

THE 'GUSTAV'  
MOVE-OUT · TENANT COSTS

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*REFERENCE : REFERENCE 1  
18 OLD COMPTON  
LONDON W1D 4TN*

PREPARED BY: GUSTAV DE TROCH  
TENANT: SAM SMITH  
0791167556  
SAM.S.MITH@GMAIL.COM  
1/16/1981  
LANDLORD: JOHN WORSLEY  
EXECUTED BY: GUSTAV DE TROCH  
EXECUTED ON: 17/01/2018

## INSPECTION REPORT MOVE-OUT

### INTRO

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A detailed Move-out inspection of the property situated at 18 Old Compton, London W1D 4TN was executed on 1/17/2018.

The inspection was done by Gustav De Troch for The 'Gustav'

The parties, tenant and landlord, mutually agree to have the state of the property described and evaluated with all respective parties, or their representatives, present, in order to record in which state the tenant needs to return the property back to the owner at the end of the lease. An exception is made for damages caused by normal wear and tear or force majeure.

This inspection report is to be attached to the written lease.

Unless otherwise stated:

- No investigation is made into what is present inside the walls, floors or ceilings. The condition of the floors under carpeting is not investigated and no investigation/analysis of the soil is made.

- There is no investigation into the basic construction of the property or into its stability.

If certain defects or claims of constructive nature might be mentioned, this is done only by way of information and without any prejudice of either party. Such observations are also never intended to be complete.

- The verticality of walls and the levelness of floors are not checked.

- Normal gaps between frames and windows or doors are not registered. No mention is made of open miter joints on door or window fixtures, nor are normal transitions between different building materials registered.

- The inspection does not cover the correct functioning of various equipment, such as: electricity, plumbing, ventilation, drains, heating, pipes, ducts, wells, drains, TV, telephone, intercom, video intercom, central vacuum, electric household appliances in the kitchen, etc.

- The mentioned equipment and appliances are assumed to be in a normal state of good use. The tenant is responsible for maintenance of the appliances. In case of a defect, they will have to be repaired or replaced, if necessary, at the expense of the tenant, unless the lease states otherwise.

- The leased property is free from rising or penetrating moisture, dampness and condensation.

- Everything mentioned in the inspection is property of the landlord.

If no damage is mentioned in the inspection report, it is automatically assumed by the parties that what is described is undamaged and unsoiled, in good condition, and that all co-leased devices and mechanisms located in the rented property are functioning properly.

The property will be considered in good rental condition, except otherwise indicated in the inspection report.

The parties are advised to request an additional check if major works are carried out or if additional elements require an adjustment to the inspection report.

### CONVENTION on terminologies

-Explanation of the evaluation:

o New : the element is new

o Very good : the element is in very good condition

o Good : the element is in good condition

o Mediocre : the element shows signs of usage or wear or is in moderate condition

o Bad: the element is in poor condition

When observing a problem, the following actions may be described:

o to repair: refers to a system or element that is missing, not working properly or is damaged and which requires action to ensure it functions accurately and reliably, or which needs to be restored to its original state

o to replace: the element needs to be replaced

o to settle: the damages must be paid for or settled otherwise

o on job list: the matter requires action

o suggestion: the note is merely formulated as a suggestion. These recommendations may deal with matters which the concerned party should check, which should be repaired or replaced, or which might cause problems in the future

o for the record: the issue needs no immediate attention, but is noted to be complete.



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## 1. KEYS

| Key | Type | # |
|-----|------|---|
| Key | Key  | 1 |

### ISSUE



|                    |                           |
|--------------------|---------------------------|
| <b>Issue Type</b>  | Damage                    |
| <b>Issue Type</b>  | To settle                 |
| <b>Urgency</b>     | On job list               |
| <b>Cost</b>        | £10.00                    |
| <b>Responsible</b> | Tenant                    |
| <b>Comment</b>     | Missing. One key missing. |



Key



## 2. METERS

### GAS

| Reference | Code | Energy supplier | Reading | Recorded on |
|-----------|------|-----------------|---------|-------------|
|-----------|------|-----------------|---------|-------------|

Interior > Bathroom

### WATER

| Reference | Code | Energy supplier | Reading | Recorded on |
|-----------|------|-----------------|---------|-------------|
|-----------|------|-----------------|---------|-------------|

Interior > Bathroom

### ELECTRICITY

| Reference | Code | Energy supplier | Reading | Recorded on |
|-----------|------|-----------------|---------|-------------|
|-----------|------|-----------------|---------|-------------|

Interior > Bathroom



Gas



Water



Electricity

### 3. INTERIOR

#### 3. 1. LIVING ROOM

##### GENERAL CONDITION

|             |    |
|-------------|----|
| Orderliness | Ok |
| Cleanliness | Ok |
| Paint       | Ok |

#### 3. 1. 1. LIVING ROOM > SPECIFICS

##### 3. 1. 1. 1. LIVING ROOM > SPECIFICS > SMOKE DETECTOR

##### CHARACTERISTICS

|        |                 |
|--------|-----------------|
| Number | 1               |
| Type   | Battery-Powered |
| Color  | White           |
| Brand  | Generic         |

##### EVALUATION : BAD

Impossible to check functioning

##### ISSUE



|             |                                           |
|-------------|-------------------------------------------|
| Issue Type  | Damage                                    |
| Issue Type  | To settle                                 |
| Urgency     | On job list                               |
| Cost        | £50.00                                    |
| Responsible | Tenant                                    |
| Comment     | Missing. Smoke detector has been removed. |



#### 4. TENANT COST SUMMARY

|                                                                                                         | Issue     | Cost           |
|---------------------------------------------------------------------------------------------------------|-----------|----------------|
| Interior > Living Room > Specifics > <b>Smoke Detector</b><br>Missing. Smoke detector has been removed. | To settle | £50.00         |
| <b>Keys</b><br>Missing. One key missing.                                                                | To settle | £10.00         |
|                                                                                                         |           | Total : £60.00 |

#### ISSUE SUMMARY

Total Cost Budgeted Issues : £60.00  
Total budgetted cost : £60.00



## 5. AGREEMENT & SIGNATURES

The parties agree that:

- During this inspection all spaces and elements of the rented property and everything in the property belonging to the landlord have been properly inspected and the correct state was noted. The report only mentions the elements that have been evaluated or for which issues have been noted. In addition, the report can show all described elements and spaces.
- The inspection has been done in detail with both parties, or their representatives, present and is adequately documented without any additional conditions, other than those mentioned in the report.
- All described distances, angles, dimensions and proportions were estimated in the best possible way.
- The above findings and observations have been established in all sincerity and impartiality, neutrality and truthfulness, and subject to all rights and without any prejudice of the executor. The executor cannot be held liable for known, unknown or hidden defects.
- The document "State Report" is made in as many copies as there are parties.
- The tenant moving in agrees that costs for the possible purchase of goods from the tenant moving out are on his/her own account. Unless otherwise agreed upon, at the end of the lease, the property or goods belonging to the tenant have to be removed at the tenant's own cost and risk.

### SIGNATURES

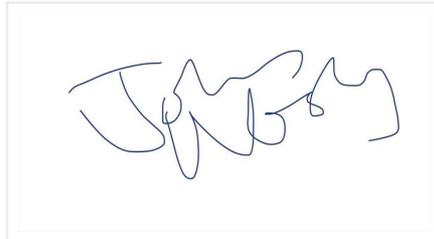
**Tenant**

Sam Smith

Signature

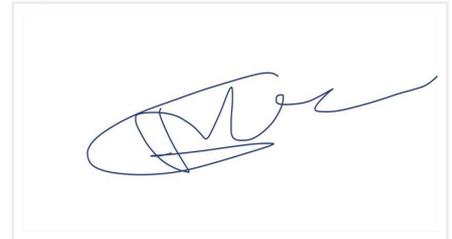
**Landlord**John Worsley  
Langley Lane 143  
LE1 1DT Leicester

Signature

**Executor**

Gustav De Troch

Signature

**Executed on:** 17/01/2018