

FRONT

Category	Description	Condition
External	Gas meter	Broken front
	Sign to the left of the front door 'The Cottage'	
Doorway	Solid wood door: painted grey set in white gloss painted door lining, 2 brass coloured door handle, letterbox, Yale lock and Chubb lock, 4 panes of frosted glass in semi circle to top of door, chrome coloured external doordrip	
	Internally door painted white gloss, Yale lock, safety chain, brass lock	

SMALL ENTRANCE HALLWAY

Category	Description	Condition
Ceiling	White painted with black beams	Surface crack around the light fitting
Walls	White painted	
Skirting	White painted	
Lighting	Ceiling mounted single pendant light fitting with energy saving light bulb	working
	Single light switch	Paint splashed
Flooring	Quarry tile floor	Many paint splashes
Fixtures	Wood plaque with 6 single brass coloured coat hooks	
	Electric consumer unit and fuses	
	Electric key meter	

LOUNGE

Category	Description	Condition
Doorway	Half glazed white painted door, glazing split in 2, frosted, set in white gloss painted door lining, 2 brass coloured handle	
Ceiling	White painted with black painted beams	Freshly painted; black hook in 3 rd & 5 th from fire place
Walls	White painted	Freshly painted; 2 filled holes over mantelpiece
Skirting	White painted	
Lighting	3 wall uplighters each with white ceramic shade	working
	Single light switch	
Window	White uPVC: 2 main sections each divided into 6 by white internal Georgian bars, top opens with white handle, no key; white gloss painted timber sill & window seat	

Flooring	Brown/gold fleck carpet	Very good; small pull in centre
Fixtures	1 carbon monoxide monitor on beam above fireplace	Tested as working
	Smoke alarm on beam	Tested as working
	Radiator with thermostatic control	
	1 double electric socket	Paint splashed
	1 television aerial point	Paint splashed
	1 single electric socket	Paint splashed
	1 BT phone point with extension in plastic conduit set on skirting	
	Satellite television aerial lead coming from window	Cut off
	Gas fire set in granite fireplace with granite hearth, solid wood mantle over	Paint splashes to the mantelpiece and 2 nails

KITCHEN DINER

Category	Description	Condition
Doorway	Open doorway with white gloss painted door lining & architrave	4 paint chips to LHS lining
Ceiling	White painted with black painted beams	Freshly painted; 1 nail in end beam
Walls	White painted	Freshly painted; 2 filled holes above sink; peeling paint behind door to utility
Skirting	White painted	
Lighting	2 wall uplighters in dining area, each with white ceramic shade	working
	White triple light fitment to kitchen area on beam	working
	Double light switch	paint splashed
Windows	White uPVC double glazed double doors to garden: white handle to RH door, white internal Georgian bars to each (10 sections); white plastic curtain track over	
	White gloss painted timber clear single glazed window behind sink	Paint splashed glass
Flooring	Brown/gold fleck carpet in dining area	Very good
	Quarry tiles (terracotta) to kitchen area and to internal step to double doors	
Fixtures	1 double electric socket in dining area	Paint splashed
	1 television aerial point in dining area	Paint splashed
	Radiator in dining area with thermostatic control	
	1 pine wood shelf to kitchen area wall	
Kitchen Units	1 stainless steel sink & drainer with hot & cold chrome coloured mixer tap set into oak effect work surface; plug on chain, detached from sink	Slight scratchings & cut marks
	Base units: double cupboard below sink with 2 doors, each with pine knob & child catch;	shelf bowing slightly

Corner cupboard: 2 doors each with pine knob & integral dummy drawer with pine knob each; 2 plastic carousel shelves; water stop cock	Water stop cock
Double cupboard with 2 drawers (2 pine knobs each) over & 2 doors each with pine knob; shelf inside	
'Hygena Deluxe' built-in electric oven with cupboard above and below: top has new door & pine knob; lower has door, pine knob	Cooker has been cleaned & has yellow staining to the handle; Back is coming away from lower cupboard, no shelves
White 'Lamorna' 4-ring electric hob with 4 white control knobs set in matching oak worktop	Rings are slightly rusting
Double cupboard below hob with 2 drawers over each with 2 pine knobs; 2 doors each with pine knob; shelf	shelf bowing slightly; child catch to LH door; broken catch to RH door
All cupboard doors are white with oak effect round handles; plinths	
2 rows of white tiled splash backs to both work surfaces	
Cooker switch with integral single socket	
Double electric socket	

REAR UTILITY

Category	Description	Condition
Doorway	Wood door two thirds glazed with frosted glass, 2 brass coloured door handles, 2 locks; brush draught excluder strip to 3 sides utility side; brush draught excluder to btm of door	1 screw
	Step up to rear utility	
Ceiling	White painted sloping cellotex ceiling	
Walls	White painted	3 nails; 1 nail hole; 2" paint peel to RHS of kitchen door
Skirting	White gloss painted	
Lighting	1 central light fitting on ceiling; 2 single light switches	working
Windows	White uPVC – 6 sections of clear double glazing; middle 2 sections open with white handle each; 1 key; White painted cill; White painted cill to exterior of kitchen window; New cream roller blind not hung & still in wrapping	
Flooring	Quarry tiles, as kitchen	Paint splashed
Fixtures	'Maxol Homewarm' 600 Gas boiler	
	Work surface, as kitchen, with end panel support	Scratched & cut marks
	Double & single electric socket	

	Plumbing for washing machine below work surface	
	Key to double glazed window	

WC

Category	Description	Condition
Doorway	White painted hardboard door 2 with brass coloured door handles set in white gloss painted door lining & architrave to LHS & top; lock with key	Paint flaking to top RHS of door lining; 2 white plastic hooks to back of door
	2 coat hooks on inside of door	
Ceiling	White painted cellotex	
Walls	'Respatex' onyx effect panels	
Lighting	Light fitment on wall; Light switch on wall	working
Window	White uPVC – 2 sections obscure double glazing; top opens with 1 white handle	
Flooring	Quarry tiles, as kitchen	
Fixtures	White ceramic low level WC with mahogany effect seat and lid	Crack to cistern lid
	Wood toilet roll holder on wall to match seat	
	White ceramic corner wash basin with hot and cold chrome coloured taps, plug on chain, chain attached to basin	Poor grouting and silicone behind sink
	Towel ring on wall to match toilet roll holder	

STAIRS AND LANDING

Category	Description	Condition
Ceiling	White painted	
Walls	White painted	
Skirting	White painted	
Lighting	Single ceiling mounted light fitment; Single light switch	Working; Paint splashed
Window	Small white painted timber window: 4 clear sections of single glazing, white lever & hook; white painted wood sill	
Flooring	Beige carpet to stairs and landing	Worn, especially to top step; loosely fitting; 7 th & top treads have holes; 3 thread bare holes on landing
Fixtures	White gloss painted wood banister	
	Turned landing	
	Landing safety rail has been boarded in and painted white gloss	
	Smoke alarm above stair bulkhead	Tested as working
	Varnished ply access hatch to the roof with pine surround	Paint splashed
	BT phone point in RH window reveal	

	'Switch Master' roomstat on wall	Paint splashed
	Fused switch on wall	Paint splashed
	Single electric socket	Paint splashed

BEDROOM ONE (left hand)

Category	Description	Condition
Doorway	White painted 4-panel wooden door with black Suffolk latch, set in white gloss painted door lining & architrave	2 btm panels showing cracks
	2 white coat hooks on back of door; Brass coloured carpet strip	
Ceiling	White painted	Freshly painted
Walls	White painted	Freshly painted; Cracking to the wall behind the curtain track; 1 nail to LHS of window; 4 filled holes above radiator
Skirting	White painted	
Lighting	Single central ceiling light fitment with blue shade	working
	1 light switch on wall	Paint splashed
Window	White uPVC: 2 clear double glazed sections divided by white internal Georgian bars to give 6 parts each; top opening with white handle; white gloss painted wood window seat & cill	
Flooring	Grey carpet	Worn with some paint splashes
Fixtures	Radiator with thermostatic control	
	White plastic curtain track over window	Middle fixing has been pulled out of wall
	1 single electric socket	Paint splashed

BEDROOM TWO (right hand)

Category	Description	Condition
Doorway	White painted 4-panel wooden door with black Suffolk latch, set in white gloss painted door lining & architrave	Paint chip to both sides of lining
	2 white coat hooks to back of door; Brass coloured carpet strip	1 broken
Ceiling	White painted	Freshly painted
Walls	White painted	Freshly painted; 2 painted picture hooks above right of radiator, 1 small hole above radiator; 2 nails above window
Skirting	White painted	
Lighting	1 central single ceiling light fitment with red shade; Single light switch on wall	
Window	White uPVC: 2 clear double glazed sections divided by white internal Georgian bars to give 6 parts each; top opening with white handle; white gloss painted wood window seat & cill	Hook to either side at top of frame; no curtain track

Flooring	Grey carpet	Worn with paint splashes
Fixtures	Radiator with thermostatic control	
	Single electric socket	

BATHROOM

Category	Description	Condition
Doorway	White painted 4-panel wood door with black Suffolk latch, set in white gloss painted door lining & architrave; 2 white hooks to back of door	
	Brass coloured carpets strip	
Ceiling	White painted	Freshly painted
Walls	White painted	Freshly painted
Skirting	White gloss painted	
Lighting	Central ceiling light fitment with light blue shade	
	Light pull switch on ceiling with ceramic knob	
Window	White uPVC: 2 clear double glazed sections divided by white internal Georgian bars to give 6 parts each; top opening with white handle; white tiled window seat & cill	
Flooring	Grey carpet	Paint splashed, worn, marked, poor
Fixtures	White acrylic bath with 2 chrome coloured handles & hot and cold chrome coloured taps, plug, cream plastic bath panel	7 blue non-slip stickers in base; Crack to bath panel
	'Gainsborough Style 100' electric shower above bath	
	White shower curtain rail above bath	
	Behind the shower wall tiled full height, to the side tiled ¾ height, white tiles, end of bath tiled to half height	
	White ceramic pedestal wash basin with chrome coloured hot and cold tap, plug on chain attached to bath; white tiled splash back with pine surround	
	Pine toothbrush holder & tumbler on wall	Worn
	Matching pine towel ring on wall	Worn
	Pine surround mirror on wall above basin	
	Pull switch for shower on ceiling	
	White ceramic low level WC with pine effect seat and lid	
	Chrome effect toilet roll holder on wall	
	Pipework boxed and white painted gloss	
	Fixtures Cont'd	2 white painted doors with chrome effect door handles leading to airing cupboard, internally undecorated, spray-on insulated hot water tank with central heating control system & timer control, slatted shelving, covered plastic cold water tank

FROM REAR UTILITY

Category	Description	Condition
Doorway	White painted wood door with 2 brass coloured door handle, chrome coloured sliding catch, rubber door stop, security chain, Chubb lock set in white gloss painted door lining with draught excluder on the hanging side; brush draught excluder to btm of door	
Rear Yard and Garden Area	2 external lights, 1 with PIR	
	Wood plaque with 'The Cottage'	
	Plastic recycling box	
	Plastic wheelie bin	
	Outside tap & hose on reel	
	Garden area	Grass recently cut - tidy
	Shed	Dilapidated
	Circular clothes line	
	Footpath to end of garden with metal gate at end	Clean & tidy; Gate rusting

COUNCIL TAX BAND Band _____

METER READINGS – TAKEN **2011**

Electric key meter number:

Current reading:

Gas meter number:

Current reading:

GENERAL NOTE

We do not inspect attic/loft spaces.

WEATHER CONDITIONS

The weather at the time of taking this Record of Condition was overcast but dry.

NOTE:

Antony Richards Property Services carry out regular inspections of each property they manage.

Condensation

Over the winter, condensation in Cornish properties is always a problem. The problem is not insurmountable with ventilation being the primary weapon against condensation. Please ensure that the property remains well aired and ventilated at all times during the year. This is for the health of the property and the occupant.

Antony Richards Property Services and the Landlord cannot be held responsible for poor management of the property by the occupant to allow the development of black mould caused by condensation.

If condensation does manifest itself in the windows or on the walls, please wipe down immediately to prevent further deterioration to the property.

DVD Camcorder Assessment

This property has been assessed using a DVD camcorder, the recording of which is held by Antony Richards Property Services.

Signed by the Tenant(s).....

Dated

Do you require a copy of the DVD Camcorder Assessment? Yes/No

PLEASE PROVIDE CONTACT DETAILS:-

Home

Mobile

Work

Email

IF YOUR CONTACT DETAILS SHOULD CHANGE, PLEASE LET US KNOW