

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

Report Created by: XXXX XXXX

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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.

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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 unless specified as not. Thomas Yule will always attempt to determine 'Recommended Responsibility' for changes that have occurred to the property. These recommendations will be taken into account along with the current state of the property, the original inventory, amendments and any other supporting documentation provided to Thomas Yule before the Check-Out inspection. However, Thomas Yule do not have the full history of the property and so ultimately the final decision will be made by the Managing Agent/Landlord/Owner.

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.

GENERAL

Property was left in a tidy condition with cleaning required where detailed in the report.

For information to cleaners

Signed inventory with comments used for inspection

for information

UTILITY READINGS

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



ITEMS TO BE MADE GOOD AT TENANT'S EXPENSE

Items that are: not found, damaged beyond fair wear & tear or repairs required at the tenant's expense.

Room	Ref No.	Item & comment	Allocated to
Bedroom	63	Darkwood unit – moved from sitting room, to be re-instated if required	Tenant
Bathroom	42	Toilet seat – loose, to be re-fitted	Tenant
Sitting room	54	Light – 3 bulbs not working, cost to replace bulbs	Tenant
Kitchen	72	Lights – 4 bulbs not working, cost to replace bulbs	Tenant

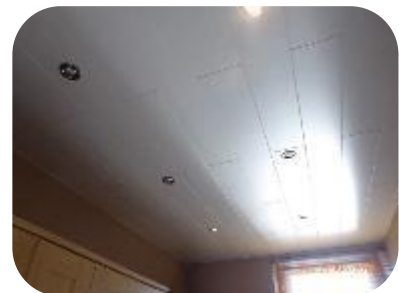
Moved from sitting room



Loose



Bulbs not working



Bulbs not working



CLEANING REQUIRED

Items that are found to require cleaning.

Room	Ref No.	Item & comment	Allocated to
Hall	7	Floor – requires to be cleaned	Tenant
	8	Door entry handset – dusty, requires to be cleaned	Tenant
Bedroom	18	Carpet – requires to be vacuumed	Tenant
	21	Blind – dusty, requires to be cleaned	Tenant
	26	Mirror – top edge dusty, requires to be cleaned	Tenant
	27	Wardrobe – door tracks requires to be cleaned	Tenant
	37	Woodwork dusty along top edges - all require to be cleaned	Tenant
Shower room	39	Floor – requires to be cleaned	Tenant
	40	Radiator – requires to be cleaned	Tenant
	41	Extractor – dusty, requires to be cleaned	Tenant
	42	Toilet – requires to be cleaned	Tenant
	43	Sink – requires to be cleaned	Tenant
	44	Shower – requires to be cleaned	Tenant
	45	Fitted units - requires to be cleaned, fronts require to be cleaned	Tenant
	48	Mirror – requires to be cleaned	Tenant
	48	Box arts – tops dusty, requires to be cleaned	Tenant
	50	Door – panels dusty, requires to be cleaned	Tenant
Sitting room	54	Light – shades dusty, requires to be cleaned	Tenant
	55	Floor – still requires to be cleaned as noted on inventory	Landlord
	64	Dining table – requires to be cleaned	Tenant
	65	Light – up lighter shade dusty, requires to be cleaned	Tenant
	68	Door – panels dusty, requires to be cleaned	Tenant
Kitchen	73	Floor – requires to be cleaned	Tenant
	78	Worktops – requires to be cleaned	Tenant
	78	Unit fronts & insides require to be cleaned	Tenant
	84	Hob – requires to be cleaned	Tenant
	85	Oven – requires to be cleaned	Tenant
	87	Fridge freezer – freezer requires to be cleaned	Tenant
	88	Washing machine - door seal requires to be cleaned	Tenant
	89	Tumble dryer – still filter requires to be cleaned as noted on inventory	Landlord

CLEANING REQUIRED cont

Dusty



Requires to be cleaned

To be cleaned



Requires to be cleaned

To be cleaned



Requires to be cleaned



Requires to be cleaned



Requires to be cleaned



Requires to be cleaned



Requires to be cleaned



Requires to be cleaned



Requires to be cleaned



Requires to be cleaned



Requires to be cleaned



Dusty



Dusty

CLEANING REQUIRED cont

Requires to be cleaned



Requires to be cleaned

Requires to be cleaned



Requires to be vacuumed

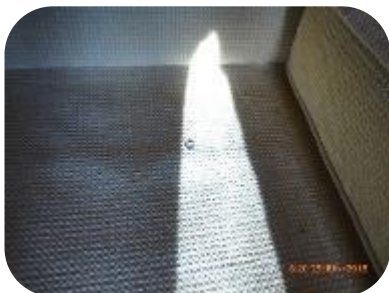
Requires to be cleaned



Dusty



Requires to be cleaned



Requires to be cleaned



Requires to be cleaned



Requires to be cleaned



To be cleaned



Requires to be cleaned



Requires to be cleaned



Requires to be cleaned



Requires to be cleaned



Requires to be cleaned

MAINTENANCE REQUIRED

Items that are noted to require maintenance at the landlord's expense.

Room	Ref No.	Item & comment	Allocated to
Front door	3	Lock cover loose	Maintenance required by landlord

FAIR WEAR & TEAR

Items that are noted under fair wear & tear during the tenancy with no charge to the tenant.

Room	Ref No.	Item & comment	Allocated to
Hall	4	Walls - Light scuff marks, rub marks on corners	Fair wear & tear
Sitting room	11	Carpet at front door - worn form use	Fair wear & tear

CLARIFICATION REQUIRED

Changes that have been noted during the tenancy that require clarification by agent or landlord.

Room	Ref No.	Item & comment	Allocated to
Kitchen		Beko fridge freezer now Beko Fridge	Landlord

END OF REPORT.....

For Thomas Yule

.....SAMPLE ONLY.....Valuer.

Sample - Thomas Yule