

Energy Performance Certificate



17a, Hobney Rise, Westham, PEVENSEY, BN24 5NN

Dwelling type: Top-floor flat
Date of assessment: 14 July 2016
Date of certificate: 21 July 2016

Reference number: 9348-6094-7203-4066-1904
Type of assessment: RdSAP, existing dwelling
Total floor area: 45 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: £ 1,839

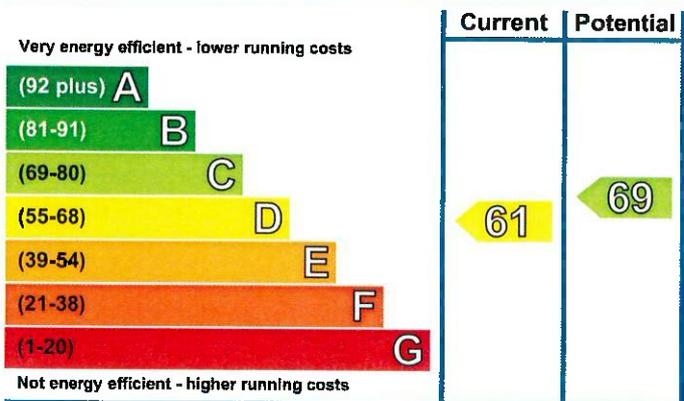
Over 3 years you could save £ 372

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 156 over 3 years	£ 96 over 3 years	
Heating	£ 1,317 over 3 years	£ 1,002 over 3 years	
Hot Water	£ 366 over 3 years	£ 369 over 3 years	
Totals	£ 1,839	£ 1,467	

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



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	£ 264
2 Low energy lighting for all fixed outlets	£15	£ 51
3 Replacement glazing units	£1,000 - £1,400	£ 57

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

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Solid brick, as built, no insulation (assumed)	★☆☆☆☆
Roof	Pitched, limited insulation (assumed)	★☆☆☆☆
Floor	(another dwelling below)	—
Windows	Fully double glazed	★★★★☆
Main heating	Boiler and radiators, mains gas	★★★★☆
Main heating controls	Programmer and room thermostat	★★★★☆
Secondary heating	None	—
Hot water	From main system	★★★★☆
Lighting	Low energy lighting in 40% of fixed outlets	★★★★☆

Current primary energy use per square metre of floor area: 319 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.

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)	6,801	(2,455)	(173)	(2,166)
Water heating (kWh per year)	2,440			

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat, subject to meeting minimum energy efficiency requirements. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

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.gov.uk/energy-grants-calculator. 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.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement
Internal or external wall insulation	£4,000 - £14,000	£ 88	D67
Low energy lighting for all fixed outlets	£15	£ 17	D68
Replacement glazing units	£1,000 - £1,400	£ 19	C69

Opportunity to benefit from a Green Deal on this property

Green Deal Finance allows you to pay for some of the cost of your improvements in instalments under a Green Deal Plan (note that this is a credit agreement, but with instalments being added to the electricity bill for the property). The availability of a Green Deal Plan will depend upon your financial circumstances. There is a limit to how much Green Deal Finance can be used, which is determined by how much energy the improvements are estimated to save for a 'typical household'.

You may be able to obtain support towards repairs or replacements of heating systems and/or basic insulation measures, if you are in receipt of qualifying benefits or tax credits. To learn more about this scheme and the rules about eligibility, call the Energy Saving Advice Service on 0300 123 1234 for England and Wales.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Elmhurst Energy Systems Ltd. You can obtain contact details of the Accreditation Scheme at www.elmhurstenergy.co.uk.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.epcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit www.epcregister.com. To opt out of having information about your building made publicly available, please visit www.epcregister.com/optout.

Assessor's accreditation number: EES/001392
Assessor's name: Mr. Edoardo Corro
Phone number: 01323 738535
E-mail address: edcorro@idea-southern.com
Related party disclosure: No related party

There is more information in the guidance document *Energy Performance Certificates for the marketing, sale and let of dwellings* available on the Government website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

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 2.5 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 0.6 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 based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.





Company / Installer

Engineer Steve Joseph
Company Joseph Gas Services
Address unit 2
50 Goldstone Villas
Hove East Sussex
Brighton
Post Code BN33RS
Tel No. 01273227692
Gas Safe Reg 189505
ID Card No. 4093832

Job Address

Name
Address 17a
Hobney Rise
Pevensey
Post Code
Tel. No

Customer / Landlord

Name
Company Geneva Investments
Address 77a
Rutland Rd
Brighton
East Sussex
BN35FE
Post Code
Tel. No 01273779046

Appliance Details

Table with columns: Location, Appliance Type, Make, Model, Flue Type, Landlord's Appliance, Appliance Inspected, Operating Pressure (mbar), Heat Input (kW/h), High Combustion Reading (Ratio, CO ppm, CO2 %), Low Combustion Reading (Ratio, CO ppm, CO2 %), Safety devices (correct operation), Ventilation Provision (satisfactory), Visual condition of flue installation (satisfactory), Flue Performance test, Appliance Serviced, Applicant safe to use.

Effects / Identified

- 1 Unable to check flue as loft hatch has been sealed and shut recommend this be altered ASAP.
2
3
4
5
6

Labels and Warning Notice issued

No
No

CO Alarm(s)

CO Alarm(s) fitted
CO Alarm(s) tested and Satisfactory

Smoke Alarm(s)

Smoke Alarm(s) fitted
Smoke Alarm(s) tested and Satisfactory

Comments

No earth bonding NCS

Emergency Control Accessible [checked] Gas Tightness Satisfactory [checked]

Gas Installation Pipework Visual Inspection satisfactory

Inlet Working Pressure at the Meter 21 mbars

Number of Appliances Tested 2 Equipotential Bonding [checked]

NEXT INSPECTION DUE ON OR BEFORE 18-Feb-2019

Signatures

Issued by: Signed [Signature] Steve Joseph
Print Name Steve Joseph

Received Signed [Signature]
Print Name
by:

Date

19-Feb-2018

Handwritten notes: 21/2/18, Steve Joseph



This safety certificate is an important and valuable document which should be retained for future reference

This certificate is not valid if the serial number has been defaced or altered

DCP6/ 0133043

Original (To the person ordering the work)

DOMESTIC ELECTRICAL INSTALLATION CERTIFICATE

IRN/ Installer's Reference Number

DETAILS OF THE CLIENT

Client and address
Geneva Investments Group Ltd.
Geneva house
77a Rutland Road.
Postcode B33 5FE.

ADDRESS OF THE INSTALLATION

Installation address
17a Hobney Rise,
Westham,
Pevensey
East Sussex.
Postcode BN24 5NN

DETAILS OF THE INSTALLATION

Extent of the installation work covered by this certificate
Rewire of all Circuits.

The installation is
New
An addition
An alteration

DESIGN, CONSTRUCTION, INSPECTION AND TESTING

I, being the person(s) responsible for the design, construction, inspection and testing of the electrical installation (as indicated by my signature adjacent), particulars of which are described above, having exercised reasonable skill and care when carrying out the design, construction, inspection and testing, hereby CERTIFY that the said work for which I have been responsible is, to the best of my knowledge and belief, in accordance with BS 7671, 2008 amended to 2015 (date) except for the departures, if any, detailed as follows:
Details of departures from BS 7671, as amended (Regulations 120.3, 133.5)
NONE.

The extent of liability of the signatory is limited to the work described above as the subject of this certificate. For the DESIGN, the CONSTRUCTION and the INSPECTION AND TESTING of the installation
Signature *Wilson* Name (CAPITALS) DAVID WILSON Date 3/3/17
The results of the inspection and testing reviewed by the Qualified Supervisor
Signature *Wilson* Name (CAPITALS) DAVID WILSON Date 3/3/17

PARTICULARS OF THE REGISTERED DOMESTIC INSTALLER

Trading title
Wilson electrical
Address
34 Channel View Road,
Hoedingdean, Brighton.
Telephone No 07717752178 Postcode BN2 6DS
NICEIC Registration No D11162611
(Essential information)

NEXT INSPECTION § Enter interval in terms of years, months or weeks, as appropriate
RECOMMEND that this installation is further inspected and tested after an interval of not more than § 10

COMMENTS ON EXISTING INSTALLATION
None
None

SCHEDULE OF ADDITIONAL RECORDS*
See attached schedule
N/A

*Where the electrical work to which this certificate relates includes the installation of a fire detection/alarm system (or a part of such a system), this electrical safety certificate should be accompanied by the particular certificate for the system.



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DOMESTIC ELECTRICAL INSTALLATION CERTIFICATE

Original (To the person ordering the work)

SUPPLY CHARACTERISTICS		Tick boxes and enter details, as appropriate		Nature of supply parameters		Notes: (1) by enquiry (2) by enquiry or by measurement (3) where more than one supply, record the higher or highest values	
System type(s)	Number and type of live conductors	Number of sources	Nominal voltage(s)	Nominal frequency, $f_n^{(1)}$	External earth fault loop impedance, $Z_e^{(2)}$	Short-circuit capacity	Confirmation of supply polarity
TN-S	1-phase (2-wire) <input checked="" type="checkbox"/> 3-phase (3-wire) <input checked="" type="checkbox"/> Other <input type="checkbox"/>	1 <input type="checkbox"/>	N/A	50 Hz	35 Ω	16 kA	<input checked="" type="checkbox"/>
TN-C-S	1-phase (3-wire) <input type="checkbox"/> 3-phase (4-wire) <input type="checkbox"/> Other <input type="checkbox"/>	N/A	N/A	230V	N/A	2b	<input checked="" type="checkbox"/>
TT	1-phase (2-wire) <input type="checkbox"/> 3-phase (3-wire) <input type="checkbox"/> Other <input type="checkbox"/>	N/A	N/A	2-2 kA	N/A	100 A	<input checked="" type="checkbox"/>

PARTICULARS OF INSTALLATION AT THE ORIGIN		Tick boxes and enter details, as appropriate	
Means of earthing	Details of installation earth electrode (where applicable)	Measured Z_0	Protective measure(s) for fault protection
Distributor's facility	Location	10 Ω	ADS
Installation earth electrode	Method of measurement	100 Amps	Water installation pipes <input checked="" type="checkbox"/>
Earthing conductor	Continuity/connection verified	Number of smoke alarms	Oil installation pipes <input type="checkbox"/>
Conductor material	Conductor material	1	Gas installation pipes <input checked="" type="checkbox"/>
Conductor csa	Location (where not obvious)	Structural steel	
Copper	Kitchen + Point of entry	Other	
16 mm ²			

SCHEDULE OF ITEMS INSPECTED		Tick boxes and enter details, as appropriate	
1.0 CONDITION/ADEQUACY OF DISTRIBUTOR'S/SUPPLY INTAKE EQUIPMENT (the Distributor should be notified of any unsatisfactory equipment)	3.2 Accessibility of:	3.2	
1.1 Service cable	a) Earthing conductor connections	<input checked="" type="checkbox"/>	
1.2 Service head	b) All protective bonding connections	<input checked="" type="checkbox"/>	
1.3 Distributor's earthing arrangement			
1.4 Meter tails - Distributor/Consumer			
1.5 Metering equipment			
1.6 Means of main isolation (where present)			
2.0 PARALLEL OR SWITCHED ALTERNATIVE SOURCES OF SUPPLY	4.0 BASIC PROTECTION	4.0	
2.1 Adequate arrangements where a generating set operates as a switched alternative to the public supply	4.1 Presence and adequacy of measures to provide basic protection (prevention of contact with live parts) within the installation:	4.1	
2.2 Adequate arrangements where a generating set operates in parallel with the public supply	a) Insulation of live parts e.g. conductors completely covered with durable insulating materials	<input checked="" type="checkbox"/>	
2.3 Presence of alternative/additional supply warning notice(s)	b) Barriers or enclosures e.g. correct IP rating	<input checked="" type="checkbox"/>	
3.0 AUTOMATIC DISCONNECTION OF SUPPLY	5.0 ADDITIONAL PROTECTION	5.0	
3.1 Presence and adequacy of protective earthing/ bonding arrangements as follows:	5.1 Presence and effectiveness of additional protection methods	5.1	
a) Distributor's earthing arrangement or installation earth electrode arrangement	a) RCD(s) not exceeding 30 mA operating current	<input checked="" type="checkbox"/>	
b) Earthing conductor and connections	b) Supplementary bonding	<input checked="" type="checkbox"/>	N/A
c) Main protective bonding conductors and connections			
d) Earthing/bonding labels at all appropriate locations	6.0 OTHER METHODS OF PROTECTION	6.0	
	6.1 Basic and fault protection	6.1	
	a) SELV	<input checked="" type="checkbox"/>	N/A
	b) PELV	<input checked="" type="checkbox"/>	N/A
	c) Double insulation/Reinforced insulation	<input checked="" type="checkbox"/>	N/A
	d) Electrical separation for one item of equipment	<input checked="" type="checkbox"/>	N/A

1 All boxes must be completed. '✓' indicates that an inspection was carried out and that the result was satisfactory. 'N/A' indicates that an inspection was not applicable to the particular installation.
 † Where a smoke alarm has been installed, separate certification is required on the appropriate form.
 This certificate is based on the model forms shown in Appendix 6 of BS 7671. Published by Certsure LLP. Copyright Certsure LLP (January 2015)



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DOMESTIC ELECTRICAL INSTALLATION CERTIFICATE

Original (To the person ordering the work)

SCHEDULE OF ITEMS INSPECTED

† See note below

7.0 CONSUMER UNIT(S)	
7.1 Adequacy of working space/accessibility	✓
7.2 Security of fixing	✓
7.3 Adequacy / security of barriers	✓
7.4 Insulation of live parts not damaged during erection	✓
7.5 Enclosures not damaged during installation	✓
7.6 Suitability of enclosures for IP and fire ratings	✓
7.7 Presence and operation of main switch(es), linked, where appropriate	✓
7.8 Operation of circuit-breakers and RCDs to prove functionality	✓
7.9 Correct identification of circuit protective devices	✓
7.10 RCD(s) provided for fault protection, where specified	✓
7.11 RCD(s) provided for additional protection, where specified	✓
7.12 Confirmation overvoltage protection (SPDs) provided and functional where specified	N/A
7.13 Presence of RCD quarterly test notice at or near the origin	✓
7.14 Presence of diagrams, charts or schedules at or near each Consumer unit(s)	✓
7.15 Presence of non-standard (mixed) cable colour warning notice at or near the appropriate distribution board, where required	N/A
7.16 Presence of next inspection recommendation label	✓
7.17 Presence of other required labelling	✓
7.18 Selection of protective device(s) and base(s); correct type and rating	✓
7.19 Single-pole protective devices in line conductor only	✓
7.20 Protection against mechanical damage where cables enter equipment	✓
7.21 Protection against electromagnetic effects where cables enter ferromagnetic enclosures	✓
7.22 Confirmation that ALL conductor connections, including connections to busbars are correctly located in terminals and are tight and secure	✓
8.0 CIRCUITS	
8.1 Identification of conductors	✓
8.2 Cables adequately supported throughout their length	✓
8.3 Examination of cables for signs of mechanical damage during installation	✓
8.4 Adequacy of cables for current-carrying capacity with regard to the type and nature of installation	✓
8.5 Adequacy of protective devices: type and rated current for fault protection	✓
8.6 Presence and adequacy of circuit protective conductors	✓
8.7 Coordination between conductors and overload protective devices	✓
8.8 Non-sheathed cables enclosed throughout (e.g. in conduit/trunking)	N/A
8.9 Cables installed under floors, above ceilings, in walls / partitions, adequately protected against damage	✓
a) Installed in prescribed zones	✓
b) Incorporating earthed armour or sheath, or installed within earthed wiring system, or otherwise protected against mechanical damage by nails, screws and the like	N/A

SCHEDULE OF ITEMS INSPECTED

† See note below

8.10 Provision of additional protection by RCDs having rated residual operating current ($I_{\Delta n}$) not exceeding 30 mA	✓
a) For mobile equipment with a current rating not exceeding 32 A for use outdoors	N/A
b) For all socket-outlets of rating 20 A or less, unless exempt	N/A
c) For cables installed in walls/partitions at a depth of less than 50 mm	✓
d) For cables installed in walls/partitions containing metal parts regardless of depth	✓
8.11 Provision of fire barriers, sealing arrangements so as to minimize the spread of fire	✓
8.12 Band II cables segregated/separated from Band I cables	N/A
8.13 Cables segregated/separated from non-electrical services	N/A
8.14 Termination of cables at enclosures	✓
a) Connections under no undue strain	✓
b) No basic insulation of a conductor visible outside enclosure	✓
8.15 Circuit accessories not damaged during erection	✓
8.16 Single-pole devices for switching or protection in the line conductors only	✓
8.17 Adequacy of connections, including CPCs, within accessories and at fixed and stationary equipment	✓
8.18 Presence of appropriate devices for isolation and switching correctly located	✓
a) Accessible means of switching off for mechanical maintenance	✓
b) Correct operation verified (functional check)	✓
9.0 CURRENT-USING EQUIPMENT (PERMANENTLY CONNECTED)	
9.1 Adequacy of working space/accessibility	✓
9.2 Suitability of equipment in terms of IP and fire ratings	✓
9.3 Enclosure not damaged/deteriorated during installation so as to impair safety	✓
9.4 Cable entry holes in ceilings above luminaires, sized or sealed so as to restrict the spread of fire	✓
9.5 Recessed luminaires (downlighters)	✓
a) Correct type of lamps fitted	✓
b) Installed to minimise build-up of heat	✓
10.0 LOCATION(S) CONTAINING A BATH OR SHOWER	
10.1 Additional protection by RCD not exceeding 30 mA	✓
a) For low voltage circuits serving the location	✓
b) For low voltage circuits passing through Zone 1 and Zone 2 not serving the location	✓
10.2 Where used as a protective measure, requirements for SELV or PELV are met	N/A
10.3 Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535	N/A
10.4 Presence of supplementary bonding conductors unless not required by BS 7671: 2008	N/A
10.5 Low voltage (e.g. 230 volts) socket-outlets sited at least 3 m from zone 1	N/A
10.6 Suitability of equipment for external influences for installed location in terms of IP rating	✓
10.7 Suitability of electrical equipment for installation in a particular zone	✓
11.0 OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS	
11.1 List all other special installations or locations present, if any. (Record separately the results of particular inspections applied separately)	N/A

SCHEDULE OF ITEMS INSPECTED BY:

Signature: *David Wilson*

Name (Capital): **DAVID WILSON**

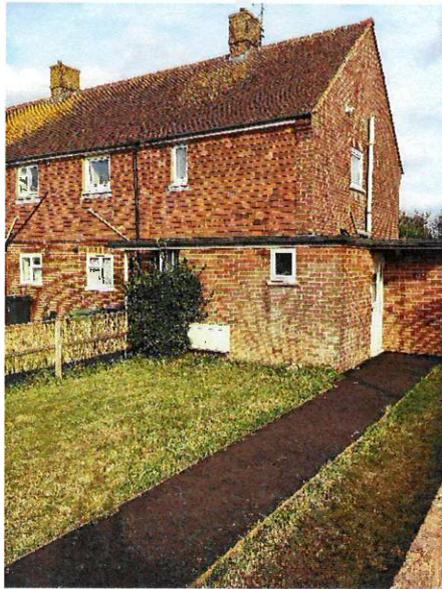
Date:

† All boxes must be completed. '✓' indicates that an inspection was carried out and that the result was satisfactory. 'N/A' indicates that an inspection was not applicable to the particular installation.

‡ Where a smoke alarm has been installed, separate certification is required on the appropriate form.



17a Hobney Rise



04/11/18

Landlord Details

Geneva Investment Group Ltd

Tenant details

Trevor Venables

Property Description

One Bedroom Flat

Prepared by

DB Inventories

You are reminded that it is your responsibility at the beginning of the tenancy to note any specific discrepancies on the inventory that you do not agree with i.e. marks on walls, carpets, etc. If no such additional notes are made by the tenants at the start of the tenancy, the inventory will be deemed accepted as read.

Disclaimer

This inventory does not guarantee the safety of any equipment or contents and does not set out to do so.

This inventory has been prepared by an independent representative who is not a qualified surveyor or a qualified tradesperson, or qualified to value the contents of the property.

This inventory relates only to the furniture and all the Landlord's equipment and contents in the property. It is no guarantee, 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 preparing the inventory and the superficial condition of same. Maintenance of any appliance listed remains the responsibility of the owner unless otherwise stated.

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

The fire and safety regulation regarding furnishing, gas, electrical and similar services are ultimately the responsibility of the instructing principal. Where the Inventory notes "Fire Regulation Label Attached", this should not be interpreted to mean the item complies with the "furniture and furnishings (fire) (safety) (amendments) 1993". It is a record that the item had a label as described or similar to that detailed in the "guide" published by the Department of Trade and Industry January 1997 (or subsequent date). It is not a statement that the item can be considered to comply with the Regulations.

Using the inventory

Tenants Initials: _____

Fixed items such as light switches, electrical sockets, telephone points, electric, blanking plates and fuse boxes are deemed serviceable and in place. Light fittings are assumed to come complete with a serviceable bulb(s) unless otherwise stated. Any visible cracks to walls and ceilings will be documented and form part of this inventory.

At the point of check in the inventory will be recorded in correspondence to the fair wear & tear guide and the descriptions detailed below:

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

I/We acknowledge receipt of this inventory as agent on behalf of all tenants that are a party to this tenancy agreement. I/We confirm that all items listed are in the condition stated. I/We have read and checked this inventory and schedule of conditions and agree that it is a true record as at the time of taking occupation.

PHOTOS TO ACCOMPANY THIS INVENTORY ARE PROVIDED ON A DISC

Tenants Initials: _____

<u>Front Door</u>	<u>Grade</u>	<u>Description</u>	<u>Comments</u>	<u>Comments</u>
Door	2	White upvc with glass panels	Good condition	
Reverse	2	White upvc with glass panels	Good condition	

<u>Stairs/landin g</u>	<u>Grade</u>	<u>Description</u>	<u>Comments</u>	<u>Comments</u>
Ceiling	2	White smooth	Good condition	
Walls	2	Magnolia paint	Good condition	
Floor	2	Brown carpet	Good condition	
Window	2	Obscured glass double glazed UPVC	Good condition	
Woodwork	2	White painted	Good condition	
Fixtures/ Fittings		Smoke alarm, recessed spotlights, painted hand rail, radiator, light pendant, loft hatch, thermostat, CO alarm, bell chimer, built in cupboard containing meter, boiler and fuse box.		
Switches and sockets		1 double switch, 1 single switch, 1 double socket.		

<u>Bathroom</u>	<u>Grade</u>	<u>Description</u>	<u>Comments</u>	<u>Comments</u>
Door	2	Single door wooden stained	Good condition	
Reverse	2	Single door wooden stained	Good condition	
Ceiling	2	White painted	Good condition	
Walls	2	Grey ceramic tiles and magnolia painted walls	Good condition	
Floor	2	Grey linoleum	Good condition	
Window	2	Obscured glass, UPVC		
Fixtures/ Fittings		Extractor fan, 3 recessed spotlights, mirror, towel rail heated, glass shower screen, wall vent.		
Suite	2	Bath with shower, toilet & basin	Good condition, clean.	

Tenants Initials: _____

Lounge	Grade	Description	Comments	Comments
Door	2	Single door wooden stained	Good condition	
Ceiling	2	White painted	Good condition	
Walls	2	Magnolia painted	Good condition	
Floor	2	Brown carpet	Good condition	
Fixtures/ Fittings		Radiator, wall vent, light pendant.		
Windows	2	Double glazed upvc		
Woodwork	2	White painted	Good condition	
Sockets/ Switches		TV socket, 1 light switch, 4 plug sockets.		

Kitchen	Grade	Description	Comments	Comments
Door	2	Single door wooden stained	Good condition	
Window	2	Double glazed UPVC	Good condition	
Walls	2	Cream painted with beige and cream tiles	Good condition	
Floor	2	Grey linoleum	Good condition	
Sink Unit	2	Stainless steel sink and drainer	Good condition	
Wall & Base Units	2	Cream wall and base units with stainless steel handles	Good condition	
Work Surfaces	2	Wood effect work surface	Good condition	
Oven & Hob	2	'Lamona' oven and gas hob	Untested, clean	
Fridge freezer	2	'Lamona' Fridge freezer, integrated.	Untested, clean	
Fixtures and fittings		Cooker hood, radiator, 6 recessed spotlights		
Sockets/ Switches		1 light switch, 3 plug sockets.		

Tenants Initials: _____

<u>Bedroom One</u>	<u>Grade</u>	<u>Description</u>	<u>Comments</u>	<u>Comments</u>
Door	2	Wooden stained	Good condition	
Reverse	2	Wooden stained	Good condition	
Ceiling	2	White painted	Good condition	
Walls	2	Magnolia paint	Good condition	
Floor	2	Brown carpet	Good condition	
Fixtures/ Fittings		Radiator		
Woodwork	2	White painted	Good condition	
Windows	2	Upvc double glazed	Good condition	
Sockets/ Switches		1 light switch, 2 plug sockets.		

<u>METERS</u>	<u>READING</u>	<u>LOCATION</u>
Electricity:	4536 (see photos)	Hallway cupboard
Gas:	8019.22 (see photos)	Front garden

<u>Smoke/CO alarm present</u>	<u>Audible/Tested?</u>	<u>Date checked</u>
Ground floor near entrance (smoke)	Yes	04/11/18
Landing(CO)	Yes	04/11/18
Landing(smoke)	Yes	04/11/18

<u>Keys</u>	<u>Type</u>	<u>Function</u>
Tenants Hold:		1 set

Tenants Initials: _____

Declaration

I/we acknowledge receipt of this inventory as well as the accompanying disc of photographs and confirm that all items listed are in the condition stated. I/we have read and checked this inventory and schedule of conditions and agree that it is a true record as at the time of taking occupation.

SIGNED
(Landlord)

NAME

DATE

.....

.....

.....

SIGNED
(Tenant)

NAME

DATE

.....

.....

.....

Tenants Initials: _____

CONSUMER DISCLOSURE

From time to time, Northwood (Eastbourne) Ltd (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign, Inc. (DocuSign) electronic signing system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to these terms and conditions, please confirm your agreement by clicking the 'I agree' button at the bottom of this document.

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Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. To indicate to us that you are changing your mind, you must withdraw your consent using the DocuSign 'Withdraw Consent' form on the signing page of a DocuSign envelope instead of signing it. This will indicate to us that you have withdrawn your consent to receive required notices and disclosures electronically from us and you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

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as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

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You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: eastbourne@northwooduk.com

To advise Northwood (Eastbourne) Ltd of your new e-mail address

To let us know of a change in your e-mail address where we should send notices and disclosures electronically to you, you must send an email message to us at eastbourne@northwooduk.com and in the body of such request you must state: your previous e-mail address, your new e-mail address. We do not require any other information from you to change your email address..

In addition, you must notify DocuSign, Inc. to arrange for your new email address to be reflected in your DocuSign account by following the process for changing e-mail in the DocuSign system.

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To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an e-mail to eastbourne@northwooduk.com and in the body of such request you must state your e-mail address, full name, US Postal address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Northwood (Eastbourne) Ltd

To inform us that you no longer want to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your DocuSign session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an e-mail to eastbourne@northwooduk.com and in the body of such request you must state your e-mail, full name, US Postal Address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

Operating Systems:	Windows® 2000, Windows® XP, Windows Vista®; Mac OS® X
Browsers:	Final release versions of Internet Explorer® 6.0 or above (Windows only); Mozilla Firefox 2.0 or above (Windows and Mac); Safari™ 3.0 or above (Mac only)
PDF Reader:	Acrobat® or similar software may be required to view and print PDF files
Screen Resolution:	800 x 600 minimum

Enabled Security Settings:	Allow per session cookies
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** These minimum requirements are subject to change. If these requirements change, you will be asked to re-accept the disclosure. Pre-release (e.g. beta) versions of operating systems and browsers are not supported.

Acknowledging your access and consent to receive materials electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please verify that you were able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format on the terms and conditions described above, please let us know by clicking the 'I agree' button below.

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