



SANTAROSSA
PROPERTY MANAGEMENT

CHAPPS
INSPECTION REPORT
MOVE-IN



*76 FRONT ST.
HENSINGHAM CA28 9PN*

PREPARED BY: MARINA SANTAROSSA

TENANT: TOM MASON

07711870597

MARINA@CHAPPS.COM

TENANT: IRENE LYNCH

07740786638

MARINA@CHAPPS.COM

LANDLORD: CAMERON TODD

EXECUTED BY: MARINA SANTAROSSA

EXECUTED ON: 08/11/2018

INSPECTION REPORT MOVE-IN

INTRO

A detailed Move-in inspection of the property situated at 76 Front St., Hensingham CA28 9PN was executed on 11/8/2018.

The inspection was done by Marina Santarossa for Chapps

The parties, tenant and landlord, mutually agree to have the state of the property described with all parties 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. Exception is made for the damages caused by normal wear and tear or force majeure. This inspection report is attached to the written lease.

Unless otherwise stated:

- No investigation is made into what is present in the walls, in the floors or in the ceilings . The condition of the floors under the carpet 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.
- Verticality of walls and levelness of floors is not checked
- Normal gaps between frames and windows or doors are not recorded. 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 and replaced if necessary at the expense of the tenant, unless the lease states otherwise.
- The leased property is free from rising or penetrating damp 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 to 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 of 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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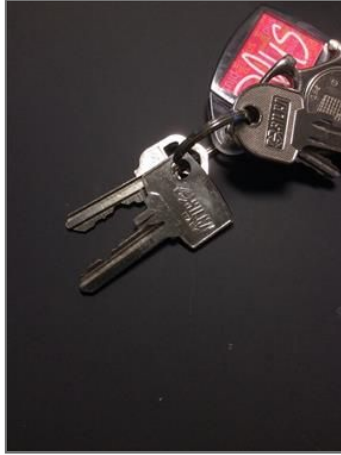
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1. KEYS

Key	Type	#
Front Door	Key	
Back door	Key	



Front Door



Back door

2. METERS

ELECTRICITY METER

Reference	Code	Energy supplier	Reading	Recorded on
		British Gas	600	11/8/2018

ELECTRICITY METER - DAY

Reference	Code	Energy supplier	Reading	Recorded on
		EDF Energy	800	11/8/2018

ELECTRICITY METER - NIGHT

Reference	Code	Energy supplier	Reading	Recorded on
		British Gas	570	11/8/2018

WATER METER

Reference	Code	Energy supplier	Reading	Recorded on
		British Gas	448	11/8/2018

GAS METER

Reference	Code	Energy supplier	Reading	Recorded on
		British Gas	846	11/8/2018

ELECTRICITY METER - EXCLUSIVE NIGHT

Reference	Code	Energy supplier	Reading	Recorded on
		British Gas		11/8/2018

3. INTERIOR

3. 1. FIRST FLOOR

GENERAL CONDITION

Orderliness	Ok
Cleanliness	Ok
Paint	New

3. 1. 1. ENTRANCE

GENERAL CONDITION

Orderliness	Ok
Cleanliness	Ok
Paint	New

STRUCTURAL CONDITION

Ventilation	Sufficient
Humidity	None
Woodcondition	Ok

3. 1. 1. 1. ENTRANCE > BASIC

3. 1. 1. 1. 1. ENTRANCE > BASIC > FLOOR

CHARACTERISTICS

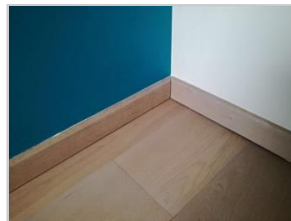
Material	Hardwood Floor
Colour	Brown

EVALUATION : MEDIOCRE

ISSUE



Issue Type	Damage
Issue Type	To repair
Urgency	Suggestion
Cost	£50.00
Responsible	Landlord



3. 1. 1. 1. 2. ENTRANCE > BASIC > CEILING

CHARACTERISTICS

Type	Standard
Material	Plaster

EVALUATION : GOOD

3. 1. 1. 1. 2. ENTRANCE > BASIC > CEILING



3. 1. 1. 1. 3. ENTRANCE > BASIC > WALL

CHARACTERISTICS

Material	Concrete Bricks
Covering	Plaster
Basic Finish	None
Topcoat	Paint

EVALUATION : MEDIOCRE

ISSUE



Issue Type	Markings
Issue Type	To repair
Urgency	Suggestion
Cost	£30.00
Responsible	Tenant
Comments	Dirty Scratch(es): 1 Spot(s): 2 Smudge(s): 1



3. 1. 1. 1. 4. ENTRANCE > BASIC > DOOR

3. 1. 1. 1. 4. ENTRANCE > BASIC > DOOR

CHARACTERISTICS

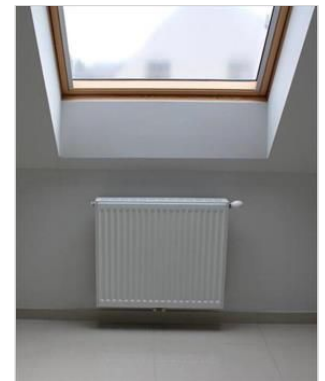
Structure	Panelled
Material	Solid Wood
Finish	Painted
Colour	White

EVALUATION : GOOD

3. 1. 1. 1. 5. ENTRANCE > BASIC > WINDOW

CHARACTERISTICS

Type	Tilt and Turn
Material Frame	Steel
Frame Finish	None

EVALUATION : GOOD

3. 1. 1. 1. 6. ENTRANCE > BASIC > HEATING

CHARACTERISTICS

Type	Radiator
Model	Wall Mounted

EVALUATION : GOOD

3. 1. 1. 2. ENTRANCE > SPECIFICS

3. 1. 1. 2. 1. ENTRANCE > SPECIFICS > ALARM CONTROL PANEL

EVALUATION : GOOD**COMMENTS**

Alarm code: 3046



3. 1. 1. 2. 3. ENTRANCE > SPECIFICS > BUILT-IN CUPBOARD

3. 1. 1. 2. 3. ENTRANCE > SPECIFICS > BUILT-IN CUPBOARD

EVALUATION : GOOD



3. 1. 1. 2. 4. ENTRANCE > SPECIFICS > STAIRS

EVALUATION : VERY GOOD



3. 1. 1. 2. 5. ENTRANCE > SPECIFICS > CONNECTIONS

EVALUATION : GOOD

3. 1. 1. 3. ENTRANCE > CONFORMITY

3. 1. 1. 3. 1. ENTRANCE > CONFORMITY > SMOKE DETECTOR

EVALUATION : GOOD

Functioning checked and ok



3. 1. 1. 3. 3. ENTRANCE > CONFORMITY > SOCKETS

EVALUATION : GOOD

3. 1. 1. 3. 3. ENTRANCE > CONFORMITY > SOCKETS



3. 1. 1. 3. 5. ENTRANCE > CONFORMITY > LIGHTING - CEILING

CHARACTERISTICS

Type	Led spots
Number	2

EVALUATION : GOOD

3. 1. 1. 3. 6. ENTRANCE > CONFORMITY > LIGHTING - WALL

CHARACTERISTICS

Type	Built-In Fixture
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EVALUATION : GOOD

3. 1. 2. LIVING ROOM

GENERAL CONDITION

Orderliness	Ok
Cleanliness	Ok
Paint	New

STRUCTURAL CONDITION

Ventilation	Sufficient
Electrical Installation	Compliant
Humidity	None
Woodcondition	Ok

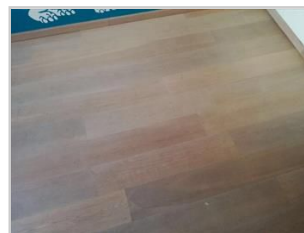
3. 1. 2. 1. LIVING ROOM > BASIC

3. 1. 2. 1. 1. LIVING ROOM > BASIC > FLOOR

CHARACTERISTICS

Material	Hardwood Floor
Colour	Brown

EVALUATION : GOOD



3. 1. 2. 1. 2. LIVING ROOM > BASIC > CEILING

3. 1. 2. 1. 2. LIVING ROOM > BASIC > CEILING

CHARACTERISTICS

Type	Standard
Material	Plaster

EVALUATION : GOOD

3. 1. 2. 1. 3. LIVING ROOM > BASIC > WALL

CHARACTERISTICS

Material	Concrete Bricks
Covering	Plaster
Basic Finish	None
Topcoat	Paint

EVALUATION : VERY GOOD

3. 1. 2. 1. 4. LIVING ROOM > BASIC > DOOR

CHARACTERISTICS

Structure	Panelled
Material	Solid Wood
Finish	Painted
Colour	White

EVALUATION : GOOD

3. 1. 2. 1. 5. LIVING ROOM > BASIC > WINDOW

3. 1. 2. 1. 5. LIVING ROOM > BASIC > WINDOW

CHARACTERISTICS

Type	Tilt and Turn
Material Frame	Steel
Frame Finish	None

EVALUATION : GOOD

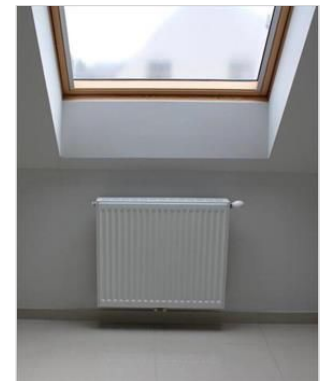
3. 1. 2. 1. 6. LIVING ROOM > BASIC > HEATING

CHARACTERISTICS

Type	Radiator
Model	Wall Mounted

EVALUATION : GOOD

Functioning checked and ok



3. 1. 2. 2. LIVING ROOM > SPECIFICS

3. 1. 2. 2. 1. LIVING ROOM > SPECIFICS > FIREPLACE

EVALUATION : VERY GOOD

3. 1. 2. 2. 4. LIVING ROOM > SPECIFICS > SMOKE DETECTOR

EVALUATION : GOOD

Functioning checked and ok

3. 1. 2. 2. 5. LIVING ROOM > SPECIFICS > CONNECTIONS

EVALUATION : GOOD

3. 1. 2. 3. LIVING ROOM > CONFORMITY

3. 1. 2. 3. 1. LIVING ROOM > CONFORMITY > SWITCHES & SOCKETS COMBINATION

EVALUATION : MEDIOCRE

3. 1. 2. 3. 1. LIVING ROOM > CONFORMITY > SWITCHES & SOCKETS COMBINATION

ISSUE



Issue Type	Damage
Issue Type	To replace
Urgency	On job list
Cost	£20.00
Comments	Connections not working



3. 1. 2. 3. 2. LIVING ROOM > CONFORMITY > SOCKETS

EVALUATION : GOOD



3. 1. 2. 3. 4. LIVING ROOM > CONFORMITY > LIGHTING - CEILING

CHARACTERISTICS

Type	Led spots
Number	2



3. 1. 2. 3. 5. LIVING ROOM > CONFORMITY > LIGHTING - WALL

CHARACTERISTICS

Material	Concrete Bricks
Covering	Plaster
Basic Finish	None
Topcoat	Paint

3. 1. 3. KITCHEN

GENERAL CONDITION

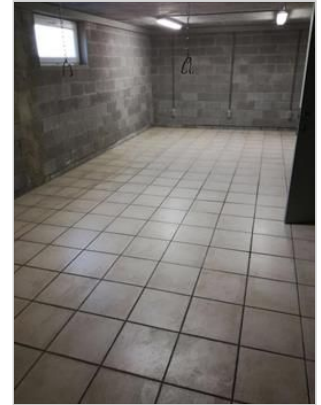
Orderliness	Ok
Cleanliness	Ok
Paint	Ok

STRUCTURAL CONDITION

Ventilation	Sufficient
Humidity	None

3. 1. 3. 1. KITCHEN > BASIC**3. 1. 3. 1. 1. KITCHEN > BASIC > FLOOR****CHARACTERISTICS**

Material	Natural Stone Tiles
Colour	

EVALUATION : MEDIOCRE**3. 1. 3. 1. 2. KITCHEN > BASIC > CEILING****CHARACTERISTICS**

Type	Standard
Material	Plaster

EVALUATION : GOOD**3. 1. 3. 1. 3. KITCHEN > BASIC > WALL****CHARACTERISTICS**

Material	Concrete Bricks
Covering	Plaster
Basic Finish	None
Topcoat	Paint

EVALUATION : GOOD**3. 1. 3. 1. 4. KITCHEN > BASIC > DOOR****CHARACTERISTICS**

Structure	Panelled
Material	Solid Wood
Finish	Painted
Colour	White

EVALUATION : GOOD

3. 1. 3. 1. 5. KITCHEN > BASIC > WINDOW

CHARACTERISTICS

Type	Tilt and Turn
Material Frame	Steel
Frame Finish	None



3. 1. 3. 2. KITCHEN > SPECIFICS

3. 1. 3. 2. 2. KITCHEN > SPECIFICS > KITCHEN ISLAND

EVALUATION : GOOD



3. 1. 3. 2. 3. KITCHEN > SPECIFICS > COUNTER TOP

EVALUATION : GOOD

3. 1. 3. 2. 4. KITCHEN > SPECIFICS > KITCHEN SINK

EVALUATION : VERY GOOD



3. 1. 3. 2. 7. KITCHEN > SPECIFICS > CONNECTIONS

3. 1. 3. 2. 7. KITCHEN > SPECIFICS > CONNECTIONS

EVALUATION : MEDIOCRE

Functioning checked and not ok



ISSUE



Issue Type	Damage
Issue Type	To replace
Urgency	On job list
Comments	Connections not working

3. 1. 3. 3. KITCHEN > APPLIANCES

3. 1. 3. 3. 1. KITCHEN > APPLIANCES > OVEN

EVALUATION : VERY GOOD



3. 1. 3. 3. 2. KITCHEN > APPLIANCES > STOVE

EVALUATION : VERY GOOD



3. 1. 3. 3. 3. KITCHEN > APPLIANCES > REFRIGERATOR

3. 1. 3. 3. 3. KITCHEN > APPLIANCES > REFRIGERATOR

EVALUATION : GOOD



3. 1. 3. 3. 6. KITCHEN > APPLIANCES > DISHWASHER

EVALUATION : BAD

ISSUE



Issue Type	Damage
Issue Type	To repair
Urgency	On job list
Comments	Dishwasher leaking



3. 1. 3. 4. KITCHEN > CONFORMITY

3. 1. 3. 4. 1. KITCHEN > CONFORMITY > HEATING

EVALUATION : GOOD

Functioning checked and ok

3. 1. 3. 4. 2. KITCHEN > CONFORMITY > SMOKE DETECTOR

EVALUATION : GOOD

Functioning checked and ok

3. 1. 4. HALF BATH

GENERAL CONDITION

Orderliness	Ok
Cleanliness	Ok
Paint	Ok

STRUCTURAL CONDITION

Ventilation	Sufficient
Humidity	None
Woodcondition	Ok

3. 1. 4. 1. HALF BATH > BASIC

3. 1. 4. 1. 1. HALF BATH > BASIC > FLOOR

CHARACTERISTICS

Material	Hardwood Floor
Finish	None
Colour	Brown

EVALUATION : GOOD

3. 1. 4. 1. 2. HALF BATH > BASIC > CEILING

CHARACTERISTICS

Type	Standard
Material	Plaster

3. 1. 4. 1. 3. HALF BATH > BASIC > WALL

CHARACTERISTICS

Material	Concrete Bricks
Covering	Plaster
Basic Finish	None
Topcoat	Paint

EVALUATION : GOOD

3. 1. 4. 1. 4. HALF BATH > BASIC > DOOR

CHARACTERISTICS

Structure	Panelled
Material	Solid Wood
Finish	Painted
Colour	White

3. 1. 4. 1. 5. HALF BATH > BASIC > WINDOW

CHARACTERISTICS

Type	Tilt and Turn
Material Frame	Steel
Frame Finish	None

3. 1. 5. LAUNDRY ROOM

GENERAL CONDITION

Orderliness	Ok
Cleanliness	Ok
Paint	New

STRUCTURAL CONDITION

Ventilation	Sufficient
Electrical Installation	Compliant
Humidity	None
Woodcondition	Ok

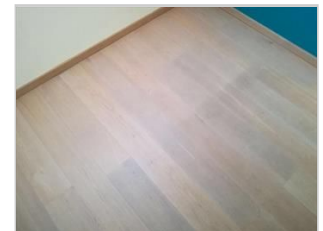
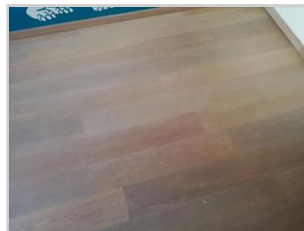
3. 1. 5. 1. LAUNDRY ROOM > BASIC

3. 1. 5. 1. 1. LAUNDRY ROOM > BASIC > FLOOR

CHARACTERISTICS

Material	Hardwood Floor
Colour	Brown

EVALUATION : GOOD



3. 1. 5. 1. 2. LAUNDRY ROOM > BASIC > CEILING

CHARACTERISTICS

Type	Standard
Material	Plaster

EVALUATION : GOOD

3. 1. 5. 1. 3. LAUNDRY ROOM > BASIC > WALL

CHARACTERISTICS

Material	Concrete Bricks
Covering	Plaster
Basic Finish	None
Topcoat	Paint

EVALUATION : MEDIOCRE



ISSUE



Issue Type	Cleanliness
Issue Type	To repair
Responsible	Landlord
Comments	Not Clean

3. 1. 5. 1. 4. LAUNDRY ROOM > BASIC > DOOR

3. 1. 5. 1. 4. LAUNDRY ROOM > BASIC > DOOR

CHARACTERISTICS

Structure	Panelled
Material	Solid Wood
Finish	Painted
Colour	White

EVALUATION : VERY GOOD

3. 1. 5. 1. 5. LAUNDRY ROOM > BASIC > WINDOW

EVALUATION : GOOD

3. 1. 5. 2. LAUNDRY ROOM > CONFORMITY

3. 1. 5. 2. 8. LAUNDRY ROOM > CONFORMITY > LIGHTING - CEILING

EVALUATION : GOOD**3. 2. SECOND FLOOR****3. 2. 1. BEDROOM****GENERAL CONDITION**

Orderliness	Ok
Cleanliness	Ok
Paint	Ok

STRUCTURAL CONDITION

Ventilation	Sufficient
Humidity	None
Woodcondition	Ok

3. 2. 1. 1. BEDROOM > BASIC

3. 2. 1. 1. 1. BEDROOM > BASIC > FLOOR

CHARACTERISTICS

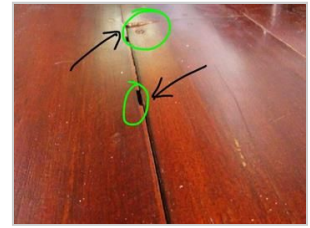
Material	Hardwood Floor
Colour	Brown

EVALUATION : MEDIOCRE

3. 2. 1. 1. 1. BEDROOM > BASIC > FLOOR

ISSUE

Issue Type	Damage
Issue Type	To repair
Urgency	Suggestion
Cost	£65.00
Responsible	Landlord
Comments	Fracture/Cracked



3. 2. 1. 1. 2. BEDROOM > BASIC > CEILING

CHARACTERISTICS

Type	Standard
Material	Plaster

EVALUATION : GOOD

3. 2. 1. 1. 3. BEDROOM > BASIC > WALL

CHARACTERISTICS

Material	Concrete Bricks
Covering	Plaster
Basic Finish	None
Topcoat	Paint

EVALUATION : GOOD

3. 2. 1. 1. 4. BEDROOM > BASIC > DOOR

CHARACTERISTICS

Structure	Panelled
Material	Solid Wood
Finish	Painted
Colour	White

EVALUATION : GOOD

3. 2. 1. 1. 5. BEDROOM > BASIC > WINDOW

CHARACTERISTICS

Type	Tilt and Turn
Material Frame	Steel
Frame Finish	None

EVALUATION : GOOD

3. 2. 1. 1. 6. BEDROOM > BASIC > HEATING

3. 2. 1. 1. 6. BEDROOM > BASIC > HEATING

EVALUATION : MEDIOCRE

Functioning checked and not ok



ISSUE



Issue Type	Damage
Issue Type	To settle
Urgency	Suggestion
Responsible	Tenant
Comments	Not working properly

3. 2. 1. 2. BEDROOM > CONFORMITY

3. 2. 1. 2. 3. BEDROOM > CONFORMITY > SOCKETS

EVALUATION : BAD

ISSUE



Issue Type	Damage
Issue Type	To repair
Urgency	On job list
Comments	Socket is broken



3. 2. 2. BATHROOM

GENERAL CONDITION

Orderliness	Ok
Cleanliness	Ok
Paint	New

STRUCTURAL CONDITION

Ventilation	Sufficient
Electrical Installation	Compliant
Humidity	None
Woodcondition	Ok

3. 2. 2. 1. BATHROOM > BASIC

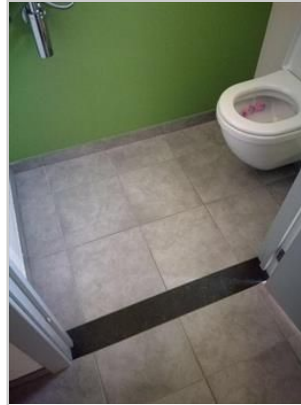
3. 2. 2. 1. 1. BATHROOM > BASIC > FLOOR

3. 2. 2. 1. 1. BATHROOM > BASIC > FLOOR

CHARACTERISTICS

Material Ceramic Tiles

EVALUATION : GOOD



3. 2. 2. 1. 2. BATHROOM > BASIC > CEILING

CHARACTERISTICS

Type Standard

Material Plaster

3. 2. 2. 1. 3. BATHROOM > BASIC > WALL

CHARACTERISTICS

Material Concrete Bricks

Covering Plaster

Basic Finish None

Topcoat Paint

3. 2. 2. 1. 4. BATHROOM > BASIC > DOOR

EVALUATION : MEDIOCRE

ISSUE



Issue Type Cleanliness

Issue Type To repair

Urgency Suggestion

Cost £25.00

Responsible Tenant

Comments Hole(s): 1
Smudge(s): 2
Dirty



3. 2. 2. 2. BATHROOM > SPECIFICS

3. 2. 2. 2. 4. BATHROOM > SPECIFICS > TOILET BOWL

3. 2. 2. 2. 4. BATHROOM > SPECIFICS > TOILET BOWL

EVALUATION : GOOD



4. BUILDING'S ENVELOPE

4. 1. FACADE

4. 1. 1. FACADE > BASIC

4. 1. 1. 1. FACADE > BASIC > EXTERIOR WALL



4. 1. 1. 2. FACADE > BASIC > WINDOWS - OUTSIDE



5. TECHNICAL INSTALLATIONS

5. 1. HEATING

5. 1. 1. HEATING > CENTRAL HEATING UNIT

CHARACTERISTICS

Type	Furnace
Model	Suspended
Energy	Electric
Brand	Honeywell

5. 1. 3. HEATING > CIRCULATOR PUMP

CHARACTERISTICS

Number	2
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6. TENANT COST SUMMARY

	Issue	Cost
Interior > First Floor > Entrance > Basic > Wall Dirty Scratch(es): 1 Spot(s): 2 Smudge(s): 1	To repair	£30.00
Interior > Second Floor > Bedroom > Basic > Heating Not working properly	To settle	
Interior > Second Floor > Bathroom > Basic > Door Hole(s): 1 Smudge(s): 2 Dirty	To repair	£25.00
		Total : £55.00

ISSUE SUMMARY

Total Cost Budgeted Issues : £55.00

Total budgetted cost : £55.00

7. AGREEMENT & SIGNATURES

All parties agree that:

- This inspection report provides a detailed description of all spaces and elements of the rented property, of everything in the property belonging to the landlord and of the correct state of these belongings.
- 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 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.

CLAUSES

- Within 15 days after the reception of the reports both parties can formulate remarks. These should be sent by registered mail to the executor of the inspection, with a copy to all parties.
- The cost of this inspection is entirely payable by the landlord.
- The cost of this inspection is payable by the tenant and the landlord, who will both pay their half, respectively.
- This inspection is performed and managed digitally. All pictures are digital, part of the report and can be used as evidence.
- The reports for this inspection will be sent to all parties after settlement of the invoice.

SIGNATURES

Tenant #1

Tom Mason
81 Iffley Rd.
Broad Oak HR2 4ZX


Landlord

Cameron Todd
55 Main St.
Achiemore KW13 9RT


Executor

Marina Santarossa

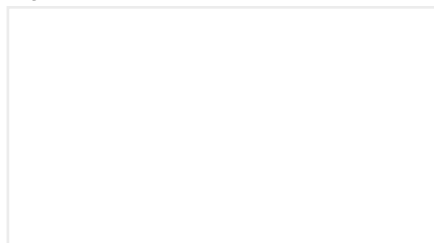
Signature



Signature



Signature



Tenant #2

Irene Lynch
67 Balsham Rd.
Harrow Weald HA3 9NL

Signature



Executed on: 08/11/2018