

**Schedule Of Condition And Inventory
For The Furnishings, Fixtures And Fittings
At:**

**Penzance
TR18**

Type Of Property: 2 bed top floor flat

Inventory Compiled By: Matt Barter

Tremeadow Cottage Inventories

1 Trevarnon Moor

Connor Downs

Cornwall

TR27 5DU

Email: matt.barter@btinternet.com

Date:

On Behalf of : Antony Richards Property Services

Property reference number :

NOTES

¹Unless otherwise mentioned, all decoration and furnishings are assumed to be in good condition and all glass uncracked.

²Electrical items are assumed to be in good working order, although they have not been tested.

³Any description of colour shade to be taken as a guide only. Any description of fittings, furniture or effects should be considered "in the style of" unless stated otherwise.

⁴The description of the condition and contents of the property within this report is designed to be used in conjunction with the photographs taken at the same time.

⁵ The property, unless otherwise stated, is clean and free from cigarette smoke and pet odours and dampness.

DISCLAIMERS

This inventory is undertaken by TREMEADOW COTTAGE INVENTORIES and provides a fair and accurate record of the contents and condition of the contents of the property and the property's internal condition. It is the responsibility of the landlord and the tenant or the respective agents to agree between themselves the accuracy of this report.

The person preparing the inventory is not an expert in fabrics, woods, materials, antiques, etc; nor a qualified surveyor. The inventory should not be used as an accurate description of each and every piece of furniture and equipment, or as a structural survey report. Plants and shrubs are not listed. If any additional items are to be listed, this will be at the Landlords request only.

This inventory relates only to the furniture, furnishings and all Landlord's equipment and contents in the property. It is no guarantee of, 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 the Inventory and the superficial condition of same.

Property left in lofts, cellars and locked rooms, which have not been inventoried are the sole responsibility of the Landlord

The Fire and Safety Regulations regarding Furnishings, Gas, Electrical and similar services are ultimately the responsibility of the Instructing Principal.

Where the inventory notes "Fire label seen" this should not be interpreted to mean that the item complies with the "Furniture & Furnishings (Fire) (Safety) (Amendments) 1993.

This is a record that the item had a label as described, or similar to that detailed in the "Guide to the Furniture & Furnishings (Fire) (Safety) Regulations" as published by the Department of Trade & Industry, January 1997, (or subsequent edition), attached at the time the inventory was compiled. It is not a statement that the item can be considered to comply with the Regulations.

This inventory has been prepared on the traditional and accepted principle that, in the absence of marginal comments, the item is free from obvious defects, damage or soiling.

Whilst all care and diligence will be undertaken regarding sleeved plugs, heavy appliances and obstructing furniture will not be moved and therefore full responsibility will remain with either the acting agent or landlord.

Lighting, appliances, machinery etc. can be tested for power only and then only where practicable. Smoke alarms will not be tested.

CHECK OUT GUIDANCE NOTES FOR TENANTS

It is the Tenant's responsibility to return all items to their original position at the end of the tenancy. Should the Inventory Clerk have to search for items it may result in charges being made to the tenant. Heavy items of furniture that have been moved should also be returned to their correct positions.

The Managing Agent or Landlord must be informed of any items removed from, or added to the Property. Failure to do so may result in charges being made for replacement of items removed.

CLEANING

Cleaning must be thorough. The main areas of concern are:-

Sanitary ware, windows, hard floors, wood/paint work, kitchen appliances including kitchen units, shelves, ovens, cooker hoods and refrigerators, wardrobes and drawer units, linen and bedding.

If the standard of cleaning is not satisfactory, most Managing Agents or Landlords will employ a contract cleaner and their account will be added to any charges shown on the Check Out report.

CARPETS

All carpets should be thoroughly vacuumed. Depending on the agreement and/or length of the tenancy they should be professionally cleaned. You will be charged to clean any staining or soiling.

Compensatory costs will be made towards any further damage such as cigarette burns/iron marks. If a carpet is marked or damaged, you may be charged for part of or

all of the cost of replacement.

DECORATIONS

It is accepted that during the course of normal day-to-day living a few marks and scuffs will appear on the walls and woodwork. However, should the marking be found to be excessive, charges will be added to the Check-out report.

For example, hooks and nails driven into walls without permission, excessive furniture rubbings, pencil or crayon marks, soiling, tears to wallpaper, excessive damage to woodwork.

KEYS

All keys listed on the inventory should be kept safely and handed back at the end of the tenancy.

Should any keys be lost, you may be charged for replacement locks.

If you have extra keys cut these should be returned.

CHECK OUT APPOINTMENT

It is most important that:

- all cleaning has been completed prior to this time.
- all personal items have been removed
- the property is ready to be handed over and the tenant ready to vacate.

If you are not ready to leave it may not be possible to carry out the Check-out inspection. In this case a return visit will be necessary and a charge will be added to the Check-out report.

The Inventory Clerk acts as an independent and reasonable body and will avoid unnecessary criticism or derogatory comments when compiling or checking the inventory.

At the termination of the tenancy the inventory will be checked and any obvious or significant discrepancies will be reported to the Managing Agent/Instructing Principal. This report will indicate whether, in our opinion the tenant is liable for the deterioration or whether it is considered fair wear and tear. Normal fair wear and tear will be assessed on the length of the tenancy and type of occupancy, i.e. family or otherwise. The Inventory Clerk is not in a position to waive charges, this is left to the discretion of the Managing Agent or Landlord.

Unless otherwise stated all items are intact, undamaged, functional and clean.

Entrance Hall			
Item	Description	Comments	Office use
Front door and frame	White painted timber door in white painted timber frame stop two hooks on inner face and 10" x 36" unpainted timber panel screwed to lower outer face	Not recently decorated condition clean and undamaged	
Ceiling	White painted	In not recently decorated condition, numerous rubs and scuffs and dusty patches otherwise undamaged	
Walls	Magnolia painted	In poor decorative condition but there are no significant holes or damage	
Floor	Dark grey carpet to match rest of property	Very dusty but no apparent damage	
Woodwork	White painted timber skirting	In poor decorative condition, dusty and there are several large chips behind door and on leading corner toilet wall but no significant other damage	
Window	One pair of patterned wired safety glass in white painted timber frame and small shelf	Not recently decorated condition but undamaged. Shelf is dusty corner	
Lighting	White plastic ceiling fitment	Discoloured but undamaged	
Electrics	White plastic sockets and switches	Discoloured but undamaged	
Miscellaneous	Red Fire alarm bell building Smoke alarm system battery-powered Smoke alarm	Not tested by me not tested by me pushbutton tested and siren heard	

Lounge			
Item	Description	Comments	Office use
door and frame	White painted three panel door white painted timber frame; out of face has been lined with plywood and repainted although not recently	In not recently decorated condition, numerous chips through the paint on leading edges of door and upper edge of door and upper part of frame consistent with coathangers usage otherwise undamaged	
Ceiling	White painted textured	In not recently decorated condition, dusty and slightly cobwebbed be but appears undamaged	
Walls	Magnolia painted over woodchip wallpaper	In poor decorative condition but there are no holes or other damage apart from numerous small filled patches which are visible through the paint	
Floor	Dark grey carpet to match rest of property	Dusty and heavily flattened, well used and slightly discoloured in places otherwise undamaged	
Woodwork	White painted timber skirting	In not recently decorated condition but largely undamaged although there are four significant chips below window and one behind the door	
Window	Six panes of clear double glazed glass in white painted timber frame sash and sill in not recently decorated condition but undamaged	In not recently decorated condition but undamaged	

Lighting	White plastic ceiling fitment	Discoloured but undamaged	
Electrics	White plastic sockets and switches	Clean and undamaged	
Heating	Off-white storage heater	In poor decorative condition, half inch chip on leading edge and numerous marks across face	

Kitchen			
Item	Description	Comments	Office use
Door and frame	White painted and off-white painted lightweight timber door in off-white painted frame	In not recently decorated condition, has been cleaned but there are numerous white marks and smears still visible. One or two small chips on frame and three small chips on inner face but no significant other dark marks or damage	
Ceiling	White painted textured	Not recently decorated condition, areas of slight discolouration, some dust and webs but appears undamaged	
Walls	Off-white painted over textured wallpaper	Poor decorative condition throughout	
Floor	Dark grey tile effect lino to match bathroom	In poor condition particularly left of countertop where there is a complicated tear. Dusty	
Woodwork	White painted timber skirting	In poor decorative condition, several screw heads showing and one section of timber missing	
Windows	Six panes of clear single glazed glass in white painted timber frame sash and sill	In very poor decorative condition, paint chipping away frame and there must be many many layers of paint all contributing. Glass is undamaged	
Lighting	White plastic ceiling fitment	Discoloured and dusty but undamaged	
Electrics	White plastic sockets and switches	Discoloured and dusty but undamaged	
Kitchen units	White low value door and drawer fronts with metal scrolled work knobs	Not new, well used but generally clean and undamaged although there is water damage beneath sink on most leading edges of internal cupboard and the whole unit appears to be leaning back quite strongly	
Worktop	Low value timber effect worktop in three sections only one of which appears to be attached to the wall undamaged but very loose	Undamaged and generally clean but very loose	
Splashback	White tiles with off white grout	In not recently decorated condition, slightly greasy otherwise undamaged. Mastic seal behind sink completely failed and mouldy	
Sink	Stainless steel sink and drainer with chrome mixer tap and plug and chain in situ and attached	Slight tarnish on taps otherwise clean and undamaged	
misc	Off-white painted ventilator cover	Dusty but undamaged	

WC			
Item	Description	Comments	Office use
Door and frame	White painted lightweight timber door in white painted timber frame	In not recently decorated condition but clean and undamaged	
ceiling	White painted textured to include white painted timber loft hatch	In poor decorative condition and Dusty	
Walls	Magnolia painted over woodchip wallpaper	Not recently decorated condition, damp staining around cistern and several rubs and scuffs per wall	
Floor	Very dark grey lino	Very dusty but undamaged	
Woodwork and Boxing In	White painted timber skirting	Dusty but undamaged	
Window	Two panes of patterned single glazed glass in white painted timber frame and sill	In not recently decorated condition but sound and clean	
Electrics	Off-white plastic single light switch	Discoloured but undamaged	
toilet	White porcelain loo and white plastic cistern. White plastic seat and lid	Not clean but not damaged although flush handle is loose	
Lighting	White plastic ceiling fitment	Dusty and discoloured but undamaged	

Bathroom			
Item	Description	Comments	Office use
Door and frame	White painted timber door in white painted timber frame. Door has one pane of patterned single glazed glass	In not recently decorated condition but undamaged and generally clean although there is a 5 inch section of paint missing in upper corner of door	
ceiling	White painted textured	Not recently decorated, slightly dusty but undamaged	
Walls	Magnolia painted over woodchip wallpaper	In not recently decorated condition with numerous defects beneath the paint and heavily water damaged to right of bath	
Floor	Grey tile effect lino to match kitchen	Dusty but undamaged	
Woodwork and Boxing In	White painted timber skirting and boxing in	Skirting is not recently decorated with clean and undamaged. Boxing in is heavily water damaged to the point of ruination	
Window	Two panes of patterned single glazed glass in white painted timber frame and white tiled sill to match splashback	In poor decorative condition but it's sound and undamaged although frame beginning to rot in corners	
Electrics	Pull switch for light, pull switch for shower and pull switch for fan	Dusty but undamaged	
Shower	White electric shower with hose head and riser	Could do with a further wipe down otherwise undamaged	
Bath	White plastic bath with white painted timber side panels, two chrome taps and plug and chain in situ and attached	Dusty but undamaged although mastic seal under shower appears mouldy and beginning to fail	
Tiling/Splashback/screens	White tiles with off white grout.	Mismatched section over sink, most grout lines beginning	

	Dark coloured low value plastic shower curtain on L-shaped curtain rail	to discolour with mould, four tiles cracked beneath shower. They could do with a further wipe down . One nail in grout line right of window. Clean and undamaged	
Wash hand basin	Cream porcelain pedestal sink with two chrome taps and plug and chain in situ and attached	Clean and undamaged	
Lighting	White plastic ceiling fitment	Dusty and over painted but undamaged	
Miscellaneous	White painted timber cupboard door and frame housing hot water cylinder	Door and frame clean and undamaged although there are four Rawl plugged holes on outer face of door and both inner and outer skins of door are delaminating at top. Interior of cupboard in poor decorative condition and Dusty but undamaged. Domestic hot water cylinder recently installed clean and undamaged	

Bedroom 1			
Item	Description	comments	Office use
door and frame	White painted timber door in white painted timber frame. One double hook on inner face	In not recently decorated condition, 2 inch chip below latch, numerous small chips along leading-edge, several roughly filled areas on frame. 1 inch deep chip in upper part of frame otherwise undamaged and clean	
Ceiling	White painted textured	In not recently decorated condition, several dark brown patches indicative of ingress of water. Significant deflection of ceiling resulting in numerous cracks in the plaster but no significant tenant related damage	
Walls	Magnolia painted over wallpaper	In poor decorative condition, widespread discolouration and numerous white filler patches	
Floor	Dark grey carpet to match rest of property	Undamaged but heavily flattened and dusty	
Woodwork	White painted timber skirting	In not recently decorated condition, dusty in corners. One or 2 inch chips per length but no significant dark marks or damage otherwise	
Lighting	White plastic ceiling fitment	Dusty and discoloured but undamaged	
Window	Six panes of clear double glazed glass in white painted timber frame and sash	In poor decorative condition, dusty and beginning to rot out in corners but undamaged	
Electrics	White plastic sockets and switches	Clean and undamaged	
Heating	Off White electric storage heater	Clean and undamaged	
cupboard	Four white painted timber doors to alcove cupboard with four white painted timber shelves, consumer units and Electric meter	Not recently decorated but clean and undamaged although there are numerous chips on shelf edges and internal faces of doors. One large nail	
Miscellaneous	Two matching low value timber effect wardrobes and one five drawer glass topped chest of drawers equally low value	Not assessed for condition	

Bedroom 2	Smaller rear bedroom		
Item	Description	comments	Office use
door and frame	Off-white painted timber door in white painted timber frame. Self closing mechanism	In not recently decorated condition, numerous grubby finger marks, numerous chips on edge of door and edges of frame. Door appears to have been lined on outer face and painted over	
Ceiling	White painted over wallpaper	In not recently decorated condition bordering on poor decorative condition, numerous small mould spots, particularly near window but the ceiling appears sound and undamaged	
Walls	Magnolia painted over textured wallpaper	In poor decorative condition, discolouration and staining everywhere but no apparent holes or damage	
Floor	Dark grey carpet to match rest of property	Not new, well used-widespread flattening and discolouration but no significant damage	
Woodwork	White painted timber skirting	Not recently decorated condition, numerous one or 2 inch chips, dusty in corners but undamaged	
Window	One pane of clear single glazed glass in Magnolia painted frame. Two panes of clear single glazed glass in white painted timber frame sill	Undamaged in poor decorative condition and timber frame beginning to weather and rot. Window sill has numerous filler patches	
Lighting	White plastic ceiling pendant	Dusty discoloured but undamaged	
Electrics	White plastic sockets and switches	Discoloured but undamaged	
Heating	Off-white very old electric panel heater	Rusty and in poor condition	

Brief description of outside areas.

External areas, communal hallways and stairwells kept clean clear and well maintained

Electric and gas meter numbers and readings:

Electric meter number: situated in larger bedroom cupboard.

Electric meter reading: rate one:55944 rate two. 33761

Water Meter number: situated in stairwell at first floor

Water Meter reading: 00681

Stopcock located: situated with meter in stairwell

Keys: No information available at time of inventory.

In line with AIIIC (Association of Independent Inventory Clerks) guidelines any comments/amendments to this report must be received within 7 working days of the date of the report. Otherwise the report will be deemed to be accurate and fully approved– even if no signatures have been added.

DECLARATION

I/we confirm receipt of this inventory and schedule of contents and conditions. I/ we have read through the report and unless otherwise stated in the comments column agree that the report is a fair and accurate reflection of the contents and conditions at the time of taking occupation.

Signed:

Name:

Date