



ankan naik <ankan.naik@gmail.com>

RE: Flat 1 16 Whale Avenue Reading Berkshire RG2 0GY

7 messages

izych@romans.co.uk <izych@romans.co.uk>
To: ankan.naik@gmail.com

Fri, Aug 5, 2016 at 12:37 PM

Dear Mr Naik and Mrs Naik,

RE: Flat 1 16 Whale Avenue Reading Berkshire RG2 0GY

Please find attached the Check out report and Schedule of Damages & Reimbursements pertaining to the above property which you vacated on the 1st August 2016. This will be dealt with in accordance with the terms and conditions of the tenancy agreement, the declaration as signed at the commencement of your tenancy and in accordance with guidelines set by ARLA (Association of Residential Lettings).

As Stakeholders we look forward to receiving your response to the enclosed report. IF YOU ARE IN AGREEMENT WITH THE SCHEDULE THEN PLEASE SIGN AND RETURN THE COPY ATTACHED. Should this not be the case then please contact the undersigned at the earliest opportunity.


If we are waiting for final costings in respect of works required/carried out then a further schedule will be forwarded as soon as we have received these. Please note that the deposit can only be released once agreement has been reached between both parties.

Please do not hesitate to contact me if I can be of any further assistance.

Yours sincerely

Iwona Zych
Property Manager
01189 538 743
izych@romans.co.uk

2 attachments

 **Flat 1, 16 Whale Avenue - schedule of damages TBA .pdf**
15K

 **check out report flat 1 16 whale avenue 01.08.2016.pdf**
1736K

ankan naik <ankan.naik@gmail.com>
To: Iwona Zych <izych@romans.co.uk>

Fri, Aug 5, 2016 at 2:06 PM

Hi Iwona,

Some of these assessments are not true, please give me a call on my number i.e. 07718909769.

Regards,
Ankan
[Quoted text hidden]

ankan naik <ankan.naik@gmail.com>
To: info@zamzamcleaningservices.co.uk

Fri, Aug 5, 2016 at 3:40 PM

Please have a look and let me know the cost.

Regards,

Ankan

[Quoted text hidden]

2 attachments**Flat 1, 16 Whale Avenue - schedule of damages TBA .pdf**
15K**check out report flat 1 16 whale avenue 01.08.2016.pdf**
1736K

ankan naik <ankan.naik@gmail.com>
To: Iwona Zych <izych@romans.co.uk>

Fri, Aug 5, 2016 at 3:59 PM

Hi Iwona,

The cleaning services refused to carry out the cleaning as they said it's clearly stated in their terms and conditions that if we are not satisfied with their cleaning, we have to inform them within two days.

However I've sent him the report and asked for a quote. Let's see what they come up with.

I'll send you a detailed response to each of the items I am liable for.

Thanks for your support.

Regards,
Ankan

[Quoted text hidden]

ankan naik <ankan.naik@gmail.com>
To: Iwona Zych <izych@romans.co.uk>

Mon, Aug 8, 2016 at 12:27 AM

Hi Iwona,

Please find below my comments against each of the listed items for which I have been held liable.

- | | |
|--|--|
| 1. Curtains / Blinds: Some stains as noted.
the beginning. | The stains in the blinds in the master bedroom existed from the beginning. |
| 2. Shower heads: Scaled – very minor | OK |
| 3. Bathroom: Drainage requires further wipe
all comments OK.
to bath, large mirror requires wipe, drainage
RFC to sink, minor scale to base of taps In sink,
rust mark to toilet roll holder. | Rust mark in toilet roll holder existed from the beginning, rest OK |
| 4. Bedroom 1/master: Cobwebs to ceiling, white splash
marks to bed frame, water stains to mattress | OK |
| 5. En-suite: Cobwebs to ceiling, mirror requires light wipe,
comments OK
extractor fan dusty, glass to shower cubicle requires
wipe, splashback to shower interior requires light wipe,
soap dish requires wipe, heavily stained to bowl in WC
where water sits, flip top bin rusting, LL of shower door
scaled, chrome watermarked to shower. | Flip Top bi was rusted from the day we moved in. Rest all OK |
| 6. Reception: Drip marks to RHS side of sofa | OK, just needs to be wiped with a wet cloth |
| 7. Kitchen: BOM to sides of oven, minor BOM to base &
tray of wipe, freezer requires defrosting, rubber seal to
freezer requires wipe. | Sides of the oven were already marked when we took over. |
| 8. SS flip top bin: Heavily IUIW
In bedroom 1 wardrobe | Present in the master bedroom |
| 9. Grey dustpan & brush: IUIW
Not seen | Present under the sink in the kitchen. I kept it myself. |
| 10. White plastic bath panel, 2 x screw caps
cleaning. Please RC 1 x cap missing | I am sure both caps are present. Cleaners took it off while
check again |

- | | |
|--|--|
| 11. White extendable shower curtain pole
Not seen | Right besides the cylinder in the closet. |
| 12. 2 x dark wooden bedside tables
Heavy scratches to top of one | OK |
| 13. Cream drawer unit with light wooden top,
4 x large drawers, 2 x small drawers,
all with wooden knob handles
Black rub marks to second large drawer fascia
In bedroom 2 | OK |
| 14. Ceiling: painted white, smooth
have been there
Paint touch up mark on entry | Not sure what this means, we never painted anything. Must
before we moved it. Never noticed this. |
| 15. White ceramic pedestal wash hand basin, chrome
cleaning.
hot & cold tap, chrome push/pull release plug
No plug seen | Plug is kept right behind the tap. Cleaners took it off while |
| 16. Chrome framed corner shower cubicle, 2 x fixed
inspection.
panels of glass, 2 x sliding doors with D shaped chrome
handles. Fittings to LL of LHS shower door have come
loose and stored in medicine cabinet | OK. I had pointed this to the lady during the check-out |
| 17. Chrome framed corner shower cubicle, 2 x fixed panels
the plug and left it of glass, 2 x sliding doors with D shaped chrome handles.
there. It needs fixing. Fitting from plug in base of shower is not fitted. | Water not flowing through, hence while cleaning took out |
| 18. First section: Wooden shelf, Chrome hanging rail
cylinder is there.
Numerous hangers, Further wooden shelf
2 x pull out wire baskets beneath
2 x white radiator clothes airer
Worn, 2 x white radiator clothes airer not seen | Radiator clothes airer can be found in the closet where the |
| 19. 4 way extension lead: Not seen
mistake. Will hand | I realised this came along with me to my new address by
this over to you at Romans office. |
| 20. Dyson handheld vacuum, Not seen – only
place. Only the
fittings seen in unit drawer | There was no Dyson Vacuum cleaner in there in the first
base and the plug were present. |
| 21. Numerous boxes on units
Not inspected: Not seen | Kept in the shelf under the Microwave |
| 22. Black bags on units
Not inspected: Not seen | Kept in the shelf under the Microwave |
| 23. Wooden kitchen roll holder
IUIW: Not seen | Kept in the shelf under the Microwave |
| 24. White bag on top with miscellaneous items
Too high to inspect: Not seen | Not sure which white bag. |

W.r.t the crockery, only one medium sized china plate got broken, rest everything has been cleaned and kept in one of the shelves in the kitchen. I did mention this to the Oakley Jane lady.

Please let me know if you've any further questions.

Regards,
Ankan

[Quoted text hidden]

Iwona Zych <IZych@romans.co.uk>
To: ankan naik <ankan.naik@gmail.com>

Mon, Aug 8, 2016 at 11:58 AM

Morning Ankan ,

Thank you for your email reply. I appreciate your comments below , I will look into this and speak to the landlady and I should reply to your email no later than 10th August.

Kind regards

Iwona Zych
Property Manager
Reading

t: 0118 953 8743

From: ankan naik [mailto:ankan.naik@gmail.com]
Sent: 08 August 2016 00:27
To: Iwona Zych
Subject: Re: Flat 1 16 Whale Avenue Reading Berkshire RG2 0GY

[Quoted text hidden]

ankan naik <ankan.naik@gmail.com>
To: Iwona Zych <IZych@romans.co.uk>

Mon, Aug 8, 2016 at 12:39 PM

Thank you Iwona. Look forward to your reply.

Regards,
Ankan

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