

# Thomas Yule

Independent Inventory Specialist

est. 1990

## **INVENTORY CHECK AND REPORT**

at

Top Floor Right  
99 Sample Street  
Sample Town  
XX11 1YY

of the

**HOUSEHOLD FURNITURE AND FURNISHINGS**

as per instructions from

**LETTING AGENT  
LETTING HOUSE  
123 LETTING STREET  
LETTING TOWN  
LE1 1TT**

as at

DD Sample YYYY

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Inventory Check and Report of the Household Furniture and Furnishings at Top Floor Right 99 Sample Street Sample Town XX11 1YY as per instructions from Letting Agent, Letting Town as taken by Thomas Yule, Valuer, Aberdeen on DD Sample YYYY.

**NOTES TO TENANTS**

This inventory check and report has been prepared, by Thomas Yule, an independent party, as a comparison of the condition at the end of the tenancy to the condition as noted on the inventory at the start of the tenancy.

The length of the tenancy, fair wear & tear and comments noted on the original inventory are taken into consideration. The depreciations and charges listed are, in our opinion, the liability of the tenant.

Where items which are noted as missing or not found, however, if the tenant can state where they are located then no charge will be made once they are checked for damage.

The terms of the Tenancy agreement may overrule any of the recommendations made.

If the recommended action does not make good the issue then the next logical action should be taken at the tenant's expense.

Items marked \* may not comply with the Furniture and Furnishings (Fire) (Safety) Regulations 1988.

**DISCLAIMER**

Thomas Yule cannot be held liable for the correct status of the heating at the property.

All queries regarding the contents of this report must be made within 7 days of DD Sample YYYY when the inspection was carried out. All care and diligence have been taken to provide a fair and accurate report of the condition of the property and contents, we will not be held responsible for any items missed or damage not seen after 7 days of the date of this report.

**ABBREVIATIONS:**

F.W&T.	fair, wear and tear
As a/c	as account to clean etc
Dep	depreciation

**GENERAL**

Property was left in a tidy condition with cleaning required where detailed in the report.	As a/c to cleaners
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Signed inventory with comments used for inspection	for information
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For Thomas Yule

.....SAMPLE..... Valuer.

**UTILITY READINGS**

	Meter Number	Reading	Location
<b>Electric</b>	D07C123456	9273	Wall box to front of property
<b>Gas</b>	G4W109999940201	137	Wall box to side of property



**KITCHEN**

Unit door front loose on hinge



Food left



Floor requires to be cleaned



Sink requires to be cleaned



Hood greasy



Unit front under sink loose on hinge

Sink - requires to be cleaned

Worktops - debris & food left

Floor - requires to be cleaned

Cooker hood - greasy

as a/c cost to re-fit

as a/c cost to clean

as a/c cost to remove & as a/c cost to clean

as a/c cost to clean

as a/c cost to clean

KITCHEN cont

Hob - requires to be cleaned

as a/c cost to clean

Oven - filthy

as a/c cost to professionally clean

Bin - rubbish left & lid requires to be cleaned

as a/c cost to remove & as a/c cost to clean

SITTING ROOM

Debris under seat cushions



Requires to be vacuumed



Dusty blinds



Carpet - requires to be vacuumed

as a/c cost to vacuum

Skirtings & door frame(s) - dusty

as a/c cost to clean

Venetian blinds - dusty

as a/c cost to clean

Settee - debris & crumbs under seat cushions

as a/c cost to clean

TV - top edge dusty

as a/c cost to clean

Door handle off & left on table

as a/c cost to replace

Missing or not found items:  
4 scatter cushions

as a/c cost to replace

BATHROOM

Hairs



Requires to be cleaned



Requires to be cleaned



Floor - requires to be cleaned

as a/c cost to clean

Skirtings & door frame(s) - dusty

as a/c cost to clean

Whole suite - requires to be cleaned, hairs on toilet

as a/c cost to clean

Mirror - smeared

as a/c cost to clean

**BATHROOM cont**

Wet towels left over radiator

as a/c cost to remove

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Still damp on ceiling as noted on inventory

maintenance required by landlord

**BEDROOM**

Dusty



Mattress stained



Skirtings & door frame(s) - dusty

as a/c cost to clean

Light - 3 bulbs not working

as a/c cost to replace bulbs

Mattress - stain marked

Dep £40.00

Missing or not found items:  
Mattress protector

as a/c cost to replace

Additional Items:  
Wood effect 4 drawer unit

add or cost to remove

**BACK GARDEN**



Grass - long

as a/c cost to maintain

Wheelie bin - rubbish left

as a/c cost to remove & as a/c cost to clean

Gate off hinges - as noted on inventory

maintenance required by landlord

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unauthorised use of this format and report