°, -0.1299561335320723°



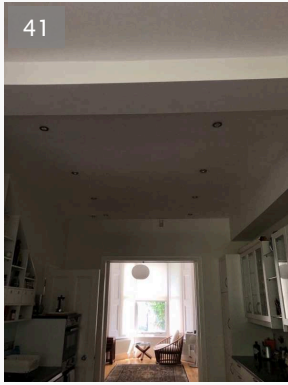
24/02/2021 12:45 (GMT)
at 51.57152066015932°, -0.1298912692206323°

Kitchen (continued)

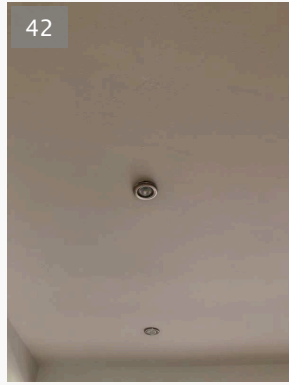
Lights & Fixtures

Worn

Note at the item level.. Vivamus malesuada non metus eu molestie. Pellentesque mattis leo vitae erat venenatis, at molestie neque auctor. Nam vitae nisi volutpat, sodales justo nec, interdum mi.



24/02/2021 12:45 (GMT)
at 51.57156696487953°,
-0.1297845610334784°



24/02/2021 12:45 (GMT)
at 51.57142748004433°,
-0.1297847525540567°



1 light fixture pulling out
of the ceiling. All others
are functional.

24/02/2021 12:45 (GMT)
at 51.5714661489483°,
-0.129797445788523°

Cabinets

Minor Use

Note at the item level.. Vivamus malesuada non metus eu molestie. Pellentesque mattis leo vitae erat venenatis, at molestie neque auctor. Nam vitae nisi volutpat, sodales justo nec, interdum mi.



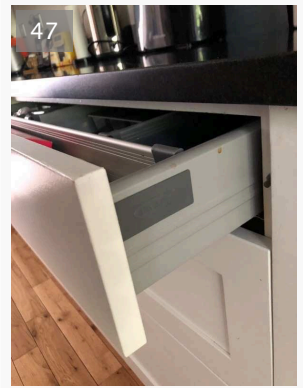
24/02/2021 12:42 (GMT)
at 51.57134640235557°,
-0.1298750824900914°



24/02/2021 12:43 (GMT)
at 51.57134640235557°,
-0.1298750824900914°



24/02/2021 12:43 (GMT)
at 51.57145787880567°,
-0.129802072593514°



24/02/2021 12:43 (GMT)
at 51.57142341852941°,
-0.1298002593785138°

Kitchen (continued)

Counter-tops & Hardware

Minor Use

Note at the item level.. Vivamus malesuada non metus eu molestie. Pellentesque mattis leo vitae erat venenatis, at molestie neque auctor. Nam vitae nisi volutpat, sodales justo nec, interdum mi.



24/02/2021 12:43 (GMT)
at 51.57146008263174°,
-0.129804070235093°



24/02/2021 12:43 (GMT)
at 51.57142815472208°,
-0.1298218767265656°

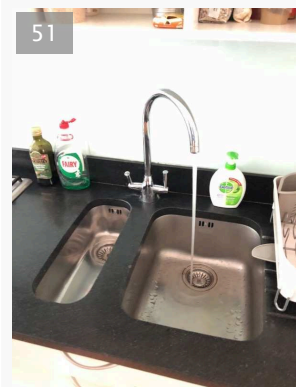


24/02/2021 12:43 (GMT)
at 51.57149352571182°,
-0.129902607300468°

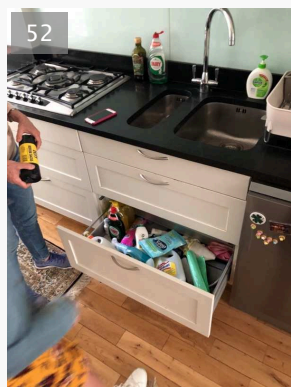
Sink

Worn

Note at the item level.. Vivamus malesuada non metus eu molestie. Pellentesque mattis leo vitae erat venenatis, at molestie neque auctor. Nam vitae nisi volutpat, sodales justo nec, interdum mi.



24/02/2021 12:41 (GMT)
at 51.5713912451776°,
-0.1298421078392894°



24/02/2021 12:49 (GMT)
at 51.57140648719477°,
-0.1297502246354078°



Kitchen (continued)

Hob/Oven

Minor Use

Note at the item level.. Vivamus malesuada non metus eu molestie. Pellentesque mattis leo vitae erat venenatis, at molestie neque auctor. Nam vitae nisi volutpat, sodales justo nec, interdum mi.



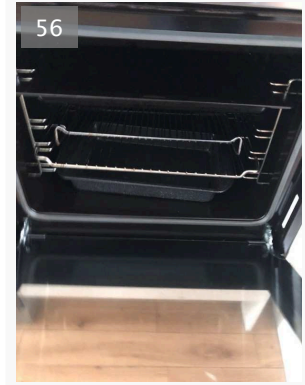
24/02/2021 12:40 (GMT)
at 51.57146471014417°,
-0.1297323405422787°



24/02/2021 12:41 (GMT)
at 51.57140033523549°,
-0.1297870070101823°



24/02/2021 12:41 (GMT)
at 51.57141618833649°,
-0.1298035421207588°



24/02/2021 12:41 (GMT)
at 51.57146604856933°,
-0.129800143352892°

Microwave

Note at the item level.. Vivamus malesuada non metus eu molestie. Pellentesque mattis leo vitae erat venenatis, at molestie neque auctor. Nam vitae nisi volutpat, sodales justo nec, interdum mi.



24/02/2021 12:44 (GMT)
at 51.57147861189061°,
-0.1297976475348037°



Microwave functions, in very good condition.
24/02/2021 12:44 (GMT)
at 51.57141870467363°,
-0.1298235630298187°

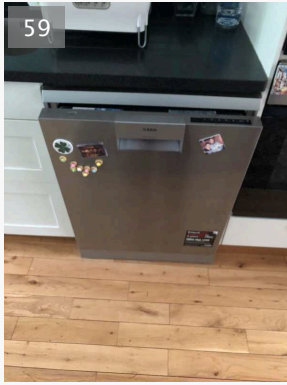


Kitchen (continued)

Dishwasher

Minor Use

Note at the item level.. Vivamus malesuada non metus eu molestie. Pellentesque mattis leo vitae erat venenatis, at molestie neque auctor. Nam vitae nisi volutpat, sodales justo nec, interdum mi.



24/02/2021 12:42 (GMT)
at 51.57146702921266°, -0.129792804733468°

24/02/2021 12:42 (GMT)
at 51.57139603717015°, -0.1297647582401041°

Fridge/Freezer

Minor Use

Note at the item level.. Vivamus malesuada non metus eu molestie. Pellentesque mattis leo vitae erat venenatis, at molestie neque auctor. Nam vitae nisi volutpat, sodales justo nec, interdum mi.



24/02/2021 12:46 (GMT)
at 51.57141390519406°, -0.1298222592394324°

Refrigerator appears in good functional condition, no obvious blemishes.

24/02/2021 12:47 (GMT)
at 51.57141126603429°, -0.1298182607733276°

Freezer needs defrosting.
24/02/2021 12:47 (GMT)
at 51.57141126603429°, -0.1298182607733276°

Kitchen (continued)

Cooktop

Minor Use

Note at the item level.. Vivamus malesuada non metus eu molestie. Pellentesque mattis leo vitae erat venenatis, at molestie neque auctor. Nam vitae nisi volutpat, sodales justo nec, interdum mi.

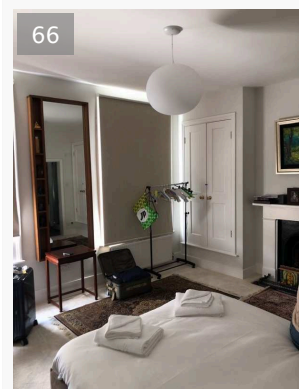


24/02/2021 12:48 (GMT)
at 51.57070409429744°, -0.1298091116521225°

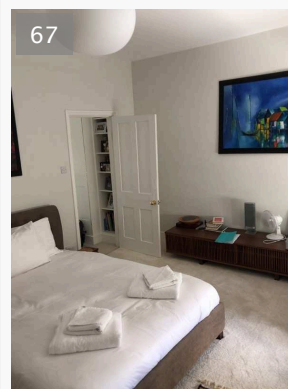
Bedroom



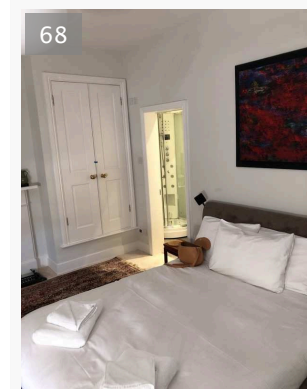
24/02/2021 13:06 (GMT)
at 51.57133801391871°, -0.1297582581285402°



24/02/2021 13:06 (GMT)
at 51.5713293671879°, -0.1297205625506509°



24/02/2021 13:07 (GMT)
at 51.57128997709403°, -0.1295737630402637°



24/02/2021 13:07 (GMT)
at 51.57132180860987°, -0.1296532344024398°

Notes:

Room is generally in good condition. Clean unblemished carpet. Walls nicely painted with no obvious stains or scratches.

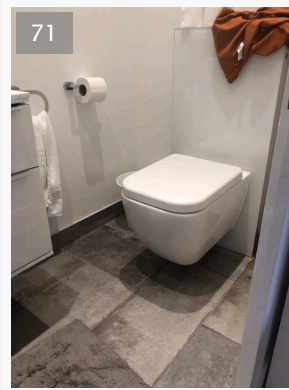
En-Suite



24/02/2021 16:57 (GMT)
at 51.57149142403826°,
-0.1300496265011572°



24/02/2021 16:57 (GMT)
at 51.57150218316333°,
-0.1301222833079587°



24/02/2021 16:57 (GMT)
at 51.57150552877075°,
-0.130104614059446°

Notes:

The en suite bathroom is in new condition. Nicely appointed fixtures. Tiled floor. All appliances, shower, and toilet which is Geberit toilet are in good condition. Some issue with cracking at the ceiling.

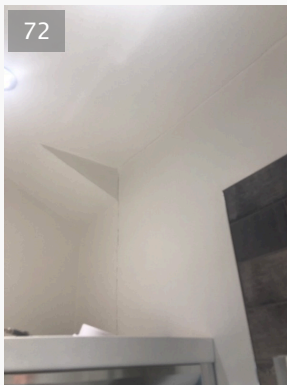
Ceiling

Damaged

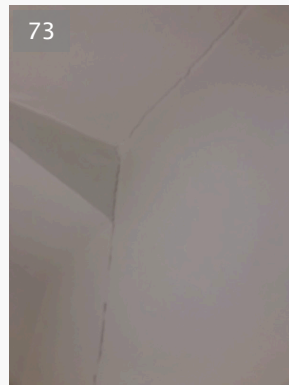


Flagged

Photo markup, photo caption, and flag used to bring attention to ceiling damage.



24/02/2021 16:58 (GMT)
at 51.57152110405413°,
-0.1301156816062504°



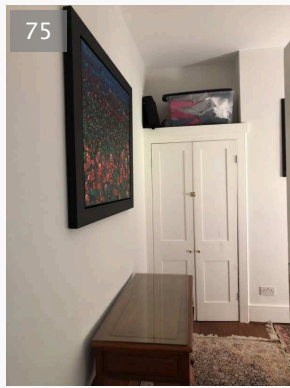
24/02/2021 16:58 (GMT)
at 51.57150906929623°,
-0.1301002204954352°



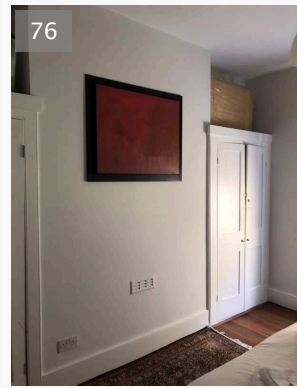
Crack separation on the wall to ceiling on 3 sides of the perimeter.

24/02/2021 16:58 (GMT)
at 51.57148673821261°,
-0.1300185783025867°

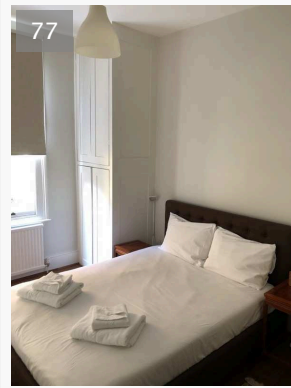
Bedroom 2



24/02/2021 14:10 (GMT)
at 51.57166944269603°, -0.1297571683160206°



24/02/2021 14:10 (GMT)
at 51.57167198939004°, -0.1297404901209623°



24/02/2021 14:10 (GMT)
at 51.57166553717816°, -0.1297504221847218°

Notes:

Note at the room level. Aenean congue tempus efficitur. Interdum et malesuada fames ac ante ipsum primis in faucibus. Duis tellus magna, luctus eget nulla ut, tincidunt finibus ipsum.

Bathroom 2



24/02/2021 14:06 (GMT)
at 51.57143494659243°, -0.1297870920463717°



24/02/2021 14:06 (GMT)
at 51.57124159865139°, -0.1302614147366279°



24/02/2021 14:06 (GMT)
at 51.57146334622248°, -0.1298405946810113°

Notes:

Generally bathroom in serviceable condition. Clean with some loose wear and tear visible on the floor, walls, doors, and plumbing fixtures.

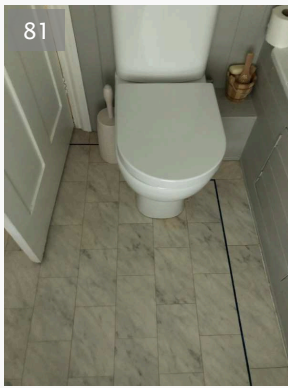
Floors

Damaged



Flagged

Photo with caption and flag used to bring attention to ceiling damage.



24/02/2021 14:07 (GMT)
at 51.57146262261472°, -0.1298152660259672°



Leaking water closest.
Note this aligns approximately with ceiling below.
24/02/2021 14:07 (GMT)
at 51.57144640530343°, -0.1298319029032252°

Doors & Hardware

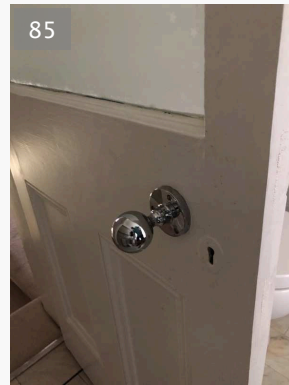
New



24/02/2021 14:09 (GMT)
at 51.57166076635347°, -0.1297881935520185°



24/02/2021 14:09 (GMT)
at 51.57167442195115°, -0.1297917133821659°



24/02/2021 14:09 (GMT)
at 51.57170523402723°, -0.1297743378315987°

Cabinets

New



24/02/2021 14:09 (GMT)
at 51.57164676055319°, -0.1298633968593864°



24/02/2021 14:09 (GMT)
at 51.57163176200385°, -0.1298460633415831°

Bathroom 2 (continued)

Basin

Minor Use



24/02/2021 14:08 (GMT)
at 51.57155324017027°, -0.1298395871335646°

Bath/Shower

Minor Use



24/02/2021 14:08 (GMT)
at 51.57165153368424°, -0.1297888559348494°

Toilet

Damaged



Flagged

Photo with caption and flag used to bring attention to ceiling damage.



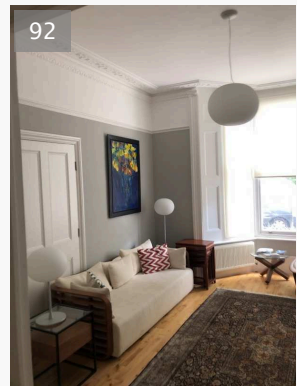
Toilet is leaking. Note stains on floors.

24/02/2021 14:08 (GMT)
at 51.57152253892485°, -0.1296410928228378°

Reception Room



24/02/2021 12:57 (GMT)
at 51.57136686332349°,
-0.1297905203324513°



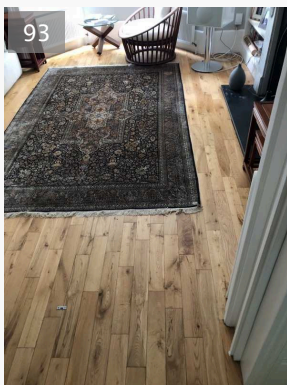
24/02/2021 12:58 (GMT)
at 51.57136686332349°,
-0.1297905203324513°

Notes:

Note at the room level. Aenean congue tempus efficitur. Interdum et malesuada fames ac ante ipsum primis in faucibus. Duis tellus magna, luctus eget nulla ut, tincidunt finibus ipsum.

Floors

Minor Use



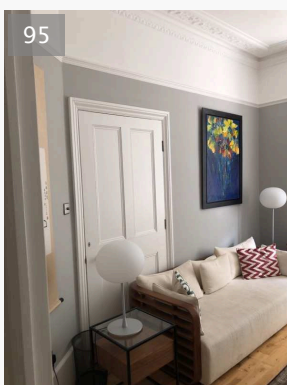
24/02/2021 12:58 (GMT)
at 51.57135887937669°,
-0.1297388887444568°



24/02/2021 12:58 (GMT)
at 51.57135887937669°,
-0.1297388887444568°

Walls

Minor Use



24/02/2021 12:58 (GMT)
at 51.57135062394356°,
-0.129810964362735°

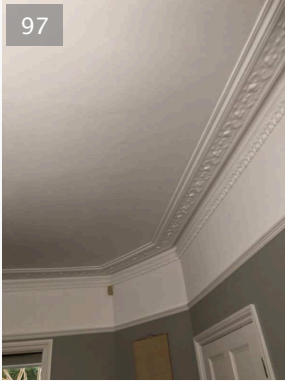


24/02/2021 12:58 (GMT)
at 51.57135062394356°,
-0.129810964362735°

Reception Room (continued)

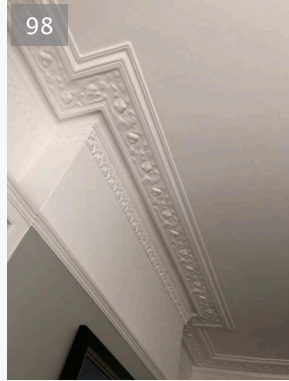
Ceiling

Minor Use



97

24/02/2021 14:01 (GMT)
at 51.57141456803812°,
-0.1298091432920457°

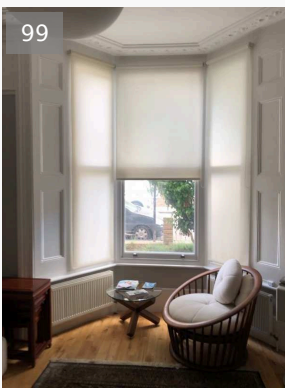


98

24/02/2021 14:01 (GMT)
at 51.57129106714815°,
-0.1296428007635574°

Windows

Minor Use



99

Window and roll-up
shades in serviceable
condition.

24/02/2021 14:00 (GMT)
at 51.57134652354662°,
-0.1297818421769074°

Doors & Hardware

Minor Use



100

24/02/2021 14:01 (GMT)
at 51.57141054618711°,
-0.1297050963877021°



Reception Room (continued)

Lights & Fixtures

Minor Use

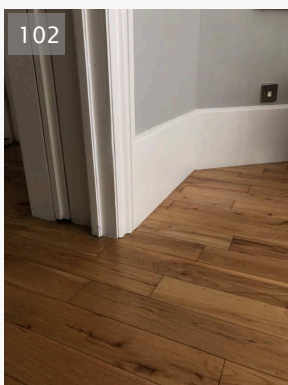


Dusty on top of light fixture.

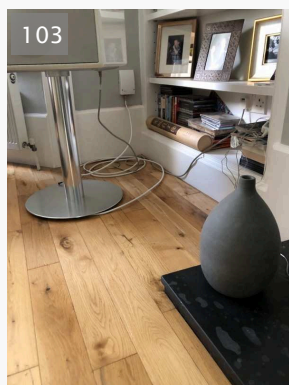
24/02/2021 14:02 (GMT)
at 51.57137326748875°,
-0.1297874543835404°

Baseboard

Minor Use



24/02/2021 14:02 (GMT)
at 51.5713682796112°,
-0.1297173913664955°



24/02/2021 14:02 (GMT)
at 51.57138474415652°,
-0.1297193881116947°

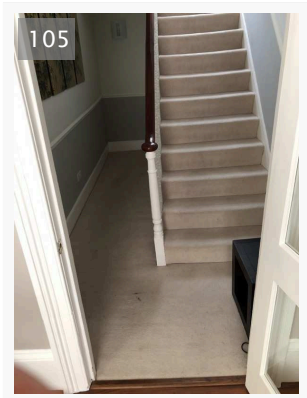
Fireplace

Minor Use



24/02/2021 19:51 (GMT)
at 51.5714355946949°,
-0.1297448068217039°

2nd Floor Hallway



24/02/2021 14:11 (GMT)
at 51.57155670628568°, -0.129670520703948°

Notes:

Entry hallway and stairs all appear in reasonable condition with some minor scuff marks on the walls, and carpet showing wear and tear.

Floors

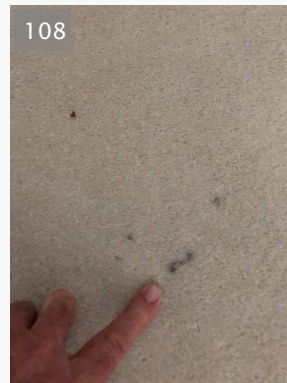
Damaged



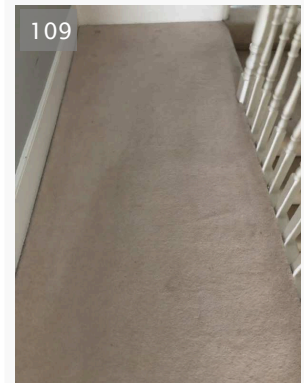
24/02/2021 14:11 (GMT)
at 51.5715683019347°, -0.1296836775981091°



24/02/2021 14:11 (GMT)
at 51.57155620754612°, -0.1296792208374282°



24/02/2021 14:11 (GMT)
at 51.57154590556981°, -0.1296743194949589°



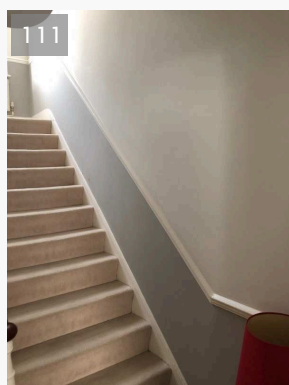
24/02/2021 14:11 (GMT)
at 51.57154788921403°, -0.1296990946580122°

Walls

Minor Use



24/02/2021 14:11 (GMT)
at 51.57156245243558°, -0.129730533172805°



24/02/2021 14:11 (GMT)
at 51.57155772965721°, -0.1297172905095908°

2nd Floor Hallway (continued)

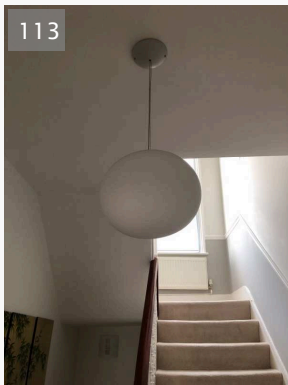
Ceiling Minor Use

Doors & Hardware Minor Use



24/02/2021 14:12 (GMT)
at 51.57149548449168°,
-0.1296866093758999°

Lights & Fixtures Minor Use



24/02/2021 14:12 (GMT)
at 51.57152196940004°,
-0.1296900329717207°

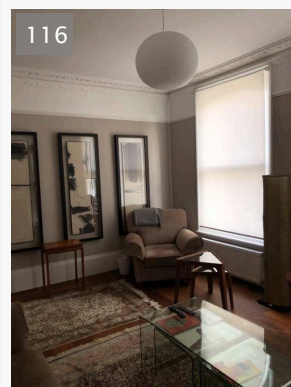
Living Room



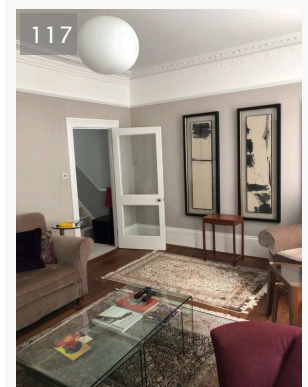
24/02/2021 14:12 (GMT)
at 51.57142120465011°,
-0.129740608289504°



24/02/2021 14:12 (GMT)
at 51.57142590211801°,
-0.1297545186299494°



24/02/2021 14:13 (GMT)
at 51.57141406077761°,
-0.129760162982928°



24/02/2021 14:13 (GMT)
at 51.57141155909729°,
-0.1297557842429089°



Notes:

Note at the room level. Aenean congue tempus efficitur. Interdum et malesuada fames ac ante ipsum primis in faucibus. Duis tellus magna, luctus eget nulla ut, tincidunt finibus ipsum.

Floors

Minor Use



24/02/2021 14:13 (GMT)
at 51.5714055494637°, -0.1297306488250899°



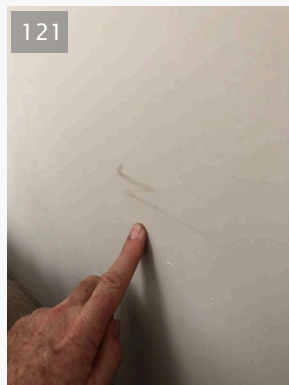
24/02/2021 14:13 (GMT)
at 51.57142978154427°, -0.1297608718936293°

Walls

Minor Use



24/02/2021 14:13 (GMT)
at 51.5714154307392°, -0.1297446102554659°



Scuff marks on wall behind couch.
24/02/2021 14:13 (GMT)
at 51.57142989292807°, -0.1297255582234991°



Marked-up photo showing scuff marks on wall.
24/02/2021 14:13 (GMT)
at 51.57143068142398°, -0.1297358933491194°

Living Room (continued)

Ceiling

Minor Use



123

24/02/2021 14:14 (GMT)
at 51.57142058851321°,
-0.1297465025357672°



124

24/02/2021 14:14 (GMT)
at 51.57142761382062°,
-0.1297548457411663°



125

24/02/2021 14:14 (GMT)
at 51.57144061166844°,
-0.1297600087130921°

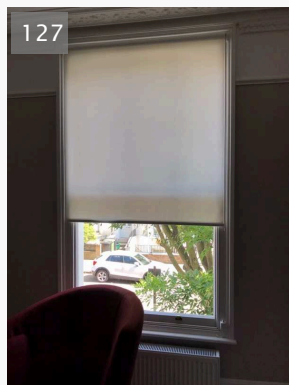
Windows

Minor Use



126

24/02/2021 14:14 (GMT)
at 51.57144093288419°,
-0.1297777508048096°



127

24/02/2021 14:15 (GMT)
at 51.57142512541054°,
-0.1297657374945919°



128

Some visible weathering,
deterioration of paint on
the exterior of the wood-
framed window.

24/02/2021 14:15 (GMT)
at 51.57142542234284°,
-0.1297651993282116°

Doors & Hardware

Minor Use



129

24/02/2021 14:16 (GMT)
at 51.57134654011978°,
-0.1297378014685351°

Living Room (continued)

Lights & Fixtures

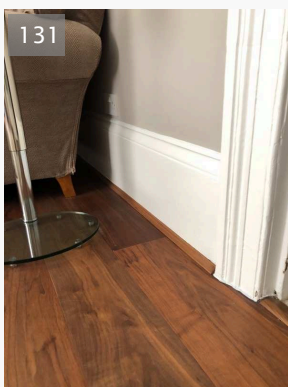
Minor Use



24/02/2021 14:15 (GMT)
at 51.57139483499391°, -0.1297157795974651°

Baseboard

Minor Use



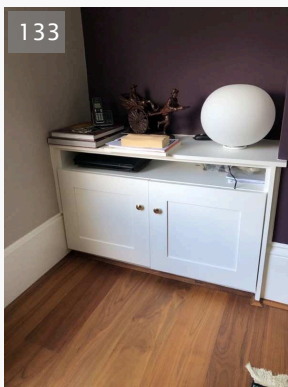
24/02/2021 14:15 (GMT)
at 51.57139615410588°, -0.1297342004848712°



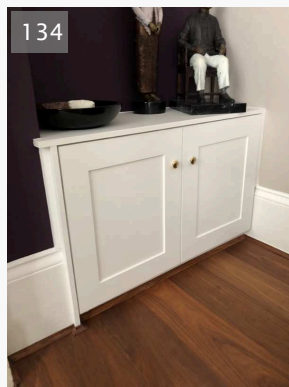
Baseboard generally in good condition.
24/02/2021 14:15 (GMT)
at 51.57139650086744°, -0.1297354636375956°

Cabinets

Minor Use

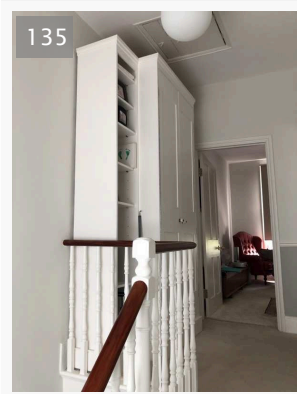


24/02/2021 14:16 (GMT)
at 51.57132375214037°, -0.1297323127396908°

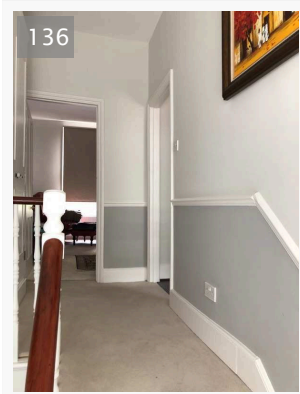


24/02/2021 14:16 (GMT)
at 51.57133087708131°, -0.1297374646001067°

3rd Floor Hallway



24/02/2021 14:17 (GMT)
at 51.57140790000179°, -0.1297945352193056°



24/02/2021 14:17 (GMT)
at 51.5714081548719°, -0.1297916504616011°

Notes:

Entry hallway and stairs all appear in reasonable condition with some minor scuff marks on the walls, and carpet showing wear and tear.

Floors

Minor Use



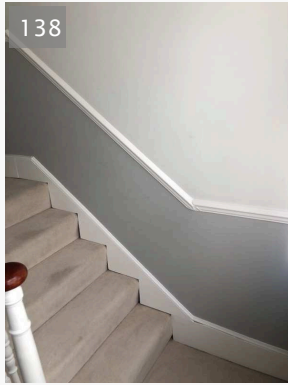
24/02/2021 14:17 (GMT)
at 51.57140326478429°, -0.1297886182112367°

3rd Floor Hallway (continued)

Walls

Minor Use

Minor scuff marks on the walls.



24/02/2021 14:18 (GMT)
at 51.57140489179643°,
-0.1297942318673099°



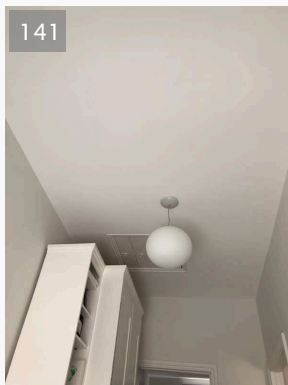
24/02/2021 14:18 (GMT)
at 51.57140868780771°,
-0.1297963227213582°



24/02/2021 14:18 (GMT)
at 51.57140856573695°,
-0.1297997887150455°

Ceiling

Minor Use



24/02/2021 14:18 (GMT)
at 51.57145323711409°,
-0.1298374487570511°

Doors & Hardware

Minor Use

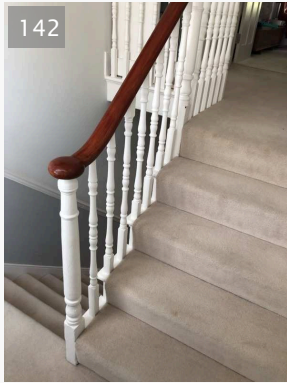
Lights & Fixtures

Minor Use

3rd Floor Hallway (continued)

Stair Rail

Minor Use



142

24/02/2021 14:19 (GMT)
at 51.57150104630414°,
-0.129755859739832°



143

24/02/2021 14:19 (GMT)
at 51.57152322690278°,
-0.1297863679721478°

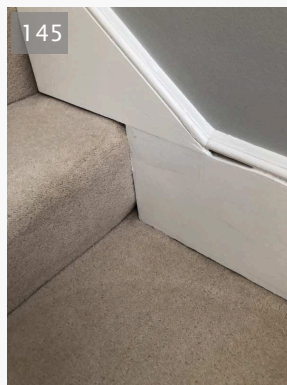
Baseboard

Worn



144

24/02/2021 14:19 (GMT)
at 51.57160135154061°,
-0.12970544881005°



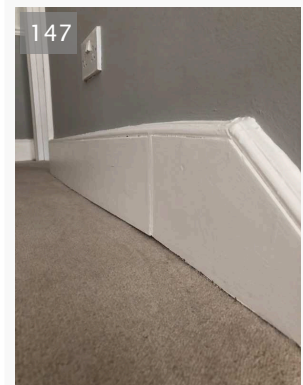
145

24/02/2021 14:19 (GMT)
at 51.57160323438853°,
-0.1297081419792509°



146

24/02/2021 14:19 (GMT)
at 51.57159744995685°,
-0.1296931276773627°



147

**Poorly fitted baseboard
from landing to 3rd floor.**
24/02/2021 14:20 (GMT)
at 51.57158432471942°,
-0.1296938362342097°

Property Exterior



148



24/02/2021 12:18 (GMT)
at 51.57139236048889°,
-0.1296043671006439°

Notes:

Note at the outside space level. Aenean congue tempus efficitur. Interdum et malesuada fames ac ante ipsum primis in faucibus. Duis tellus magna, luctus eget nulla ut, tincidunt finibus ipsum.

House Numbers

New



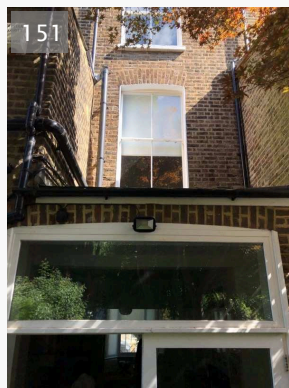
24/02/2021 12:18 (GMT)
at 51.57141240005404°,
-0.1296835179933677°

Walls

Minor Use



24/02/2021 15:11 (GMT)
at 51.57150663286701°,
-0.1298317308750771°



Exterior brickwork and
grout joints are in good
serviceable condition.

24/02/2021 15:11 (GMT)
at 51.57153110929332°,
-0.1299086545016702°

Property Exterior (continued)

Windows

Minor Use



Ground floor has the bay windows. These are wood sash windows, appear to be in good serviceable condition.

24/02/2021 12:23 (GMT)
at 51.57151368844038°, -0.1300011358057105°



2nd and 3rd floor windows are wood sash windows. Paint generally good condition, showing some weathering on the horizontal elements.

24/02/2021 12:23 (GMT)
at 51.5714871935813°, -0.1299875076389752°

Gutters

Worn

The condition slider has been set to worn to bring attention to the gutters.



Downspout on left side of property not connected. There is discontinuity at party wall.

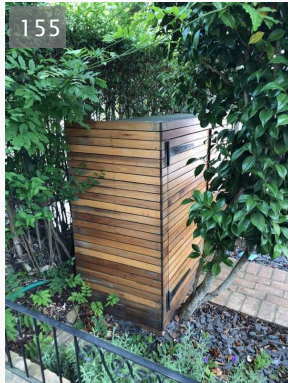
24/02/2021 12:24 (GMT)
at 51.57142561324972°, -0.1298368437040937°

Property Exterior (continued)

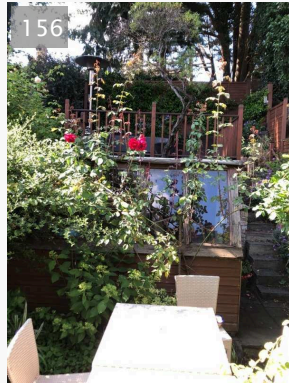
Shed

Worn

The condition slider has been set to worn to bring attention to the shed.



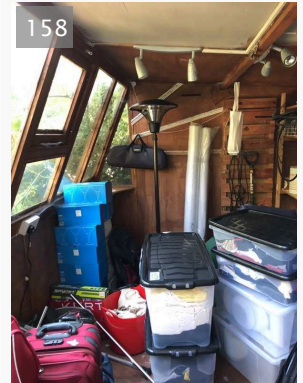
155
Shed at entry generally in good condition, showing some weathering.
24/02/2021 12:22 (GMT)
at 51.5714379153023°, -0.1297978142380606°



156
24/02/2021 15:06 (GMT)
at 51.5715609228859°, -0.1299165639048435°



157
24/02/2021 15:07 (GMT)
at 51.57161993669022°, -0.1299950589273699°

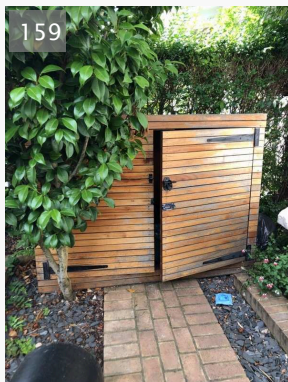


158
24/02/2021 15:07 (GMT)
at 51.5715949218874°, -0.1300028397697402°

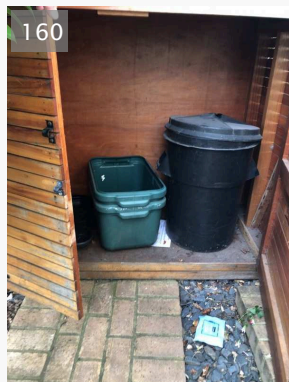
Storage

Worn

The condition slider has been set to worn to bring attention to the storage.



159
24/02/2021 12:18 (GMT)
at 51.57139532479861°, -0.1297070432414728°



160
Wood enclosed rubbish closet located front left yard, somewhat weathered condition.
24/02/2021 12:18 (GMT)
at 51.57136782223917°, -0.1297165035980137°



Property Exterior (continued)

Fences

Minor Use



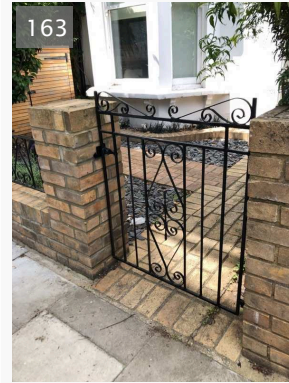
161
Half brick wall with metal trellis rail, in good condition.

24/02/2021 12:20 (GMT)
at 51.57142872851678°, -0.129797548916207°



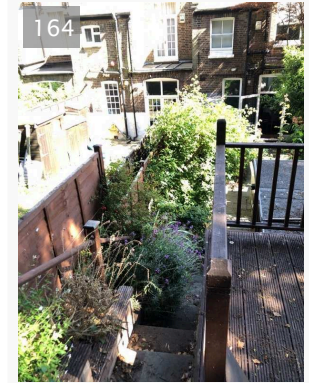
162
Side yard fenced entry is wood trellis framed with plant growing over wood frame.

24/02/2021 12:20 (GMT)
at 51.57143558108149°, -0.1298174671590475°



163
Entry gate of wrought iron metal, in good condition.

24/02/2021 12:27 (GMT)
at 51.57148575933457°, -0.129867201759065°



164
24/02/2021 15:08 (GMT)
at 51.57161189482981°, -0.1299689400380413°

Facia

Minor Use



165
Roof detail includes diagonal bricks with a gutter and downspout. All appear to be in good serviceable condition.

24/02/2021 12:24 (GMT)
at 51.57149810310293°, -0.1297791038741003°

Property Exterior (continued)

Garden

Minor Use

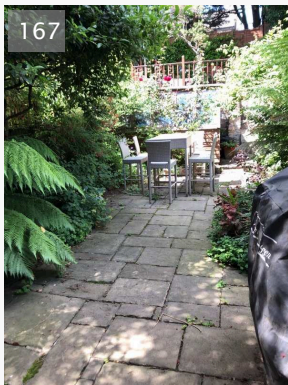


Brick footpath with stone infill and planters adjacent to house and fence. Generally in good condition with some loose debris left lying around.

24/02/2021 12:21 (GMT)
at 51.57148191674487°,
-0.1298223259562911°

Rear Of Property

Minor Use



24/02/2021 12:51 (GMT)
at 51.57160317795744°,
-0.129911027569592°



24/02/2021 12:52 (GMT)
at 51.57159403381704°,
-0.129911110851886°

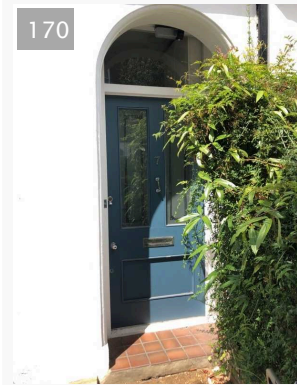


24/02/2021 12:52 (GMT)
at 51.57159918261401°,
-0.1299237188020452°

Property Exterior (continued)

Door

Minor Use



Entry door in good condition.
24/02/2021 12:22 (GMT)
at 51.57149484260341°, -0.1299191758836236°



Rear wooden french doors, appears serviceable, useable condition.
24/02/2021 15:10 (GMT)
at 51.57143990998938°, -0.1298172316053907°

Down Pipe

Worn

Down pipe terminates at grade on the left side of the property. Note this is a down pipe that is not connected. Down pipe to the right of the property in the adjacent unit is connected and terminates at a concrete surface and catch basin. See separate photo.



24/02/2021 12:25 (GMT)
at 51.57142688777024°, -0.1299604936951263°



24/02/2021 12:25 (GMT)
at 51.57151675343744°, -0.1299165778883554°

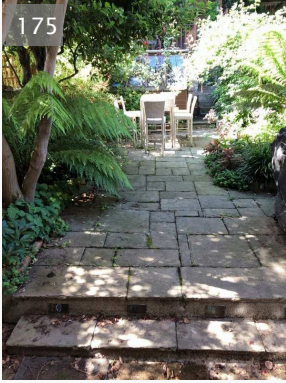


Downpipe termination at adjacent property to the right of subject property showing termination at catch basin.
24/02/2021 12:26 (GMT)
at 51.5715256366576°, -0.1298390105448993°

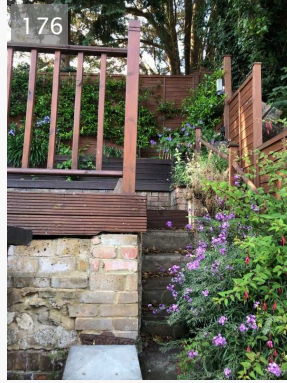
Property Exterior (continued)

Decking

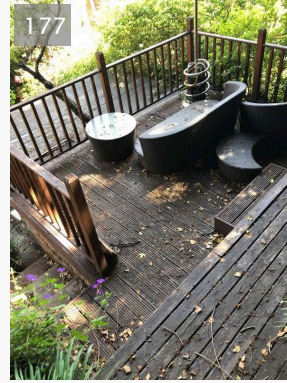
Minor Use



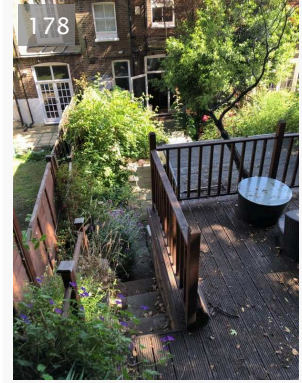
24/02/2021 15:05 (GMT)
at 51.57167187230783°,
-0.1300185555092102°



24/02/2021 15:07 (GMT)
at 51.57159701079626°,
-0.1300180072004745°



24/02/2021 15:07 (GMT)
at 51.57164992106821°,
-0.1299786311597901°



24/02/2021 15:07 (GMT)
at 51.57166551356988°,
-0.1299822965862562°

Outside Storage

Worn

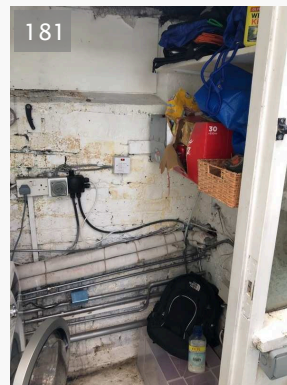
The condition slider has been set to worn to bring attention to the outside storage.



24/02/2021 12:52 (GMT)
at 51.57158424957608°,
-0.1299096965727962°



24/02/2021 12:52 (GMT)
at 51.57160777615163°,
-0.1298984562403342°



24/02/2021 12:52 (GMT)
at 51.57160488856381°,
-0.1298886697318815°

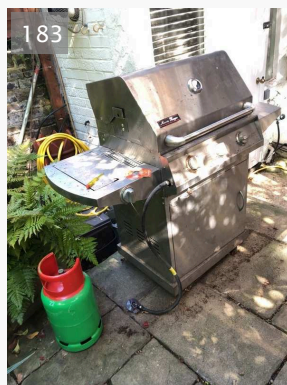
BBQ

Worn

The condition slider has been set to worn to bring attention to the BBQ.



24/02/2021 15:09 (GMT)
at 51.57161719784092°,
-0.12998488804540543°



24/02/2021 15:09 (GMT)
at 51.57161969845685°,
-0.1299886488952025°



24/02/2021 15:09 (GMT)
at 51.57157617943°,
-0.1298965325792553°



DECLARATION

Enter your legal declaration here...

Whilst every care has been taken to ensure the accuracy of this schedule, accuracy cannot be guaranteed by the preparer.

The Landlord and the Tenant(s) are reminded that it is their responsibility to check the accuracy of this schedule and are advised to sign it in confirmation.

This inventory relates only to the furniture, furnishings and all Landlord's equipment and contents in the property. It is no guarantee of, or report on, the adequacy of, or safety of any such equipment or contents, merely a record that such items exist in the property at the date of the inventory and the superficial content of same.

This is to certify that we the undersigned have carefully checked the foregoing inventory and subject to the marginal notes, consider this to be a fair and correct schedule of condition of the contents therein.

The tenant/landlord has 7 days from receipt of this inventory to notify the agent/landlord/inventory company of any discrepancies.

Signature:

Title _____

Signature _____

Print Name _____

Date _____

Signature:

Title _____

Signature _____

Print Name _____

Date _____

Signature:

Title _____

Signature _____

Print Name _____

Date _____

Energy Performance Certificate (EPC)

17 Any Street, District, Any Town, B5 5XX

Dwelling type: Detached house
Date of assessment: 15 August 2011
Date of certificate: 13 March 2012


Reference number: 0919-9628-8430-2785-5996
Type of assessment: RdSAP, existing dwelling
Total floor area: 165 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

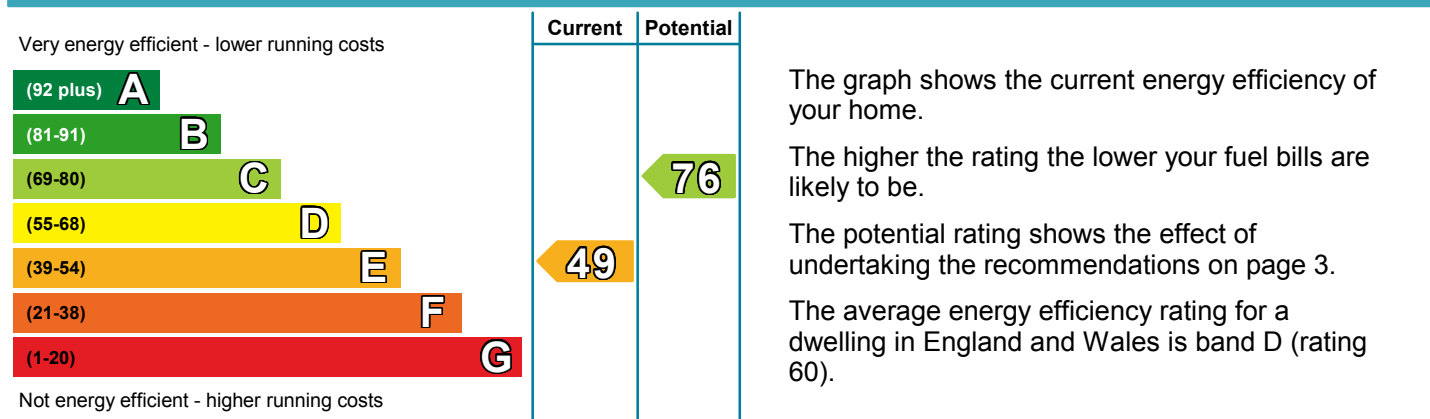
Estimated energy costs of dwelling for 3 years	£5,367
Over 3 years you could save	£2,865

Estimated energy costs of this home




	Current costs	Potential costs	Potential future savings
Lighting	£375 over 3 years	£207 over 3 years	
Heating	£4,443 over 3 years	£2,073 over 3 years	
Hot water	£549 over 3 years	£222 over 3 years	
Totals:	£5,367	£2,502	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£141	
2 Cavity wall insulation	£500 - £1,500	£537	
3 Draught proofing	£80 - £120	£78	

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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Cavity wall, as built, partial insulation (assumed)	★★★☆☆
Roof	Pitched, 75 mm loft insulation	★★★☆☆
Floor	Solid, no insulation (assumed)	–
Windows	Partial double glazing	★★☆☆☆
Main heating	Boiler and radiators, mains gas	★★★☆☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆
Secondary heating	None	–
Hot water	From main system	★★★☆☆
Lighting	Low energy lighting in 17% of fixed outlets	★★☆☆☆

Current primary energy use per square metre of floor area: 298 kWh/m² per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Opportunity to benefit from a Green Deal on this property

When the Green Deal launches, it may enable tenants or owners to improve the property they live in to make it more energy efficient, more comfortable and cheaper to run, without having to pay for the work upfront. To see which measures are recommended for this property, please turn to page 3. You can choose which measures you want and ask for a quote from an authorised Green Deal provider. They will organise installation by an authorised installer. You pay for the improvements over time through your electricity bill, at a level no greater than the estimated savings to energy bills. If you move home, the Green Deal charge stays with the property and the repayments pass to the new bill payer.

For householders in receipt of income-related benefits, additional help may be available.

To find out more, visit www.direct.gov.uk/savingenergy or call **0300 123 1234**.

Authorised
home energy
assessment

Finance at
no upfront
cost



Choose from
authorised
installers














Pay from
savings in
energy bills

Repayments
stay with the
home

Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at www.direct.gov.uk/savingenergy. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Measures with a green tick  are likely to be fully financed through the Green Deal, when the scheme launches, since the cost of the measures should be covered by the energy they save. Additional support may be available for homes where solid wall insulation is recommended. If you want to take up measures with an orange tick , be aware you may need to contribute some payment up-front.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Increase loft insulation to 270 mm	£100 - £350	£47		
Cavity wall insulation	£500 - £1,500	£179		
Draught proofing	£80 - £120	£26		
Low energy lighting for all fixed outlets	£50	£43		
Replace boiler with new condensing boiler	£2,200 - £3,000	£339		
Solar water heating	£4,000 - £6,000	£34		
Replace single glazed windows with low-E double glazing	£3,300 - £6,500	£41		

Alternative measures

There are alternative measures below which you could also consider for your home.

- External insulation with cavity wall insulation
- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Air or ground source heat pump
- Micro CHP

Choosing the right package

Visit www.epcadviser.direct.gov.uk, our online tool which uses information from this EPC to show you how to save money on your fuel bills. You can use this tool to personalise your Green Deal package.

Directgov
 Public services all in one place

Green Deal package	Typical annual savings
Loft insulation	Total savings of £587
Cavity wall insulation	
Draught proofing	
Condensing boiler	
Electricity/gas/other fuel savings	
	£0 / £587 / £0

You could finance this package of measures under the Green Deal. It could **save you £587 a year** in energy costs, based on typical energy use. Some or all of this saving would be recouped through the charge on your bill.

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by AAA Energy Assessors Ltd. You can get contact details of the accreditation scheme at www.aaa.co.uk, together with details of their procedures for confirming authenticity of a certificate and for making a complaint. A copy of this EPC has been lodged on a national register. It will be publicly available and some of the underlying data may be shared with others for the purposes of research, compliance and direct mailing of relevant energy efficiency information. The current property owner and/or tenant may opt out of having this information disclosed.

Assessor's accreditation number: AAA_123456
Assessor's name: John Smith
Phone number: 030 5555 1234
E-mail address: john.smith@isp.net
Related party disclosure: No related party

Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epcregister.com.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 9.5 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 5.5 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Current rating **43**



Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	22,154	(1179)	(4535)	N/A
Water heating (kWh per year)	2,792			

Addendum

This dwelling may have narrow cavities and so requires further investigation to determine which type of cavity wall insulation is best suited.



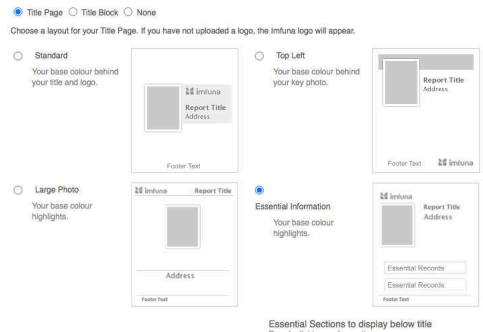
Digital inventory app for lettings lifecycle and property management



A BRIEF SUMMARY OF THE USER CONTROLS AVAILABLE FOR YOU TO DEFINE THE CONTENT AND LAYOUT OF YOUR SURVEY DATA IN A FINISHED REPORT

Bespoke Report Layout User Controls for Efficiency

- Set-up a named report layout once for repeated use
- Readily create iterations; Unlimited report layouts
- Page Orientation: Portrait or Landscape
- Footer controls of affiliate logos, page numbers, any copy i.e. Contact information

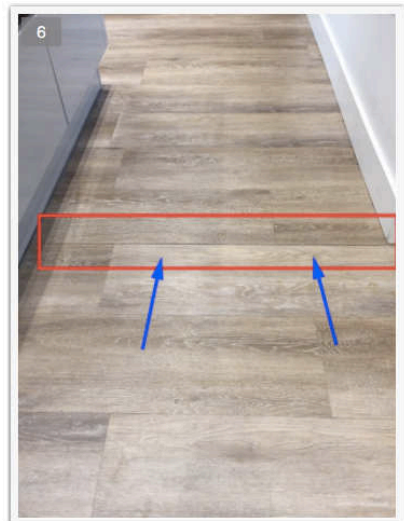


Survey Report Introductory Sections

- Universal Cover as PDF
- Title Page: 4 layout formats with a cover photo; Title Block layout
- Title page photo launches a branded photo viewer for Survey recipients
- Table of Contents; Toggle On / Off
- Condition Summary table; colour-coded; up to 4 ratings; Toggle On / Off

Body of Survey Report Controls

- General Notes section as report lead-in; i.e. definitions, terms
- 2 User-defined summary tables
- Photos: Unlimited, In body of report or appendix
 - Optional Metadata of date / time / location
 - Auto-number for easy reference
 - Captions, 3 sizes available at room and item level
 - Import photos including Pano from camera roll, Toggle for full page width
- Typed Notes: Single note field or unlimited Note Group i.e. Note > Description > Condition > Actions
- Dictations: recorded throughout and uploaded as voice file for transcription
- Transcription: By you or the Imfuna Transcription Service for a fee
- Item Layouts: 3 available 1- 2-column, or table format with photos in index



View of kitchen floor, existing joint over solid concrete extension floor. Uneven joint observed, gap in covering.
01/02/2021 15:58 (GMT) at 52.13126961612341°, -0.012146634981047498°

Survey Report Closeout

- Disclaimer; User named and your content
- Signatures

Survey Derivatives

- Flagged Addendum
- Reports by Trade
- Arbitration Report

Space with 1-Column Item Table

Ceiling	Plaster	Severely	
Ceiling painted with white emulsion			
Ceiling	Plaster	Severely	
Cracks at edges, some water down			
Lighting	Recessed	New	
Recessed lights with shade. 4 low energy 1 gr1 bulbs only 2 currently working.			

Space with 2-Column Item Table

Name	Type	Condition	Notes
Ceiling	Plaster	Damaged	Ceiling painted with white emulsion
Ceiling	Plaster	Damaged	Cracks at edges, some water down
Lighting	Recessed	New	Recessed lights with shade. 4 low energy light bulbs only 2 currently working.

Space with Items Listed in Table Rows

Name	Type	Condition	Notes
Ceiling	Plaster	Damaged	Ceiling painted with white emulsion
Ceiling	Plaster	Damaged	Cracks at edges, some water down
Lighting	Recessed	New	Recessed lighting with shade. 4 low energy bulbs only 2 currently working.