

Inventory & Schedule of Condition



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Property inspected by Gabriella Button-Stephens

Address

2 Harveys Corner
Pond Lanes End
Redruth
Cornwall
TR15 1BD



Carried Out

June
25th 2020
11:15

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Disclaimers

Working Order and condition

This Inventory relates only to the furniture, furnishings and all Landlord's equipment and contents in the property. It is no guarantee of, or reports on, the adequacy of, or safety of any such equipment or contents, merely a record that such items exist at the property as at the date of the Inventory and a superficial condition of the same. Where an Inventory is compiled at an old property, it is understood that the condition of the fabric and contents are normally age worn and age marked unless otherwise noted.

Structural

This inventory does not constitute a structural survey and any structural faults do not appear. Fixtures and fittings are listed and described only and are not a report as to the working condition.

Description

Where the words 'silver,' 'chrome,' 'oak,' 'pine,' etc are used it is understood that this is a description of the colour and type of the item and not the actual fabric, unless documentary evidence is available. The description of the listed items is for identification purposes only and we do not attempt to determine or pass an opinion on whether an article is genuine or reproduction. New items will only be described as such when they are in a new building, still in their wrappings, or with a receipt. Reference to wall numbers i.e. wall No.1 will always be the wall that the door or entrance way is situated in and then round in a clockwise motion from there.

Maintenance

Any maintenance problems found either at the commencement of the tenancy or during of the tenancy or during the term of the same, should be reported promptly and directly to the Agent/Owner, not the Inventory Clerk.

Furnishings

Where the Inventory states 'fire regs labels seen,' this is taken that labels are present on items of furniture that indicates that these items comply with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 - as amended 1993. It is however not the responsibility of the Inventory Clerk to state that these items do comply with these regulations. Curtains are described with an approximation of length i.e. sill/skirting/floor length. Responsibility is not taken for noticing minor shrinkage caused by cleaning or washing.

Fire Safety Equipment

If smoke detectors/carbon monoxide monitors, are present and replacement batteries are needed between maintenance visits or periodic tenancy checks, it is the Tenant's responsibility to replace and frequently check the working order of the same. Any faults should be immediately reported to the Agent/Owner.

General

This Inventory has been prepared on the accepted principle that all items are free from any obvious soiling, fault or damage except where stated. The term 'good' is noted as a guideline for this.

Loft and Cellars

Loft and Cellars are not covered on this Inventory unless they are converted and safely accessible. Contents will therefore not be noted or checked at commencement or check out.

Locked rooms

Belongings left by the owner in a locked room or outbuildings, will not be inventoried and are the sole responsibility of the Landlord.

Windows and doors

All latches and fittings will be checked but windows are not all opened to test if they are operational. If they are not; this should be reported as a maintenance fault. Doors are checked where keys are provided.

Heavy Items

Heavy items of furniture such as kitchen appliances, sofas, wardrobes and beds, (or any item deemed too heavy, awkward, dangerous or potentially damaging to move) will not be moved and the Inventory Clerk will not be responsible for the condition of any flooring underneath, or areas surrounding such items that cannot be seen

Ownership

Note: The Inventory remains the property of Cornish Inventories Ltd and shall not be used or copied without their written permission.

1. METER READINGS

Item	Serial Number	Reading	Tenant Comments
1.1 Gas Meter	Location: Side of property Serial No:	Detailed on Smart Meter	
    Ref # 1.1 Ref # 1.1 Ref # 1.1 Ref # 1.1			
1.2 Electric Meter	Location: Outside front door Serial No:	00061, £2.90	
    Ref # 1.2 Ref # 1.2 Ref # 1.2 Ref # 1.2			
1.3 Water Meter	Location: Serial No:	Property does not have a water meter	

2. KEYS

Item	Description	Tenant Comments
2.1 Yale key	Front door key - as shown in front door pictures	

3. SMOKE & CARBON MONOXIDE ALARMS

Item	Location	Test Result	Tenant Comments
3.1 Smoke Alarm(s)	Entrance hallway	Alarm tested for power only. Audible alarm noted	

3. SMOKE & CARBON MONOXIDE ALARMS (CONT.)

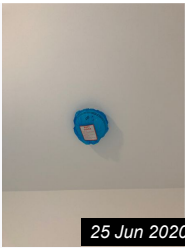
25 Jun 2020 12:41

Ref # 3.1

3.2 Smoke Alarm(s)

Landing

Alarm tested for power only. Audible alarm noted



25 Jun 2020 12:14

Ref # 3.2

3.3 Heat Alarm(s)

Kitchen heat alarm

Alarm tested for power only. Audible alarm noted



25 Jun 2020 12:41

Ref # 3.3

3.4 Carbon Monoxide Alarm

None in property

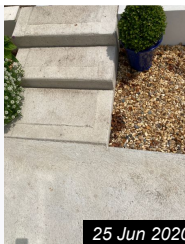
LL has been advised

Needs Attention - Landlord

4. EXTERIOR FRONT

25 Jun 2020 11:05

Ref #4

4. EXTERIOR FRONT (CONT.)			
Item	Description	Condition	Tenant Comments
4.1 Garden Description	Concrete steps leading to parking space, and single concrete step to front door.; Cornish stone wall to either side of path.	Builders waste to right hand side of path to front door. Builders dust on concrete path	
 25 Jun 2020 11:06 Ref # 4.1  25 Jun 2020 11:06 Ref # 4.1  25 Jun 2020 12:44 Ref # 4.1  25 Jun 2020 12:44 Ref # 4.1			
 25 Jun 2020 12:46 Ref # 4.1  25 Jun 2020 12:46 Ref # 4.1  25 Jun 2020 12:46 Ref # 4.1  25 Jun 2020 12:46 Ref # 4.1			
4.2 Driveway	Block paved parking space and gravel surround. Black aco drain to the front. Concrete steps to front garden.; Concrete section leading from road to parking space.; Gravel section containing plants belongs to neighbouring property	Appears in very good condition, gravel is free from weeds.	
 25 Jun 2020 12:46 Ref # 4.2  25 Jun 2020 12:46 Ref # 4.2  25 Jun 2020 12:47 Ref # 4.2  25 Jun 2020 12:47 Ref # 4.2			
4.3 Outside lighting	Single lantern style outside light	All in good, working order. As New	

4. EXTERIOR FRONT (CONT.)



25 Jun 2020 11:07

Ref # 4.3



25 Jun 2020 11:07

Ref # 4.3

4.4 Door & Frame

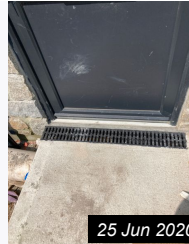
Grey UPVC door in grey frame.;
Black handle and letterbox. Black
aco drain at entrance.

As New. Significant builders dust
and residue. Smears to glass and
front of door as shown in pictures



25 Jun 2020 11:07

Ref # 4.4



25 Jun 2020 11:07

Ref # 4.4



25 Jun 2020 11:07

Ref # 4.4



25 Jun 2020 11:07

Ref # 4.4



25 Jun 2020 11:07

Ref # 4.4



25 Jun 2020 11:08

Ref # 4.4

4.5 Additional Items /
Information

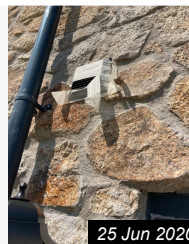
Slate house number and plastic
extractor fan outlet.

As New. Extractor has been taped
over.



25 Jun 2020 11:08

Ref # 4.5



25 Jun 2020 11:08

Ref # 4.5

5. ENTRANCE / HALLWAY



25 Jun 2020 11:10

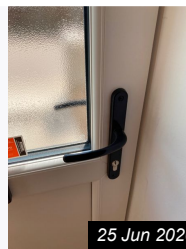
Ref #5

Item	Description	Condition	Tenant Comments
5.1 Door & Frame	White UPVC door with two double glazed panels with black letterbox and handle	All in good, working order, as new. Small black mark on glass and small scratch to letterbox	



25 Jun 2020 11:10

Ref # 5.1



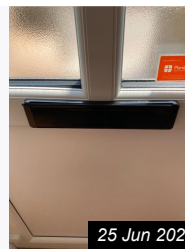
25 Jun 2020 11:10

Ref # 5.1



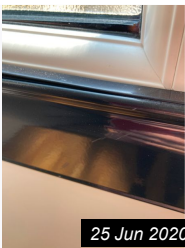
25 Jun 2020 11:10

Ref # 5.1



25 Jun 2020 11:10

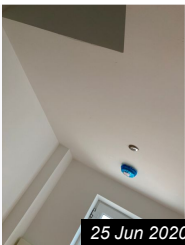
Ref # 5.1



25 Jun 2020 11:10

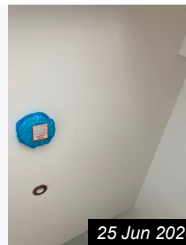
Ref # 5.1

5.2 Ceiling	Painted white	Appears freshly painted, slight mark next to light fitting, three further marks in centre of ceiling	
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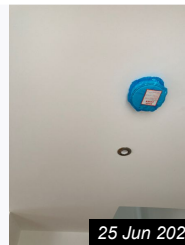
25 Jun 2020 11:15

Ref # 5.2



25 Jun 2020 11:15

Ref # 5.2



25 Jun 2020 11:15

Ref # 5.2



25 Jun 2020 11:16

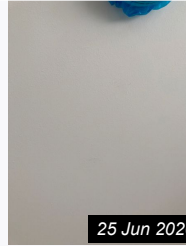
Ref # 5.2

5. ENTRANCE / HALLWAY (CONT.)



25 Jun 2020 11:20

Ref # 5.2



25 Jun 2020 11:20

Ref # 5.2

5.3 Lighting

1 silver inset ceiling light

In good, working order



25 Jun 2020 11:15

Ref # 5.3



25 Jun 2020 11:15

Ref # 5.3

5.4 Walls & Skirting

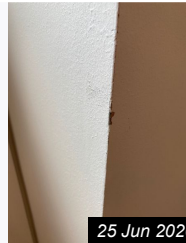
Painted white walls and skirting

Appears freshly painted, small chip in corner by door and small scratch on the skirting below



25 Jun 2020 11:16

Ref # 5.4



25 Jun 2020 11:16

Ref # 5.4



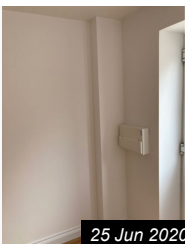
25 Jun 2020 11:16

Ref # 5.4



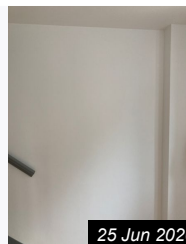
25 Jun 2020 11:17

Ref # 5.4



25 Jun 2020 11:17

Ref # 5.4



25 Jun 2020 11:17

Ref # 5.4



25 Jun 2020 11:17

Ref # 5.4



25 Jun 2020 11:17

Ref # 5.4

5.5 Switches / Sockets

As shown in pictures

Appears in good condition

5. ENTRANCE / HALLWAY (CONT.)



25 Jun 2020 11:18

Ref # 5.5



25 Jun 2020 11:18

Ref # 5.5

5.6 Flooring

Wood effect flooring

Dust on the floor and a muddy footprint



25 Jun 2020 11:18

Ref # 5.6



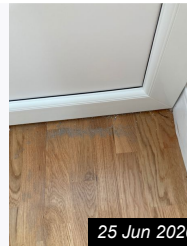
25 Jun 2020 11:18

Ref # 5.6



25 Jun 2020 11:19

Ref # 5.6



25 Jun 2020 11:19

Ref # 5.6



25 Jun 2020 11:19

Ref # 5.6



25 Jun 2020 11:19

Ref # 5.6



25 Jun 2020 11:19

Ref # 5.6



25 Jun 2020 11:19

Ref # 5.6

5.7 Additional Items / Information

Fuse box and smoke alarm

Appears in good condition



25 Jun 2020 11:18

Ref # 5.7



25 Jun 2020 11:18

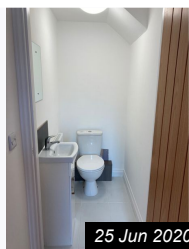
Ref # 5.7



25 Jun 2020 11:20

Ref # 5.7

6. TOILET



25 Jun 2020 11:21

Ref #6

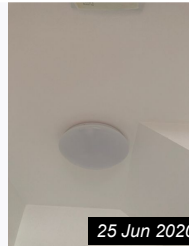
Item	Description	Condition	Tenant Comments
6.1 Door & Frame	Wooden door in white painted frame with silver handle	Appears in good condition, slight paint specks to upper right corner and scratch below handle on the inside	
25 Jun 2020 11:21 Ref # 6.1 25 Jun 2020 11:21 Ref # 6.1 25 Jun 2020 11:21 Ref # 6.1 25 Jun 2020 11:21 Ref # 6.1			
25 Jun 2020 11:21 Ref # 6.1 25 Jun 2020 11:21 Ref # 6.1			
6.2 Ceiling	Painted white	Appears freshly painted	
25 Jun 2020 11:22 Ref # 6.2 25 Jun 2020 11:22 Ref # 6.2 25 Jun 2020 11:22 Ref # 6.2			
6.3 Lighting	Single round ceiling light	All in good, working order, as new.	

6. TOILET (CONT.)



25 Jun 2020 11:23

Ref # 6.3



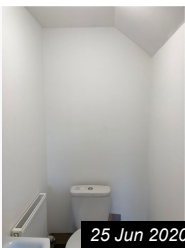
25 Jun 2020 11:23

Ref # 6.3

6.4 Walls & Skirting

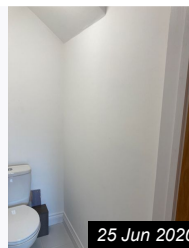
Painted white walls and skirting

Appears freshly painted, section beside toilet is missing plaster and paint. Three marks on wall, two by toilet are faint, one is chest height and slightly more visible.



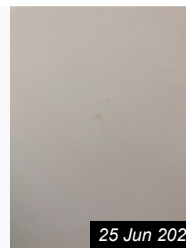
25 Jun 2020 11:23

Ref # 6.4



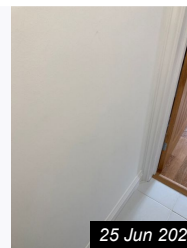
25 Jun 2020 11:23

Ref # 6.4



25 Jun 2020 11:23

Ref # 6.4



25 Jun 2020 11:23

Ref # 6.4



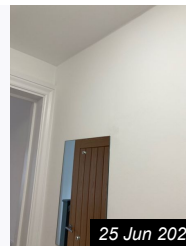
25 Jun 2020 11:23

Ref # 6.4



25 Jun 2020 11:23

Ref # 6.4



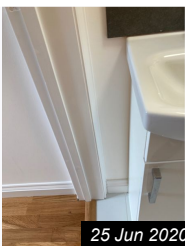
25 Jun 2020 11:23

Ref # 6.4



25 Jun 2020 11:23

Ref # 6.4



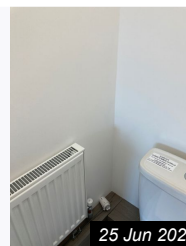
25 Jun 2020 11:23

Ref # 6.4



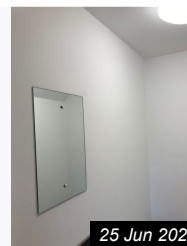
25 Jun 2020 11:24

Ref # 6.4



25 Jun 2020 11:24

Ref # 6.4



25 Jun 2020 11:24

Ref # 6.4



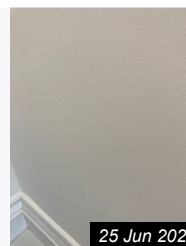
25 Jun 2020 11:24

Ref # 6.4



25 Jun 2020 11:24

Ref # 6.4



25 Jun 2020 11:26

Ref # 6.4

6. TOILET (CONT.)

6.5 Toilet

White close coupled toilet

New, still with stickers. Light scratches to lid, mark on seat and dust on rim



25 Jun 2020 11:26

Ref # 6.5



25 Jun 2020 11:26

Ref # 6.5



25 Jun 2020 11:26

Ref # 6.5



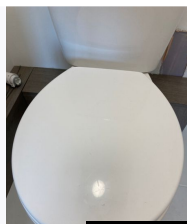
25 Jun 2020 11:26

Ref # 6.5



25 Jun 2020 11:26

Ref # 6.5



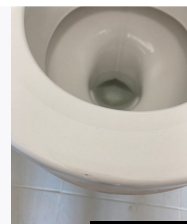
25 Jun 2020 11:26

Ref # 6.5



25 Jun 2020 11:26

Ref # 6.5



25 Jun 2020 11:26

Ref # 6.5



25 Jun 2020 11:26

Ref # 6.5



25 Jun 2020 11:27

Ref # 6.5



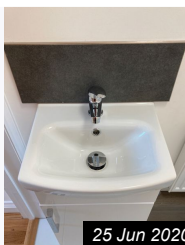
25 Jun 2020 11:27

Ref # 6.5

6.6 Basin

White hand basin with fitted white cupboard and silver mixer tap over. Grey tile splash back.

As New, some residue on the plug. Inside cupboard some marks on internal wall, there is a 1cm gap between bottom shelf and plinth



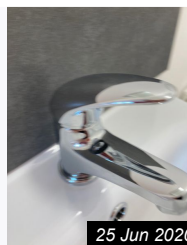
25 Jun 2020 11:28

Ref # 6.6



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Ref # 6.6



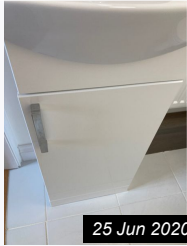
25 Jun 2020 11:28

Ref # 6.6



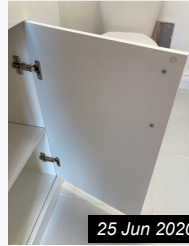
25 Jun 2020 11:28

Ref # 6.6

6. TOILET (CONT.)

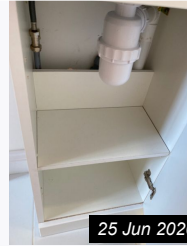
25 Jun 2020 11:28

Ref # 6.6



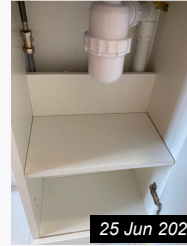
25 Jun 2020 11:28

Ref # 6.6



25 Jun 2020 11:28

Ref # 6.6



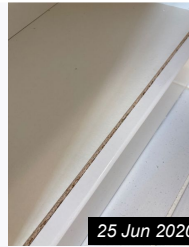
25 Jun 2020 11:28

Ref # 6.6



25 Jun 2020 11:28

Ref # 6.6



25 Jun 2020 11:28

Ref # 6.6

6.7 Switches / Sockets

Combined light and extractor fan switch

As New; light and extractor are working with switches. Tape over extractor



25 Jun 2020 11:30

Ref # 6.7



25 Jun 2020 11:30

Ref # 6.7

6.8 Heating

Single white radiator

As New, separate dial to one side



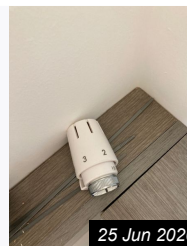
25 Jun 2020 11:30

Ref # 6.8



25 Jun 2020 11:30

Ref # 6.8



25 Jun 2020 11:30

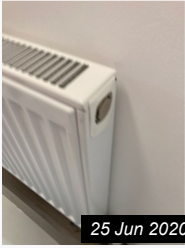
Ref # 6.8



25 Jun 2020 11:30

Ref # 6.8

6. TOILET (CONT.)



25 Jun 2020 11:30

Ref # 6.8

6.9 Flooring

White tiled flooring

Dusty floor with mucky marks.
Crack in grouting by door

25 Jun 2020 11:31

Ref # 6.9



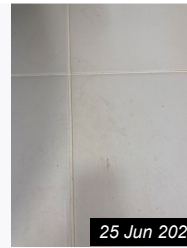
25 Jun 2020 11:31

Ref # 6.9



25 Jun 2020 11:31

Ref # 6.9



25 Jun 2020 11:31

Ref # 6.9



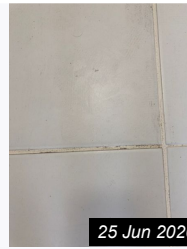
25 Jun 2020 11:31

Ref # 6.9



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Ref # 6.9



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Ref # 6.9



25 Jun 2020 11:31

Ref # 6.9

6.10 Accessories

Mirror

As New



25 Jun 2020 11:34

Ref # 6.10

6.11 Additional Items /
Information

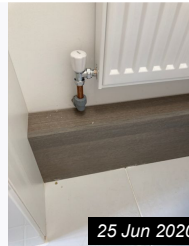
Grey boxing around toilet

Grey boxing around toilet has one
hole beside radiator with a visible
screw. Edge behind toilet is slightly
frayed

6. TOILET (CONT.)

25 Jun 2020 11:32

Ref # 6.11



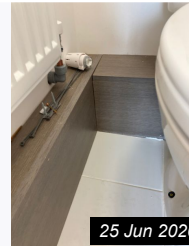
25 Jun 2020 11:32

Ref # 6.11



25 Jun 2020 11:32

Ref # 6.11



25 Jun 2020 11:33

Ref # 6.11



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Ref # 6.11



25 Jun 2020 11:33

Ref # 6.11



25 Jun 2020 11:33

Ref # 6.11

7. LOUNGE

25 Jun 2020 11:34

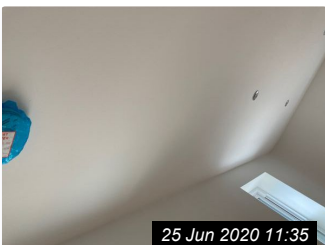
Ref #7



25 Jun 2020 11:35

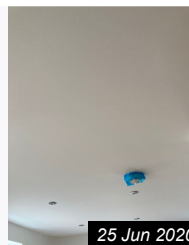
Ref #7

Item	Description	Condition	Tenant Comments
7.1 Door & Frame	Open plan	N / A	
7.2 Ceiling	Painted white walls	Appears freshly painted, small plaster residue in middle	



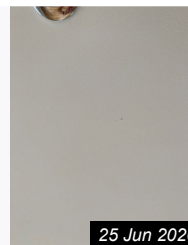
25 Jun 2020 11:35

Ref # 7.2



25 Jun 2020 11:35

Ref # 7.2

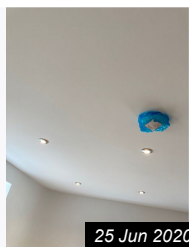


25 Jun 2020 11:35

Ref # 7.2

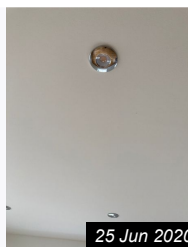
7.3 Lighting	4 silver inset ceiling lights	All in good, working order	
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7. LOUNGE (CONT.)



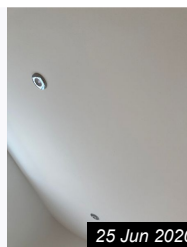
25 Jun 2020 11:35

Ref # 7.3



25 Jun 2020 11:35

Ref # 7.3



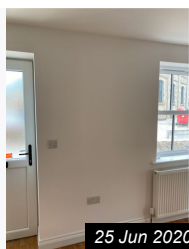
25 Jun 2020 11:35

Ref # 7.3

7.4 Walls & Skirting

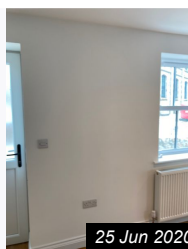
Painted white walls and skirting

Appears freshly painted, two black marks beside radiator



25 Jun 2020 11:36

Ref # 7.4



25 Jun 2020 11:36

Ref # 7.4



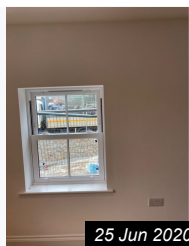
25 Jun 2020 11:36

Ref # 7.4



25 Jun 2020 11:36

Ref # 7.4



25 Jun 2020 11:36

Ref # 7.4



25 Jun 2020 11:37

Ref # 7.4

7.5 Window(s) / Sill / Curtains / Blinds

Two white UPVC double glazed windows of sliding design

All in good, working order, some dust, plastic scraping on sills, two spare radiator knobs on left sill. Dusty / dirty with some blue stickers on outside of glass.



25 Jun 2020 11:36

Ref # 7.5



25 Jun 2020 11:37

Ref # 7.5



25 Jun 2020 11:37

Ref # 7.5



25 Jun 2020 11:38

Ref # 7.5

7. LOUNGE (CONT.)



25 Jun 2020 11:38

Ref # 7.5



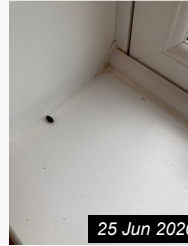
25 Jun 2020 11:38

Ref # 7.5



25 Jun 2020 11:38

Ref # 7.5



25 Jun 2020 11:38

Ref # 7.5



25 Jun 2020 11:38

Ref # 7.5



25 Jun 2020 11:38

Ref # 7.5

7.6 Switches / Sockets

As shown in pictures

Appears in good condition, some orange residue in one screw hole of socket nearest the door. Gap behind right hand socket of three - due to wall curve



25 Jun 2020 11:40

Ref # 7.6



25 Jun 2020 11:40

Ref # 7.6



25 Jun 2020 11:41

Ref # 7.6



25 Jun 2020 11:41

Ref # 7.6



25 Jun 2020 11:41

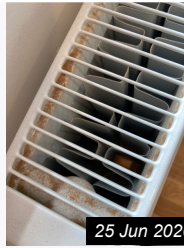
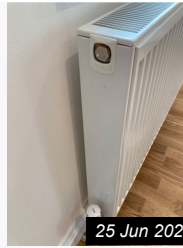
Ref # 7.6

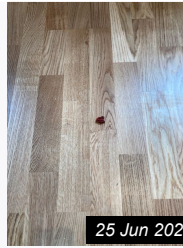
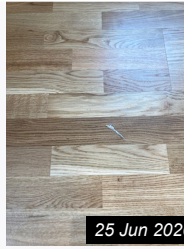
7.7 Heating

White radiator

Appears in good condition, not clean - dust inside and residue to front

7. LOUNGE (CONT.)

 25 Jun 2020 11:41 Ref # 7.7	 25 Jun 2020 11:41 Ref # 7.7	 25 Jun 2020 11:41 Ref # 7.7	 25 Jun 2020 11:42 Ref # 7.7
 25 Jun 2020 11:42 Ref # 7.7	 25 Jun 2020 11:42 Ref # 7.7	 25 Jun 2020 11:42 Ref # 7.7	
7.8 Flooring	Wood effect flooring	Appears in good, fairly new condition, dusty and debris	

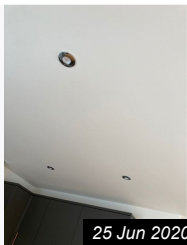
 25 Jun 2020 11:43 Ref # 7.8	 25 Jun 2020 11:43 Ref # 7.8	 25 Jun 2020 11:43 Ref # 7.8	 25 Jun 2020 11:43 Ref # 7.8
 25 Jun 2020 11:43 Ref # 7.8	 25 Jun 2020 11:44 Ref # 7.8	 25 Jun 2020 11:44 Ref # 7.8	

8. KITCHEN

 25 Jun 2020 11:45 Ref #8	 25 Jun 2020 11:45 Ref #8
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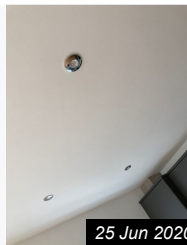
8. KITCHEN (CONT.)

Item	Description	Condition	Tenant Comments
8.1 Door & Frame	Open plan area from lounge/entrance	N / A	
8.2 Ceiling	Painted white	Appears freshly painted	



25 Jun 2020 11:46

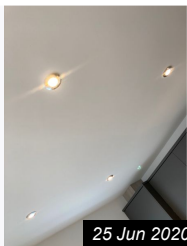
Ref # 8.2



25 Jun 2020 11:46

Ref # 8.2

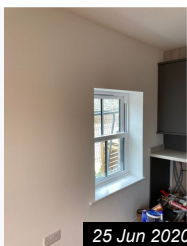
8.3 Lighting	4 silver inset ceiling lights	All in good, working order	
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25 Jun 2020 11:46

Ref # 8.3

8.4 Walls & Skirting	Painted white;	Marks by extractor and black line to right of the sink, otherwise appears recently painted	
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25 Jun 2020 11:48

Ref # 8.4



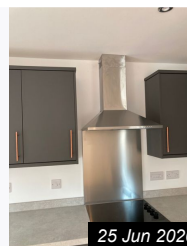
25 Jun 2020 11:48

Ref # 8.4



25 Jun 2020 11:48

Ref # 8.4



25 Jun 2020 11:48

Ref # 8.4



25 Jun 2020 11:48

Ref # 8.4



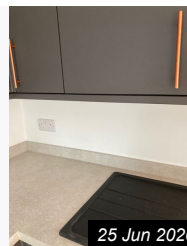
25 Jun 2020 11:48

Ref # 8.4



25 Jun 2020 11:48

Ref # 8.4



25 Jun 2020 11:48

Ref # 8.4

8. KITCHEN (CONT.)



25 Jun 2020 11:48

Ref # 8.4



25 Jun 2020 11:48

Ref # 8.4



25 Jun 2020 11:48

Ref # 8.4

8.5 Window(s) / Sill
/Curtains / BlindsOne white UPVC double glazed
windows of sliding designGrime to exterior and missing
sealant around base of frame

25 Jun 2020 11:49

Ref # 8.5



25 Jun 2020 11:49

Ref # 8.5



25 Jun 2020 11:49

Ref # 8.5



25 Jun 2020 11:49

Ref # 8.5

8.6 Switches / Sockets

As shown in pictures

Appears in good condition



25 Jun 2020 11:50

Ref # 8.6



25 Jun 2020 11:50

Ref # 8.6



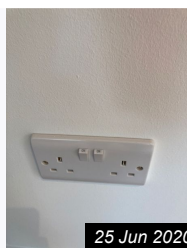
25 Jun 2020 11:50

Ref # 8.6



25 Jun 2020 11:50

Ref # 8.6



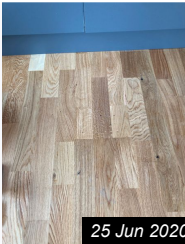
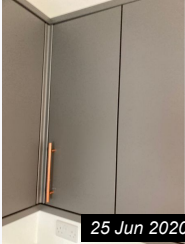
25 Jun 2020 11:50

Ref # 8.6

8.7 Flooring

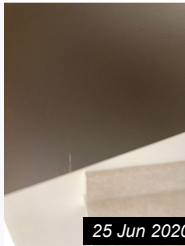
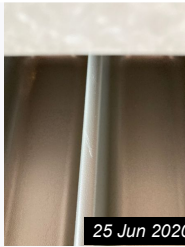
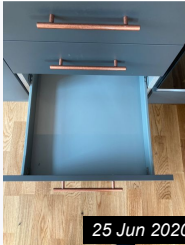
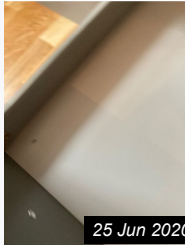
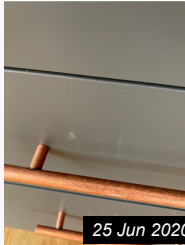
Wood effect flooring

Appears in good condition, black
residue on floor to right of builders
tools and dirty marks in front of
oven. Please note condition could
not be noted upon under the tools.

8. KITCHEN (CONT.)			
 25 Jun 2020 11:50 Ref # 8.7	 25 Jun 2020 11:51 Ref # 8.7	 25 Jun 2020 11:51 Ref # 8.7	 25 Jun 2020 11:51 Ref # 8.7
8.8 Kitchen units	Grey units with glittered copper effect handles and wood design interiors. ; Contains built in fridge and boiler cupboard.; Architrave;	As New, fingerprints, some builders dust - appears to wipe off. 5 small white dots/marks in corner by oven. Some dust by boiler	
 25 Jun 2020 11:52 Ref # 8.8	 25 Jun 2020 11:52 Ref # 8.8	 25 Jun 2020 11:52 Ref # 8.8	 25 Jun 2020 11:52 Ref # 8.8
 25 Jun 2020 11:52 Ref # 8.8	 25 Jun 2020 11:53 Ref # 8.8	 25 Jun 2020 11:53 Ref # 8.8	 25 Jun 2020 11:53 Ref # 8.8
 25 Jun 2020 11:53 Ref # 8.8	 25 Jun 2020 11:53 Ref # 8.8	 25 Jun 2020 11:53 Ref # 8.8	 25 Jun 2020 11:53 Ref # 8.8
 25 Jun 2020 11:53 Ref # 8.8	 25 Jun 2020 11:53 Ref # 8.8	 25 Jun 2020 11:53 Ref # 8.8	 25 Jun 2020 11:53 Ref # 8.8

8. KITCHEN (CONT.)



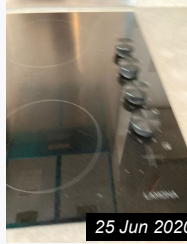
8. KITCHEN (CONT.)			
 25 Jun 2020 11:58 Ref # 8.8	 25 Jun 2020 11:58 Ref # 8.8	 25 Jun 2020 11:58 Ref # 8.8	 25 Jun 2020 11:58 Ref # 8.8
 25 Jun 2020 11:58 Ref # 8.8	 25 Jun 2020 11:58 Ref # 8.8	 25 Jun 2020 11:58 Ref # 8.8	 25 Jun 2020 11:59 Ref # 8.8
 25 Jun 2020 11:59 Ref # 8.8	 25 Jun 2020 11:59 Ref # 8.8	 25 Jun 2020 11:59 Ref # 8.8	 25 Jun 2020 11:59 Ref # 8.8
 25 Jun 2020 11:59 Ref # 8.8			
8.9 Oven, Hob & Extractor Hood	Built in oven, hob and extractor hood	New, some dust on hob, some finger marks on flue, some water splash marks to door; front and top	
 25 Jun 2020 11:59 Ref # 8.9	 25 Jun 2020 11:59 Ref # 8.9	 25 Jun 2020 11:59 Ref # 8.9	 25 Jun 2020 12:00 Ref # 8.9

8. KITCHEN (CONT.)



25 Jun 2020 12:00

Ref # 8.9



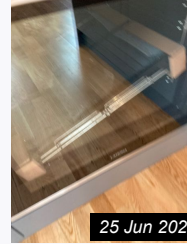
25 Jun 2020 12:00

Ref # 8.9



25 Jun 2020 12:00

Ref # 8.9



25 Jun 2020 12:00

Ref # 8.9



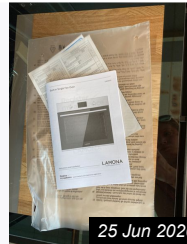
25 Jun 2020 12:00

Ref # 8.9



25 Jun 2020 12:00

Ref # 8.9



25 Jun 2020 12:00

Ref # 8.9



25 Jun 2020 12:01

Ref # 8.9

8.10 Worktop(s)

Light grey, stone effect, laminate worktop

As new, continuous sealant on join



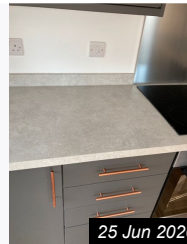
25 Jun 2020 12:02

Ref # 8.10



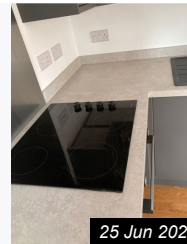
25 Jun 2020 12:02

Ref # 8.10



25 Jun 2020 12:02

Ref # 8.10



25 Jun 2020 12:02

Ref # 8.10



25 Jun 2020 12:02

Ref # 8.10



25 Jun 2020 12:02

Ref # 8.10



25 Jun 2020 12:02

Ref # 8.10



25 Jun 2020 12:02

Ref # 8.10

8.11 Sink

Black double sink with drainer board and mixer tap over

As new, dusty and watermarks. Marks to drainer appear to be watermarks rather than stains



25 Jun 2020 12:02

Ref # 8.10



25 Jun 2020 12:02

Ref # 8.10



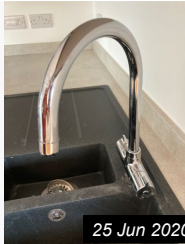
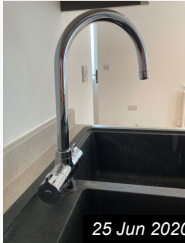
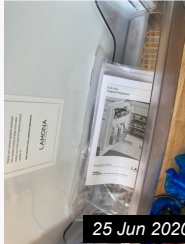
25 Jun 2020 12:02

Ref # 8.10



25 Jun 2020 12:02

Ref # 8.10

8. KITCHEN (CONT.)			
 25 Jun 2020 12:03	 25 Jun 2020 12:03	 25 Jun 2020 12:03	 25 Jun 2020 12:03
Ref # 8.11	Ref # 8.11	Ref # 8.11	Ref # 8.11
 25 Jun 2020 12:03	 25 Jun 2020 12:03	 25 Jun 2020 12:03	 25 Jun 2020 12:03
Ref # 8.11	Ref # 8.11	Ref # 8.11	Ref # 8.11
 25 Jun 2020 12:03	 25 Jun 2020 12:03	 25 Jun 2020 12:03	 25 Jun 2020 12:03
Ref # 8.11	Ref # 8.11	Ref # 8.11	Ref # 8.11
8.12 Fridge / freezer	Built in fridge with freezer drawer	New, top of kickboard is exposed when door is open	
 25 Jun 2020 12:04	 25 Jun 2020 12:04	 25 Jun 2020 12:04	 25 Jun 2020 12:05
Ref # 8.12	Ref # 8.12	Ref # 8.12	Ref # 8.12
 25 Jun 2020 12:05	 25 Jun 2020 12:05	 25 Jun 2020 12:06	 25 Jun 2020 12:06
Ref # 8.12	Ref # 8.12	Ref # 8.12	Ref # 8.12

8. KITCHEN (CONT.)

25 Jun 2020 12:06

Ref # 8.12

8.13 Additional Items / Information

Smart meter; in boiler cupboard

As New; still in plastic cover



25 Jun 2020 11:58

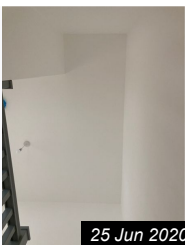
Ref # 8.13

9. STAIRS

25 Jun 2020 12:07

Ref #9

Item	Description	Condition	Tenant Comments
9.1 Ceiling	Painted white	Appears freshly painted	



25 Jun 2020 12:08

Ref # 9.1

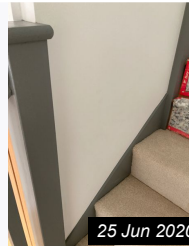
9.2 Walls & Skirting	Painted white walls and grey skirting	Appears freshly painted, some fingermarks; as shown in last picture	
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9. STAIRS (CONT.)



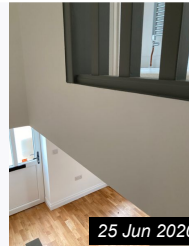
25 Jun 2020 12:08

Ref # 9.2



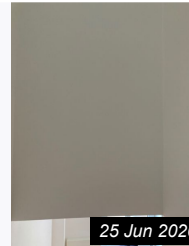
25 Jun 2020 12:08

Ref # 9.2



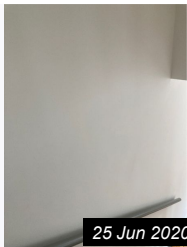
25 Jun 2020 12:08

Ref # 9.2



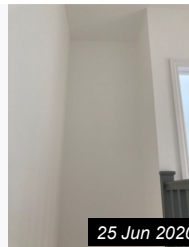
25 Jun 2020 12:08

Ref # 9.2



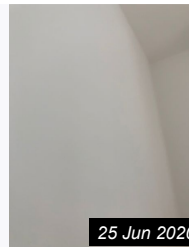
25 Jun 2020 12:09

Ref # 9.2



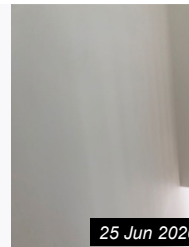
25 Jun 2020 12:09

Ref # 9.2



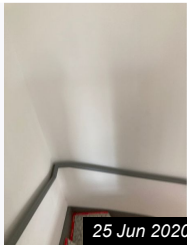
25 Jun 2020 12:09

Ref # 9.2



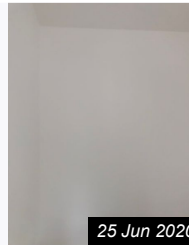
25 Jun 2020 12:09

Ref # 9.2



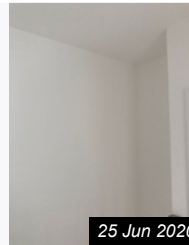
25 Jun 2020 12:09

Ref # 9.2



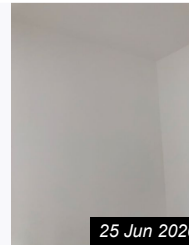
25 Jun 2020 12:09

Ref # 9.2



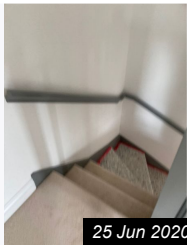
25 Jun 2020 12:09

Ref # 9.2



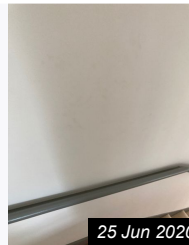
25 Jun 2020 12:09

Ref # 9.2



25 Jun 2020 12:09

Ref # 9.2



25 Jun 2020 12:10

Ref # 9.2

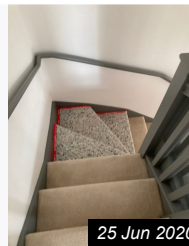
9.3 Flooring

Cream fitted carpet

3 stairs are missing carpet,
otherwise appears in good condition

25 Jun 2020 12:08

Ref # 9.3



25 Jun 2020 12:09

Ref # 9.3



25 Jun 2020 12:10

Ref # 9.3

9.4 Staircase

Painted grey banister and handrail

Appears in good condition

9. STAIRS (CONT.)

25 Jun 2020 12:08

Ref # 9.4



25 Jun 2020 12:08

Ref # 9.4



25 Jun 2020 12:08

Ref # 9.4



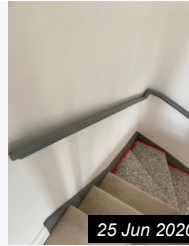
25 Jun 2020 12:08

Ref # 9.4



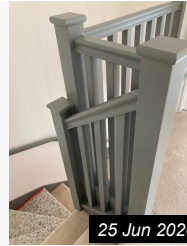
25 Jun 2020 12:08

Ref # 9.4



25 Jun 2020 12:09

Ref # 9.4



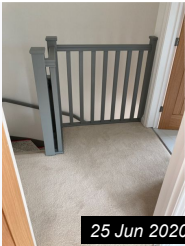
25 Jun 2020 12:09

Ref # 9.4



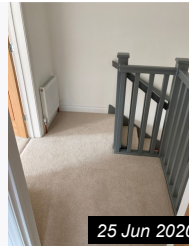
25 Jun 2020 12:10

Ref # 9.4

10. LANDING

25 Jun 2020 12:11

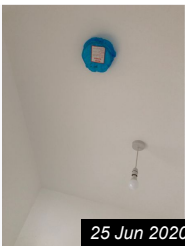
Ref #10



25 Jun 2020 12:11

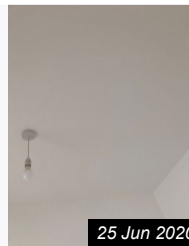
Ref #10

Item	Description	Condition	Tenant Comments
10.1 Ceiling	Painted white	Appears in good condition	



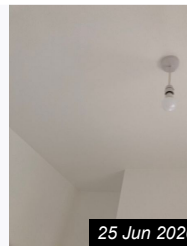
25 Jun 2020 12:11

Ref # 10.1



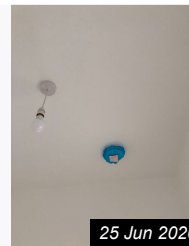
25 Jun 2020 12:11

Ref # 10.1



25 Jun 2020 12:11

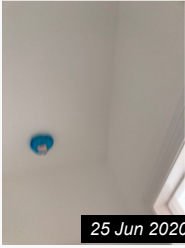
Ref # 10.1



25 Jun 2020 12:12

Ref # 10.1

10. LANDING (CONT.)



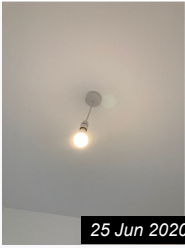
25 Jun 2020 12:12

Ref # 10.1

10.2 Lighting

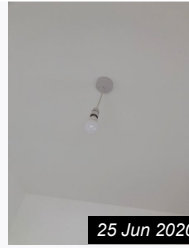
Single pendant ceiling light

All in good, working order



25 Jun 2020 12:12

Ref # 10.2



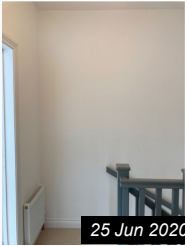
25 Jun 2020 12:12

Ref # 10.2

10.3 Walls & Skirting

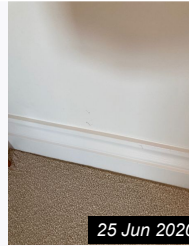
Painted white walls and skirting;

Two scratches above radiator and marks to either side of bedroom door, otherwise appears in good condition



25 Jun 2020 12:12

Ref # 10.3



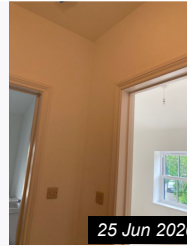
25 Jun 2020 12:12

Ref # 10.3



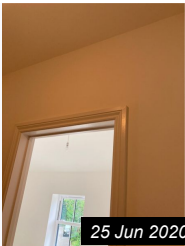
25 Jun 2020 12:12

Ref # 10.3



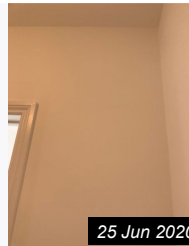
25 Jun 2020 12:12

Ref # 10.3



25 Jun 2020 12:12

Ref # 10.3



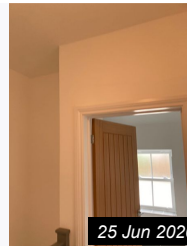
25 Jun 2020 12:12

Ref # 10.3



25 Jun 2020 12:12

Ref # 10.3



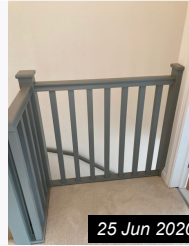
25 Jun 2020 12:12

Ref # 10.3

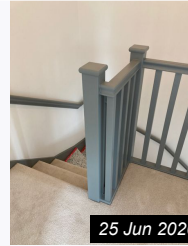
10. LANDING (CONT.)



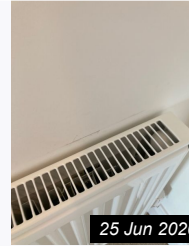
Ref # 10.3



Ref # 10.3



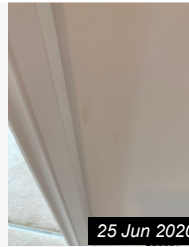
Ref # 10.3



Ref # 10.3



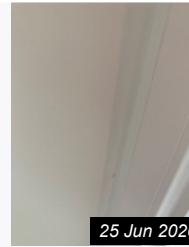
Ref # 10.3



Ref # 10.3



Ref # 10.3



Ref # 10.3

10.4 Switches / Sockets

As shown in pictures

Appears in good condition



Ref # 10.4



Ref # 10.4



Ref # 10.4

10.5 Heating

White radiator

As New



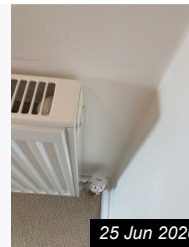
Ref # 10.5



Ref # 10.5



Ref # 10.5



Ref # 10.5

10.6 Flooring

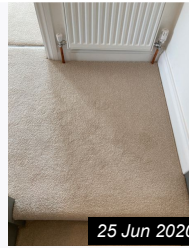
Cream fitted carpet

Appears in good condition

10. LANDING (CONT.)

25 Jun 2020 12:15

Ref # 10.6



25 Jun 2020 12:15

Ref # 10.6



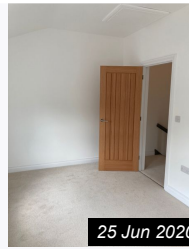
25 Jun 2020 12:15

Ref # 10.6

11. BEDROOM 1

25 Jun 2020 12:17

Ref #11

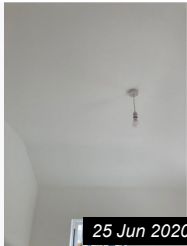


25 Jun 2020 12:17

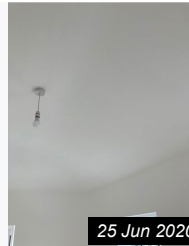
Ref #11

Item	Description	Condition	Tenant Comments
11.1 Door & Frame	Wooden door in painted white frame with silver handle	Appears in good condition	
11.2 Ceiling	Painted white	Appears freshly painted	

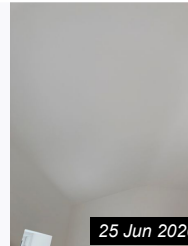
11. BEDROOM 1 (CONT.)



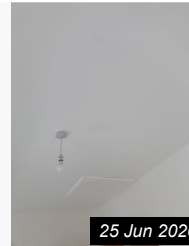
Ref # 11.2



Ref # 11.2



Ref # 11.2

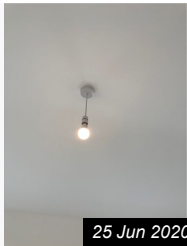


Ref # 11.2

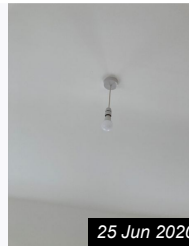
11.3 Lighting

Single pendant ceiling light

All in good, working order



Ref # 11.3



Ref # 11.3

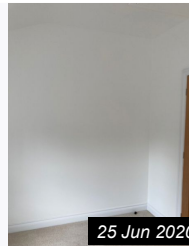
11.4 Walls & Skirting

Painted white walls and skirting

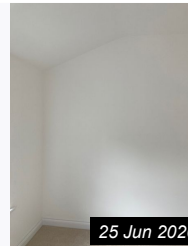
Appears freshly painted, one mark on left wall at chest height, one to right of plug socket and splash mark below



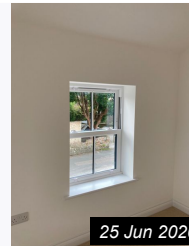
Ref # 11.4



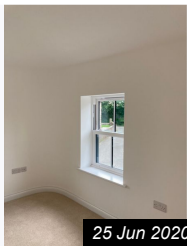
Ref # 11.4



Ref # 11.4



Ref # 11.4



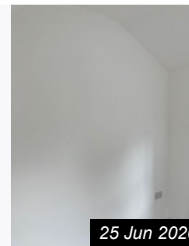
Ref # 11.4



Ref # 11.4

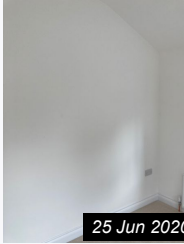
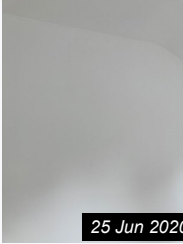


Ref # 11.4



Ref # 11.4

11. BEDROOM 1 (CONT.)

 25 Jun 2020 12:19 Ref # 11.4	 25 Jun 2020 12:19 Ref # 11.4	 25 Jun 2020 12:19 Ref # 11.4	 25 Jun 2020 12:19 Ref # 11.4
 25 Jun 2020 12:19 Ref # 11.4	 25 Jun 2020 12:20 Ref # 11.4	 25 Jun 2020 12:20 Ref # 11.4	 25 Jun 2020 12:20 Ref # 11.4
 25 Jun 2020 12:27 Ref # 11.4	 25 Jun 2020 12:27 Ref # 11.4	 25 Jun 2020 12:27 Ref # 11.4	
11.5 Window(s) / Sill / Curtains / Blinds	Three white UPVC double glazed windows of sliding design	All in good, working order, some dust to exterior. Three marks on left of left hand window edge - just above sill. Also two spare radiator caps. Plastic still stuck in frame of second window	
 25 Jun 2020 12:20 Ref # 11.5	 25 Jun 2020 12:21 Ref # 11.5	 25 Jun 2020 12:21 Ref # 11.5	 25 Jun 2020 12:21 Ref # 11.5
 25 Jun 2020 12:21 Ref # 11.5	 25 Jun 2020 12:21 Ref # 11.5	 25 Jun 2020 12:21 Ref # 11.5	 25 Jun 2020 12:21 Ref # 11.5

11. BEDROOM 1 (CONT.)

11.6 Switches / Sockets

As shown in pictures

Appears in good condition



25 Jun 2020 12:24

Ref # 11.6



25 Jun 2020 12:24

Ref # 11.6



25 Jun 2020 12:24

Ref # 11.6



25 Jun 2020 12:24

Ref # 11.6



25 Jun 2020 12:24

Ref # 11.6

11.7 Heating

White radiator

As New



25 Jun 2020 12:24

Ref # 11.7



25 Jun 2020 12:25

Ref # 11.7



25 Jun 2020 12:25

Ref # 11.7



25 Jun 2020 12:25

Ref # 11.7

11.8 Flooring

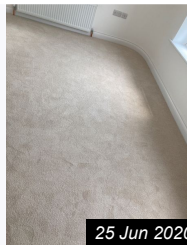
Cream fitted carpet

Appears in good condition, scuffs in carpet as new and thick pile



25 Jun 2020 12:25

Ref # 11.8



25 Jun 2020 12:25

Ref # 11.8



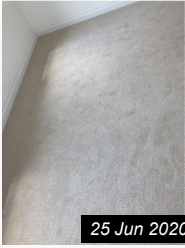
25 Jun 2020 12:25

Ref # 11.8



25 Jun 2020 12:25

Ref # 11.8

11. BEDROOM 1 (CONT.)

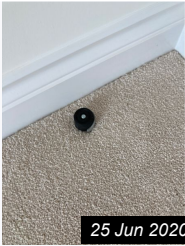
25 Jun 2020 12:25

Ref # 11.8

11.9 Additional Items / Information

Door stop and attic hatch

Appears in good condition



25 Jun 2020 12:26

Ref # 11.9



25 Jun 2020 12:26

Ref # 11.9

12. BATHROOM

25 Jun 2020 12:27

Ref #12

Item	Description	Condition	Tenant Comments
12.1 Door & Frame	Wooden door in white painted frame with silver handles	Appears in good condition; slight gap below frame on landing side of door	



25 Jun 2020 12:28

Ref # 12.1



25 Jun 2020 12:28

Ref # 12.1



25 Jun 2020 12:28

Ref # 12.1



25 Jun 2020 12:28

Ref # 12.1

12. BATHROOM (CONT.)

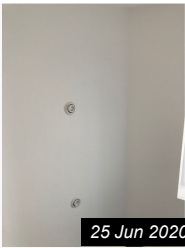
25 Jun 2020 12:28

Ref # 12.1

12.2 Ceiling

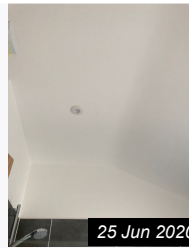
Painted white

Appears freshly painted



25 Jun 2020 12:29

Ref # 12.2



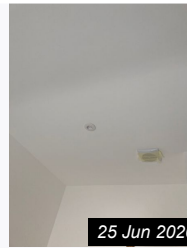
25 Jun 2020 12:29

Ref # 12.2



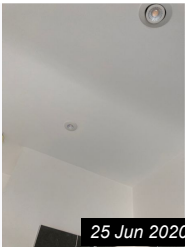
25 Jun 2020 12:29

Ref # 12.2



25 Jun 2020 12:29

Ref # 12.2



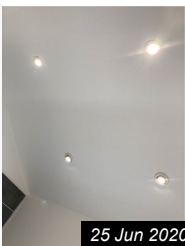
25 Jun 2020 12:29

Ref # 12.2

12.3 Lighting

Four white inset ceiling lights

All in good, working order



25 Jun 2020 12:29

Ref # 12.3



25 Jun 2020 12:29

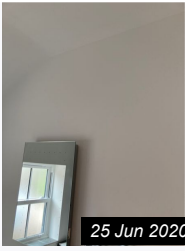
Ref # 12.3

12.4 Walls & Skirtings

Painted white walls and skirting;
with grey tiles around shower/bath

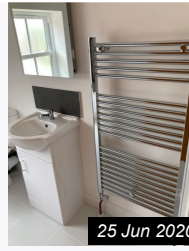
Appears freshly painted

12. BATHROOM (CONT.)



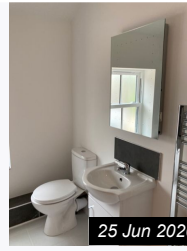
25 Jun 2020 12:30

Ref # 12.4



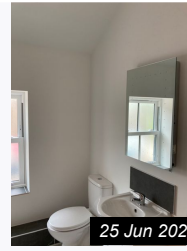
25 Jun 2020 12:30

Ref # 12.4



25 Jun 2020 12:30

Ref # 12.4



25 Jun 2020 12:30

Ref # 12.4



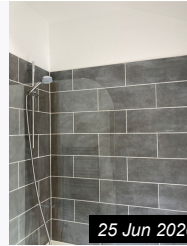
25 Jun 2020 12:30

Ref # 12.4



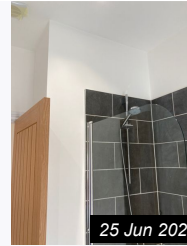
25 Jun 2020 12:30

Ref # 12.4



25 Jun 2020 12:30

Ref # 12.4



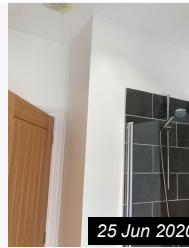
25 Jun 2020 12:30

Ref # 12.4



25 Jun 2020 12:30

Ref # 12.4



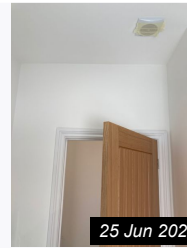
25 Jun 2020 12:30

Ref # 12.4



25 Jun 2020 12:30

Ref # 12.4



25 Jun 2020 12:30

Ref # 12.4



25 Jun 2020 12:30

Ref # 12.4



25 Jun 2020 12:35

Ref # 12.4



25 Jun 2020 12:35

Ref # 12.4



25 Jun 2020 12:35

Ref # 12.4

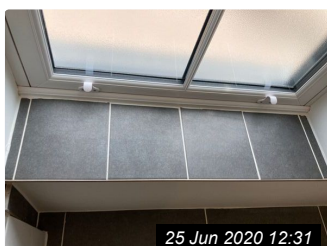
12.5 Window(s) / Sill
/Curtains / BlindsWhite UPVC double glazed window
of sliding design

All in good, working order, clean



25 Jun 2020 12:30

Ref # 12.5



25 Jun 2020 12:31

Ref # 12.5

12.6 Toilet

White close coupled wc

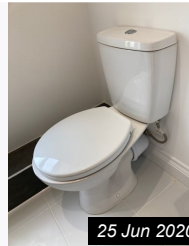
Appears in good, clean condition

12. BATHROOM (CONT.)



25 Jun 2020 12:31

Ref # 12.6



25 Jun 2020 12:31

Ref # 12.6



25 Jun 2020 12:31

Ref # 12.6



25 Jun 2020 12:31

Ref # 12.6



25 Jun 2020 12:31

Ref # 12.6

12.7 Basin

White basin with built in white two door cupboard with silver handles. Silver mixer tap over, grey tile splash back

Appears in good, clean condition. Slight water mark on plug, orange line of small dots to right of plug



25 Jun 2020 12:31

Ref # 12.7



25 Jun 2020 12:31

Ref # 12.7



25 Jun 2020 12:31

Ref # 12.7



25 Jun 2020 12:31

Ref # 12.7



25 Jun 2020 12:31

Ref # 12.7



25 Jun 2020 12:31

Ref # 12.7



25 Jun 2020 12:32

Ref # 12.7



25 Jun 2020 12:32

Ref # 12.7



25 Jun 2020 12:32

Ref # 12.7



25 Jun 2020 12:32

Ref # 12.7



25 Jun 2020 12:33

Ref # 12.7

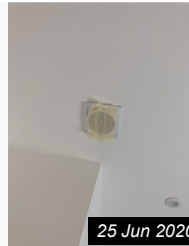
12. BATHROOM (CONT.)			
12.8 Shower Unit / Cubicle	Silver shower with mixer fitting to bath taps. Glass shower screen. Grey tile surround with white grout	Grout residue on tiles, otherwise shower, screen and area as new	
 25 Jun 2020 12:34 Ref # 12.8	 25 Jun 2020 12:34 Ref # 12.8	 25 Jun 2020 12:34 Ref # 12.8	 25 Jun 2020 12:34 Ref # 12.8
 25 Jun 2020 12:35 Ref # 12.8	 25 Jun 2020 12:35 Ref # 12.8	 25 Jun 2020 12:35 Ref # 12.8	
12.9 Bath / Bath Panels	White fitted bath with white bath panel, silver mixer tap; and built in silver plug	Appears in good condition, clean and continuous sealant	
 25 Jun 2020 12:34 Ref # 12.9	 25 Jun 2020 12:34 Ref # 12.9	 25 Jun 2020 12:34 Ref # 12.9	 25 Jun 2020 12:34 Ref # 12.9
 25 Jun 2020 12:37 Ref # 12.9	 25 Jun 2020 12:37 Ref # 12.9		
12.10 Switches / Sockets	As shown in pictures	Switch working extractor and light. Tape over extractor	

12. BATHROOM (CONT.)



25 Jun 2020 12:36

Ref # 12.10



25 Jun 2020 12:36

Ref # 12.10

12.11 Heating

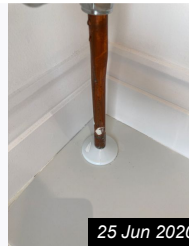
Silver heated towel rail

As New, paint splash to right hand pipe



25 Jun 2020 12:36

Ref # 12.11



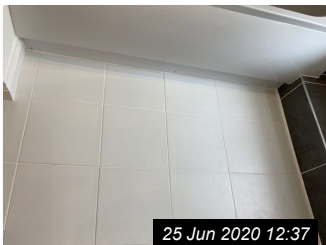
25 Jun 2020 12:36

Ref # 12.11

12.12 Flooring

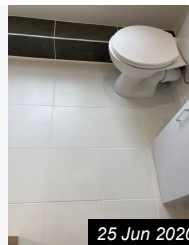
White tiled floor with white grout

Appears in good condition, yellow mark to grout behind toilet, large circular black mark across three tiles by threshold strip



25 Jun 2020 12:37

Ref # 12.12



25 Jun 2020 12:37

Ref # 12.12



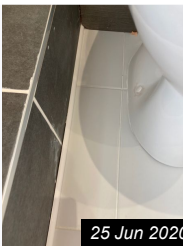
25 Jun 2020 12:37

Ref # 12.12



25 Jun 2020 12:37

Ref # 12.12



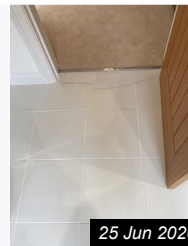
25 Jun 2020 12:37

Ref # 12.12



25 Jun 2020 12:37

Ref # 12.12



25 Jun 2020 12:37

Ref # 12.12



25 Jun 2020 12:37

Ref # 12.12

12. BATHROOM (CONT.)

25 Jun 2020 12:37

Ref # 12.12



25 Jun 2020 12:38

Ref # 12.12



25 Jun 2020 12:38

Ref # 12.12

12.13 Accessories

Mirror with decorative spots to create frame

As new



25 Jun 2020 12:39

Ref # 12.13

13. MANUALS / CERTIFICATES

Item	Description	Tenant Comments
13.1 Household Appliance Manuals	Smart meter manual and information booklet located in boiler cupboard	
Ref # 13.1	Ref # 13.1	
13.2 Kitchen Appliance Manuals	Various kitchen manuals, itemised in pictures	
Ref # 13.2 - Sink manual in kitchen cupboard	Ref # 13.2 - Extractor fan manual located in kitchen cupboard	Ref # 13.2 - Oven manual located in oven
		Ref # 13.2 - Fridge manual located in fridge door

13. MANUALS / CERTIFICATES (CONT.)**13.3 Heating Manuals**

Boiler manual located in kitchen cupboard

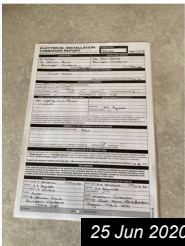


25 Jun 2020 11:56

Ref # 13.3

13.4 Electrical Safety Certificate

Electrical Installation Report located in kitchen cupboard



25 Jun 2020 11:56

Ref # 13.4

Landlord Responsibilities

Ref	Action Required	Comments
3.4 Smoke & Carbon Monoxide Alarms » Carbon Monoxide Alarm	Needs Attention	LL has been advised

Declaration

I/We the undersigned, affirm that if I/we do not comment on the Inventory in writing within seven days of receipt of this Inventory then I/we accept the Inventory as being an accurate record of the contents and condition of the property.

Signed by the

Signature

Print Name

Date / /

Signed by the

Signature

Print Name

Date / /

Terms and Conditions

Full Terms and Conditions are available on our website: www.cornishinventories.co.uk