



Property Report

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Property Overview

Address: 1 High Street, Grantham, Lincolnshire, PE12 6LH

Inspection type: Check In

Inspection date: 15 April 2013

Inspected by: John Jones



Rooms 7 / Items 23 / Photos 21

Room Summary



Rear garden
2 items, 1 photos
Excellent



Front garden
0 items, 1 photos
Good



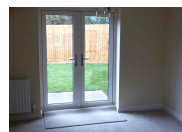
Bathroom
5 items, 1 photos
Good



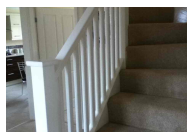
Bedroom 1
3 items, 2 photos
Good



Kitchen
4 items, 1 photos
Excellent



Dining room
4 items, 1 photos
Good



Hall
5 items, 1 photos
Average

Tenant & Notes

At the end of the tenancy this report will form a key part of the evidence on the condition at the start of the tenancy. Therefore please check the report, initial each page at the bottom and sign at the end to confirm the condition.

If there is for any reason an item, description or something else within the check in report that you disagree with you must highlight this to the Landlord or the Landlord's Agent within 7 days. Clearly indicating why you disagree with the report and any necessary amendments can then be made.

At the end of the tenancy please remove all possession prior to the check out report being conducted and return the keys.

The property must be left in a clean condition and the check out report will clearly highlight and discrepancies as to the condition from the start of the tenancy to the end. Some allowance will be made for general wear and tear however the tenant will be liable to pay for cleaning, repairs, replacement or making good as is necessary.

Guidance & Notes

This inventory report is a fair and accurate report which describes the property and the contents within the property, condition of the contents and cleanliness for the basis of a residential tenancy. This inventory report does not provide a guarantee of, or report on the adequacy of, or safety of any equipment or contents and acts merely as a record that those items are present in the property at the time of the report.

Cleaning

The property should be left in a clean state at the end of the tenancy. In the event that the property is not left clean a cleaning charge may be incurred.

Decoration

Fair wear and tear is taken into consideration as part of the property inventory, review and check out report. However charges may occur if damage to walls, wall paper, plaster damage and excessive chips are found together with damage caused by nails, screws, pins blue tack etc. No decoration can be undertaken at the property without the express consent of the Landlord.

Carpets

Charges may be incurred for cleaning for any marks, stains or damage to part or all of the associated costs of any damage.

Keys

At the end of the tenancy all keys must be returned to the Landlord or the Landlords Agent.

Mould

It is common that mould may appear within the property if inadequate ventilation occurs. Therefore the property should be regularly ventilated and any mould growth due to condensation moisture should be wiped daily and as necessary.

Damage may occur if proper mould prevention is not undertaken and this is the responsibility of the tenants.

Battery Smoke Alarms

Battery operated smoke alarms have not been tested and it is the responsibility of the tenants to test alarms on a regular basis and replace batteries as and when required.

Cold Weather

It is the tenants responsibility to ensure that all precautions are undertaken to prevent damage caused by adverse weather and frost.

If leaving the property unattended for any period of time it is the responsibility of the tenants to take reasonable precautions by leaving the central heating on a low constant – approximately 16 degrees to prevent damage to the property from freezing.

Furniture & Furnishings (Fire) (Safety) Regulations 1988 – (1993)

Where the inventory highlights “Fire regulation label attached” this is not a statement that the item can be considered to comply with the regulations but merely a note to highlight that the item had a label attached at the time of the inspection. The landlord and agent should satisfy themselves that a product meets with current legislation.

Meter Readings

Type	Serial Number	Reading	Location	Date / Time
Gas	2345678	34678999	Under sink	15/04/2013 13:38
Electricity	245789	23457899	In garage on left hand wall	15/04/2013 13:38

Rear garden

Condition: Excellent

Previous condition: Good

Rear garden images



Date: 15/04/2013 14:32

Long: -1.0810077460423093

Lat: 52.61166305886287

Lawns

Condition: Excellent

Previous condition: Poor

Lawns images



Date: 15/04/2013 14:33

Long: -1.0810077460423093

Lat: 52.61166305886287

Patio

Condition: Good

Comments:Flagstone patio.

Front garden

Condition: Good

Previous condition: Good

Comments: Small lawn area.

Front garden images



Date: 15/04/2013 14:31

Long: -1.0810077460423093

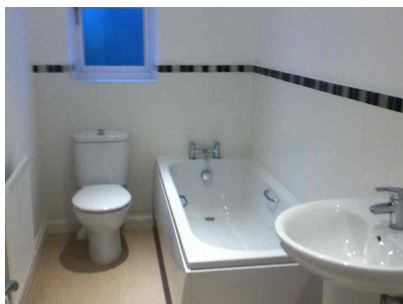
Lat: 52.61166305886287

Bathroom

Condition: Good

Previous condition: Good

Bathroom images



Date: 15/04/2013 14:31

Long: -1.0810077460423093

Lat: 52.61166305886287

Bath

Condition: Good

Previous condition: Good

Bath images



Date: 15/04/2013 14:36
Long: -1.0810077460423093
Lat: 52.61166305886287

Light fittings

Condition: Good

Previous condition: Poor

Comments: 3 spot lights in ceiling.

Light fittings images



Date: 15/04/2013 14:34

Long: -1.0810077460423093

Lat: 52.61166305886287

Blinds

Condition: Average

Previous condition: Average

Blinds images



Date: 15/04/2013 14:35
Long: -1.0810077460423093
Lat: 52.61166305886287

W.C

Condition: Excellent

Comments:White in in used condition.

Walls

Condition: Good

Comments:Part tiled with decorative border. White walls above.

Bedroom 1

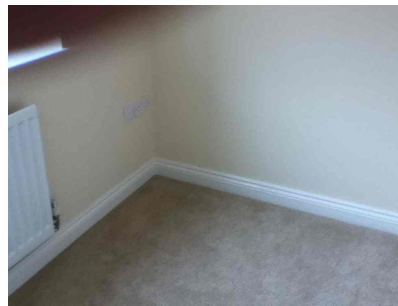
Condition: Good

Previous condition: Good

Bedroom 1 images



Date: 15/04/2013 14:30
Long: -1.0810077460423093
Lat: 52.61166305886287



Date: 15/04/2013 14:30
Long: -1.0810077460423093
Lat: 52.61166305886287

Carpets

Condition: Good

Previous condition: Excellent

Comments:Some light marks in the doorway.

Light fittings

Condition: Good

Previous condition: Poor

Comments:Single drop light with bulb and no shade.

Radiator

Condition: Good

Comments:Painted white.

Kitchen

Condition: Excellent

Previous condition: Good

Comments: Brand new kitchen with wall and floor mounted cupboards.

Kitchen images



Date: 15/04/2013 13:51

Long: -1.0810077460423093

Lat: 52.61166305886287

Hob

Condition: Excellent

Cooker

Condition: Good

Cooker images



New Image

Date: 15/04/2013 14:43

Long: -1.0810077460423093

Lat: 52.61166305886287

Ceiling

Condition: Good

Tiled floor

Condition: Excellent

Comments: Cream ceramic tiled flooring. Brand new condition.

Dining room

Condition: Good

Previous condition: Poor

Dining room images



Date: 15/04/2013 13:47

Long: -1.0810077460423093

Lat: 52.61166305886287

Carpets

Condition: Poor

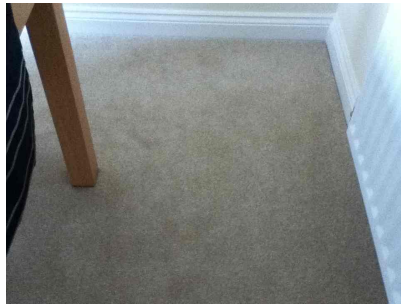
Previous condition: Excellent

Comments:Brand new.

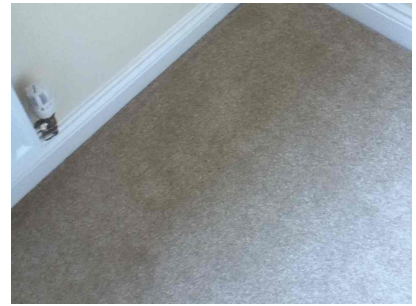
Carpets images



Date: 15/04/2013 13:48
Long: -1.0810077460423093
Lat: 52.61166305886287



Date: 15/04/2013 13:48
Long: -1.0810077460423093
Lat: 52.61166305886287



Date: 15/04/2013 13:48
Long: -1.0810077460423093
Lat: 52.61166305886287

Light fittings

Condition: Average

Previous condition: Poor

Walls

Condition: Good

Comments: Magnolia.

Doors

Condition: Average

Previous condition: Good

Comments: Upvc leading to the rear gardens.

Hall

Condition: Average

Previous condition: Good

Comments: Small grey marks on left hand side wall.

Hall images



Date: 15/04/2013 13:41

Long: -1.0811315185995483

Lat: 52.611663491709685

Curtains

Condition: Good

Previous condition: Good

Comments: Single door curtain.

Curtains images



Date: 15/04/2013 13:43

Long: -1.0810077460423093

Lat: 52.61166305886287

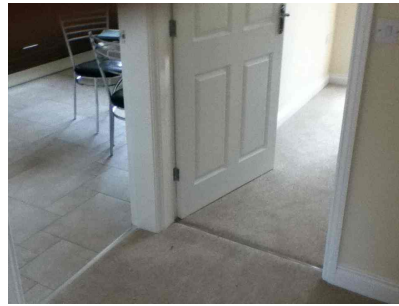
Doors

Condition: Good

Previous condition: Good

Comments: White painted with chrome door furniture.

Doors images



Date: 15/04/2013 13:41
Long: -1.0810077460423093
Lat: 52.61166305886287

Date: 15/04/2013 13:41
Long: -1.0810077460423093
Lat: 52.61166305886287

Walls

Condition: Good

Comments: White painted.

Carpets

Condition: Good

Previous condition: Excellent

Comments: Brand new light brown carpets fully fitted.

Light fittings

Condition: Good

Previous condition: Poor

Comments: Brand new single drop pendant light fitting. No shade.

Terms & Conditions

Signatures

Landlord/Landlord Agent

Sign: _____

Print: _____

Date: _____

Tenant

Sign: _____

Print: _____

Date: _____