

Thomas Yule

Independent Inventory Specialist

est. 1990



INVENTORY CHECK AND REPORT

of

***Top Floor Left
99 Sample Street
Sample Town
XX11 IYY***

as per instructions from

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

Inspection carried out on:

DD Sample YYYY

Report Created by: Brian Robb

***www.thomasyule.co.uk
email: office@thomasyule.co.uk***

Inventory Check and Report of the Household Furniture and Furnishings at Top Floor Left 99 Sample Street Sample Town XX11 IYY as per instructions 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 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.

If a landlord or the instructing principal disagree with the recommendations or allege that this report contains omissions or discrepancies the onus is on the landlord or the instructing principal to provide evidence, documentation and or information that can be used by a Dispute Service to consider any claim. A Dispute Service is there to act as an Arbitrator. The decision of the Dispute Service will be final, and binding.

Large, bulky or heavy items are not moved during the inspection as previously stated in the inventory report. Kitchen appliances are not moved due to potential damage to flooring or injury of the person carrying out the inspection.

Please contact Thomas Yule within 7 days of DD Sample YYYY to address any issues, questions or clarification required regarding the contents of this report.

Whilst all care and diligence has been taken to provide a fair and accurate report of the condition of the property and the contents, Thomas Yule will not be held responsible / liable after the 7-day period for any items missed or damage not seen. After the 7-day period no further comment will be able to be made. If the 7-day period is not adhered to by any party preventing Thomas Yule from addressing any issue(s) then no liability is accepted by Thomas Yule in any circumstances.

Thomas Yule will in all cases be limited to a maximum value of liability of the cost paid by the landlord, client or instructing principal for this end of lease check-out report.

UTILITY READINGS

	Meter Number	Reading	Location
Electric	19E0063930	14834	Wall box to front of property
Gas	G4A500760411012011	14273	Wall box to side of property



SUMMARY OF CONDITION

The property has been left requiring a complete clean throughout and where detailed in the report. Where further cleaning or damage is identified this should be charged to the tenant.

For information to cleaners

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



ITEMS TO BE MADE GOOD AT TENANT'S EXPENSE cont

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 require to be cleaned	Tenant
Shower room	37	Woodwork dusty along top edges - all require to be cleaned	Tenant
	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

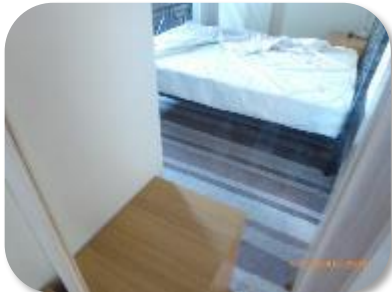
CLEANING REQUIRED cont

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

Dusty



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



To be cleaned



Requires to be cleaned



Requires to be cleaned



Requires to be cleaned



CLEANING REQUIRED cont

Requires to be cleaned



Requires to be cleaned



Dusty

**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 from use	Fair wear & tear

PHOTOGRAPH IMAGES

To access full size copies of the photographs included in this report please click on the link below. Please allow a few minutes for the images to load.

[Click here to access photograph images](#)

Please note: The download link not valid on sample reports.

END OF REPORT.....

For Thomas Yule

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