

Address details:	Top Floor Right	Tenant's name (s):
	99 Sample Street	Tenant
	Sample Town	
	XX11 1YY	

Date of inspection	DD Sample YYYY	Time	XXXX	Completed by:	XXXX
		XXXX			
		Tenant			

Overall Result of Inspection



General condition of Exterior of the property (fair wear & tear accepted)
Comments: No issues

General condition of Interior of the property (fair wear & tear accepted)
Comments: No issues

Standard of cleaning within the property
Comments: Very poor throughout

Tenant's comments & feedback:
Tenant not present

Animals	Evidence found	No evidence	X
----------------	-----------------------	--------------------	----------

Smoking	Evidence found	No evidence	X
----------------	-----------------------	--------------------	----------

Use of property	Action required	Tenant(s) only	X
------------------------	------------------------	-----------------------	----------

Notes from Inspection:

Smoke Alarm (Smoke) / Heat Detector (Heat) / Carbon monoxide detector (Carbon) Log						
Location	Smoke	Exp Date	Heat	Exp Date	Carbon	Exp Date
Hall	Hard wire					
Kitchen			Hard wire			
Sitting room	Hard wire					

Sitting room



Kitchen



Kitchen



Kitchen



Bathroom



DISCLAIMER

This inspection report is purely visual and does not constitute a full inventory inspection. The person undertaking the inspection will make every effort to report any areas for concern, any areas which need action from either tenant, agent or landlord. Thomas Yule have a duty of care to report any and all safety issues in full.

The person preparing the inventory is not an expert in fabrics, woods, materials, antiques etc. or a qualified Surveyor.

The Fire and Safety Regulations regarding to Furnishings, Gas, Electrical and similar services are ultimately the responsibility of the instructing principal, as stated in 'as per instruction from' section and unless the inventory is marked (*) it is deemed to have the necessary label attached.

Smoke alarms: It is the tenants' responsibility to inspect and test any smoke alarm fitted in the property as per the manufacturers' guidelines on a regular basis including the start of the tenancy. This should be done in accordance with the terms of your lease.

At no time will any tenant's belongings be touched, examined or moved to inspect behind or underneath an item of furniture. Heavy items of furniture or appliances are not moved.

All queries regarding the contents of this report must be made within 7 days of DD Sample YYYY when the inspection was carried out.

Overall Condition Colour Code Key

Acceptable		Action Required		Immediate Action Required	
------------	--	-----------------	--	---------------------------	--