

**Thomas Yule**  
*"Est. 1990"*  
**Independent Inventory Specialist**

***INVENTORY***

**at**

Top Floor Right  
Sample Property  
Aberdeen  
AB11 1BA

**of the**

**HOUSEHOLD FURNITURE AND FURNISHINGS**

**as per instructions from**

***AGENT  
SAMPLE STREET  
ABERDEEN  
AB1 1BA***

**as at**

DD Month YYYY

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Inventory of the Household Furniture and Furnishings at Top Floor Right Sample Property Aberdeen AB11 1BA as per instructions from Bain Property Agency, 92 Rosemount Place Aberdeen as taken by Thomas Yule, Valuer, Aberdeen on DD Month YYYY.

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**UTILITY READINGS**

**ELECTRICITY METER No. XXXXXX READING - 1111 (power on)**  
**GAS METER No. XXXXXX READING - 0111**

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

**OUTSIDE FRONT/LANDING**

Floor is blue carpet

Front door is lightwood flush with letterbox, handle & handle - loose

**HALL**

Ceiling painted emulsion white – marked at light fittings

Walls painted emulsion magnolia – marked in various places

Woodwork painted gloss white

The general condition of the walls & skirtings is as reported all in good condition with no marks, scratches or other defects unless otherwise stated

Three flush chrome spotlights as fitted – 1 not working, 1 no bulb

Beige fitted carpet – dented & lightly marked

c/h radiator as fitted

Visual entry door handset

Smoke alarm

Wall mounted furniture:-

- Large wooden framed mirror 50x14”
- silver framed picture - neutral colour abstract art 14x26”

Front door is lightwood flush with letterbox, handle, Yale & turn lock locks, security chain, spyhole & fitted door stop

**HALL CUPBOARD**

Décor as hall

Ideal gas Combi boiler as fitted

Wallboard with **electric meter** & fuse box, **gas meter**

## HALL CUPBOARD cont

Contents:-

Cut-off carpet	spare tiles
Tubular ironing board & cover - marked	<b>EPC Certificate</b>
Morphy Richards vacuum cleaner	sweeping brush
Squeegee mop	

Double doors are both lightwood flush with metal handles sliding on runners

## SITTING ROOM / KITCHEN

### SITTING ROOM AREA

Ceiling painted emulsion white –dirty marks, heat marked at light fittings

Walls painted emulsion magnolia – marked in various places, gouge mark

Woodwork painted gloss white

The general condition of the walls & skirtings is as reported all in good condition with no marks, scratches or other defects unless otherwise stated

6 flush chrome spotlights as fitted – 1 not working

Beige fitted carpet – downtrodden, pressure marked, spot marked in various places

Two c/h radiators as fitted

Two grey wooden framed windows & both with white sills, double glazed & both with three metal handles

Two pairs of beige floor length curtains both on metal rails

Brown leather suite consisting three & two seater settees – both sunk in middle, four large beige scatter cushions, one brown, one black, patterned scatter cushion

Electrical goods:-

- Bush TV set with remote
- Philips DVD player with remote

Chrome freestanding light with round beige shade

Furniture:-

- Glass/chrome framed four shelved TV stand
- Oval chrome framed coffee table with two obscure glass shelves underneath – unsteady
- Darkwood table – table top scored & scratched, red marks
- Four darkwood beige leather covered dining chairs
- Light wood 3 shelf unit

Wall mounted:-

- Cream framed mirror 52x18
- Large square wall mounted canvass – abstract art 31x31”

**SITTING ROOM AREA cont**

Large ceramic beige dish

2 round wooden candle holders with candles

4 leather effect place mats

4 leather effect coasters

Door to sitting room is lightwood flush with metal handle, fitted door stop & plastic door wedge

**KITCHEN AREA**

Ceiling painted emulsion white

Walls painted emulsion magnolia & part tiled – marked behind fridge

Woodwork painted gloss white

The general condition of the walls & skirtings is as reported all in good condition with no marks, scratches or other defects unless otherwise stated

2 flush chrome spotlights as fitted

Three under unit spotlights as fitted

Black tile effect vinyl flooring

Extractor fan - dirty

Kitchen units as fitted with light wood fronts & white marble effect worktop

Unit contents –

White tableware:

7 white meat plates

6 white side plates

4 wooden egg cups

3 tall ribbed glasses

3 large stem glasses

7 glass tumblers

Square glass dish

Box grater

6 white bowls

wood salt & pepper set

SS teapot

5 small glasses with handles

stem glass with gold rim

2 large rectangular glass dishes

wooden rolling pin

glass jug

Drawer contents –

Fitted plastic cutlery tray:

7 forks

6 spoons

4 teaspoons

Draining spoon

Cork screw

Garlic press

8 knives

4 large teaspoons

fish slice

grill pan handle

pizza cutter

Instruction

On & over units –

Kenwood microwave oven

**KITCHEN AREA cont**

Russell Hobbs toaster

Russell Hobbs kettle

Wooden block with 5 black handle knives

Large black marble effect chopping board

Glass chopping board

Wire utensil holder:-

Ladle

Masher

3 wooden spoon

Peeler

Whisk

Can opener

fish slice

pasta spoon

wooden spatula

parer

scissors

Wire metal cup holder with 6 mugs

wire kitchen roll spike

Chrome holder

Zanussi appliances:-

- gas hob with 4 burners - used
- glass door oven with wire trays
- oven hood, fan & light

Beko fridge freezer - complete

Zanussi ZJD12191 integrated washing machine - complete

SS one & a half sink with right drainer, integral plug, plastic plug & mixer tap – sink stain marked

Two wall mounted silver framed pictures – ‘flowers’

Wall mounted chrome clock

Black plastic bin & lid

**BATHROOM**

Ceiling painted emulsion white – light hairline crack

Walls painted emulsion magnolia & part tiled – marks in various places

Woodwork painted gloss white

The general condition of the walls & skirtings is as reported all in good condition with no marks, scratches or other defects unless otherwise stated

Two flush chrome spotlights as fitted -1 not working

## BATHROOM cont

Black tile effect vinyl flooring

c/h radiator as fitted

Extractor fan as fitted

Shaver point

White bathroom suite –

- Bath with matching front & end panels, mixer tap with attached shower head, integral plug & glass shower screen as fitted with towel rail
- Integrated toilet with matching seat & lid
- Fitted sink with mixer tap, integral plug & double door cupboard underneath

Wall mounted fittings:-

- Square mosaic tile effect mirror – some tiles missing 14x14”
- Wall mounted silver framed box art print – ‘boat in river’ 13x13”

Black square planter with artificial plant

Brown ceramic dish with pebbles

Door is lightwood flush with metal handle, turn lock, fitted door stop – sticker residue marked to bathroom side

## BEDROOM 1

Ceiling painted emulsion white

Walls painted emulsion magnolia

Woodwork painted gloss white

The general condition of the walls & skirtings is as reported all in good condition with no marks, scratches or other defects

Hanging light fitting with round black shade

Beige fitted carpet -downtrodden

C/h radiator as fitted

Grey wooden framed window & white sill, double glazed with three metal handles

Pair of green fabric floor length curtains on black metal rail

Dark wood black metal framed bed with matching headboard and end – scratch marked

Spring interior mattress - used

Linen –

Duvet

2 pillows



## **BEDROOM 2**

Ceiling painted emulsion white

Walls painted emulsion magnolia – marks, marks at headboard

Woodwork painted gloss white – chipped above door

The general condition of the walls & skirtings is as reported all in good condition with no marks, scratches or other defects unless otherwise stated

Hanging light fitting with round green patterned shade

Beige fitted carpet - marked

C/h radiator as fitted

Grey wooden framed window & white sill, double glazed with three metal handles

Pair of cream floor length fabric curtains on metal rail

Divan base double bed with light wood headboard

Two lightwood bedside chests with three drawers

Two chrome clear plastic table lights both with square white shades

Wall mounted dark wood framed print – ‘trees’ 20x20”

Fitted wardrobe with two frosted fronted sliding doors on runner, fitted shelf & two hanging rails, décor as room – walls lightly marked

Contents:-

3 grey plastic units on castors each with three plastic drawers

Door is lightwood flush with metal handle, plastic door wedge & fitted door stop

## DISCLAIMER

This inventory 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. or 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.

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 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.

Unless otherwise stated the property is in a clean and tidy condition, all electric light bulbs are in working order, all window glass is whole, all items are in good condition unless otherwise specified.

This Inventory relates only to the furniture, furnishings and all landlords equipment and contents on 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 as at the date of the Inventory and the superficial condition of same.

It is the responsibility of the tenant and the landlord (or their agent) to check the accuracy of this inventory and agree any amendments according with the landlords' (or their agents') time schedule.

## GUIDANCE NOTES

### CHECKING OUT & CLEANING

The following notes have been written to help facilitate a problem free move at the end of your tenancy.

It may be helpful for the tenant to note the following along with reference to the Tenancy Agreement when the tenancy ends.

- All items should be placed in the rooms described on the inventory.
- All china, glassware, kitchen utensils, should be clean and accessible. Any packed away during the duration of the tenancy must be unpacked, cleaned and returned to the correct position.
- Sanitary ware, windows (inside & out), hard floors, woodwork, kitchen appliances, kitchen units (fronts & inside), shelves, ovens (doors & racks), cooker hoods, refrigerators, freezers (defrosted & clean), wardrobes, drawer units.
- All food items must be removed from the property.
- Bedding and linen should be clean and placed as it was at the start of the tenancy.
- Mattresses' which have become stained during the tenancy should be professionally cleaned or replaced, refer to the Tenancy Agreement for specific conditions.
- Carpet & curtains should be professionally cleaned at the end of the tenancy, refer to the Tenancy Agreement for specific conditions. Damage to carpets and curtains will result in charges at the end of the tenancy.
- All bins (inside & out of property) should be empty and clean.

It is expected that the property will be in a similar condition of cleanliness as at the start on the tenancy.

Tenants are reminded that the check out report will be a comparison of the condition of the property and its contents at the end of the tenancy with its condition as noted on the inventory at the start of the tenancy.

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

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

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

**DECLARATION**

The property is in a clean and tidy condition, all electric light bulbs are in working order unless stated, all window glass is whole, and all items are in good condition unless otherwise specified.

What is contained on this and the preceding 10 pages is the Inventory of the Household Furniture and Furnishings at Top Floor Right Sample Property Aberdeen AB11 1BA taken by me on DD Month YYYY.

This Inventory relates only to the furniture, furnishings and all landlords equipment and contents on 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 as at the date of the Inventory and the superficial condition of same.

For Thomas Yule

SAMPLE SAMPLE SAMPLE  
.....Valuer.

Inventory checked & comments noted

SAMPLE SAMPLE SAMPLE  
..... Tenant's signature.