

Thomas Yule

Independent Inventory Specialist

est. 1990

INVENTORY

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

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Inventory 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.

IMPORTANT NOTES TO TENANTS

Please read the guidance notes section and the declaration section of this inventory in full. If you are unsure about any part, please contact the Landlord or their agent.

You are reminded that it is your responsibility at the beginning of the tenancy to note any specific discrepancies on this inventory. If no such additional notes are made at the start of the tenancy, this inventory will be deemed as accepted as read.

This inventory will be used to complete the report and check at the end of the tenancy.

Please make any comments in the white space next to the relevant line.

Each page should be signed after being read along with the declaration page.

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

Photographs are shown with a reference number, and this is not linked to any description line numbers.

SCHEDULE OF CONDITION & CLEANLINESS

Property Type: 1-bedroom flat

Furnished: Yes

Item	Condition	Comment
Flooring	Clean, light debris as noted in the report	
Windows	All clean on inside	
Curtains / Blinds	Clean, working order	
Furniture	Clean	
Lights	All bulbs working at inspection except where noted in the report	
Bath/Shower room	Clean	
Bed linen	Clean & ironed	
Towels	Clean	
Kitchen	Clean	
Outside / Garden	Tidy & well kept	
Overall cleaning	Cleaned to a professional standard with a neutral smell (no smoking or pet odours) detected at the time of inspection	

SMOKE, HEAT & CARBON MONOXIDE DETECTORS SUMMARY

Thomas Yule notes the presence of smoke alarms, heat detectors and carbon monoxide detectors this should not be interpreted to mean that these items are fully working, and that the property fully complies with regulations, only a visual check is made.

Location	Type	Visual Inspection only
Hall	Hard wire, smoke alarm	Yes, no issues
Siting room	Hard wire, smoke alarm	Yes, no issues
Sitting room	Battery carbon monoxide detector	Yes, no battery installed
Kitchen	Hard wire, heat detector	Yes, no issues
Kitchen	Battery carbon monoxide detector	Yes, no issues
Bedroom	Battery smoke alarm	Yes, no battery installed

MANUALS SUMMARY

Thomas Yule notes the presence of the manuals listed below as being present only. The landlord and or agent is responsible for the correct / up to date manuals being provided.

Description	Location	Comments
Folder	Kitchen drawer	
Boiler manual	Under boiler in bedroom	

HEATING CONTROLS & STOP COCK SUMMARY

Type	Location	Comments
Heating control	Kitchen wall	
Remote utility monitor unit	Kitchen worktop	
Water stop cock	Under sink	

LIGHT SWITCHES & SOCKETS CONDITION ONLY

A visual only check was made and all being intact unless noted in the report. It is the landlord and or agent's responsibility to ensure they are in working order and comply with all current regulations.

UTILITY READINGS

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



OUTSIDE FRONT



1. Cement slabbed path from street to front door
2. Wood side gate to side & rear of property
3. Wheelie bin
4. Front door is wood panelled, letterbox flap, handle, bell push, '58', Yale type lock

HALL



HALL cont

4



5



5. Ceiling painted emulsion white
6. Walls painted & papered top half beige pattern, lower are wood panelling – 4 picture hooks, marks above light switch, pins & cable clips in upper corner
7. Woodwork natural - minor scratch marks from use
8. Light laminated wood effect flooring with wood staircase & banister
9. 2 flush spotlights
10. Smoke alarm
11. Wind chimes red vase with artificial flowers
12. Double wood flush door cupboard with fuse board, radio teleswitch
13. Front door is wood panel with letterbox, handle, Yale type lock

HALL CUPBOARD

1



2



14. Décor as hall, 2 slatted wood shelves
Contents:
15. Dyson vacuum cleaner sweeping brush
16. Ironing board & cover cardboard boxes – flattened
17. 8 white towels fluffy white bathmat
18. Door is white wood panel with metal handle – handle on inside broken

KITCHEN



19. Ceiling painted emulsion white
20. Walls painted emulsion light green & part tiled - wood around worktops scratched & marked
21. Woodwork painted gloss white
22. Woodwork varnished – door threshold badly gouged & scratched
23. SS light fitting with 2 spotlights
24. Grey vinyl floor tiles – marked & rucking & badly cracked/split
25. Extractor fan as fitted
26. Wood frame windows & sill, double glazed with 3 brass effect handles
27. Venetian window blind as fitted - chain not secured safely
28. Pair of blue & white sill length curtains with matching tiebacks on pole
29. Vokera Excel gas c/h boiler as fitted

KITCHEN cont

- 30. Kitchen units as fitted with light fronts & dark worktops – fronts & top well used, debris
- 31. Pine shelf under window fitted flush to worktops
- Drawers -
- 32. Fitted cream cutlery tray
- 33. On & over units –
- Cooking appliances: -
- 34. Hygena gas hob with 4 rings
- 35. Single glass door oven with wire trays – used marked
- 36. Hygena oven hood, fan & light – light not working, greasy
- 37. Hotpoint Ice Diamond fridge freezer – complete
- 38. SS sink with right drainer, chrome mixer tap, plug on chain, basin
- 39. Recycle box, bags dustpan & brush
- 40. Door is wood flush with brass effect handle

SITTING ROOM



- 41. Ceiling painted emulsion white
- 42. Walls painted emulsion off white
- 43. Woodwork painted gloss white
- 44. Beige fitted carpet

SITTING ROOM cont

- 45. Chrome hanging light fitting with 3 shades
- 46. c/h radiator as fitted
- 47. 2 x white Upvc windows & wood sill, double glazed with white handles
- 48. Pair of purple ¾ length curtains on metal pole
- 49. Black leather suite consisting of 3-seater settee & 2-seater settee, 6 scatter cushions
- 50. Nest of 3 black wood table black wood TV stand with chrome legs
- 51. Sharp flat screen TV set with remote Goodmans Freeview box & remote
- 52. Chrome base lamp with black shade black base lamp with cream shade
- 53. Wooden block with 6 glass coasters 2 x leather effect CD style holders
- Wall mounted:
- 54. 9-part square mirror 2 x box arts 'hearts'
- 55. Light wood frame, glazed 'abstract'
- 56. Door is white wood panel with metal handle, metal handle – scuff marked to edge

BEDROOM



- 57. Ceiling painted emulsion white
- 58. Walls painted emulsion beige, 1 wall painted mocha
- 59. Woodwork painted gloss white
- 60. Hanging light fitting with cream shade

BEDROOM cont

- 61. Yellow fitted carpet – pressure marked
- 62. c/h radiator as fitted
- 63. White Upvc windows & wood sill, double glazed with white handle
- 64. Pair of brown ¾ length curtains on metal pole
- 65. Black metal frame double bed with matching Chinese style headboard & end, 2 under storage drawers on casters
- 66. Spring interior mattress
- Linen –
 - 67. White fitted sheet
 - 68. 2 pillows
 - 69. 2 brown flower pattern pillowcases
- Black wood furniture:
 - 70. 2 drawer bedside unit
 - 6 drawer unit with lift up top
- 71. 2 brown base lamps with brown shades
- 72. 3 wall mounted glass clip frame ‘dessert scenes’
- 73. Fitted wardrobe with double mirror sliding doors, shelf & high-level hanging rail, décor as room
- 74. Door is white wood panel with metal handle, doorstop

BATHROOM



BATHROOM cont

7



8



9



75. Ceiling painted emulsion white
76. Walls painted emulsion green & tiled – sea horse & mermaid tile art attached
77. Woodwork painted gloss white
78. Flush chrome 3 spotlight light fitting with chrome twist shades
79. Light wood effect laminate flooring
80. c/h radiator as fitted
81. Extractor fan as fitted
- White bathroom suite –
82. Bath with matching front panel, 2 white handles, chrome mixer tap with shower attached, slide, spray head, plug on chain
83. Toilet with matching wood seat & lid
84. Pedestal sink with 2 chrome taps, plug on chain
- Fittings:
85. Toilet roll holder glass shelf
86. Cabinet with mirror door, 2 internal shelves shaver socket
87. Toilet brush & holder bathroom scales
88. Door is white wood panel, handle, turn lock, 4 single chrome hooks, door stop, round chrome male & female sign to hall side

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 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.

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

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.

Where the inventory notes the presence of smoke alarms, heat detectors and carbon monoxide detectors this should not be interpreted to mean that these items are fully working, and that the property fully complies with regulations.

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 landlord's equipment and contents in 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.

The person preparing the inventory reserves the right not to handle or move items deemed to be fragile or valuable. In addition, the person preparing the inventory reserves the right not to handle items that may be of a health hazard and to generalise/summarise on such items deemed to be unsuitable for further inspection.

Please note that the inventory clerk is not responsible for the following:

- ◆ Testing showers or taps
- ◆ Testing appliances
- ◆ Moving heavy furniture or appliances
- ◆ Checking electrical items
- ◆ Opening windows, window locks
- ◆ Flushing toilets
- ◆ Checking heating systems or radiators
- ◆ Checking property alarms
- ◆ Removing and inspecting boxed items – it is the duty of the landlord or tenant to have all accountable items ready to check
- ◆ Specifying names of plants / shrubs and trees - only a general description will be made

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 a reference to the Tenancy Agreement when the tenancy ends.

- ◆ All items should be placed in the rooms described in the inventory.
- ◆ All tableware, glassware, kitchen utensils & equipment, should be clean and accessible. Any items 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, skirtings, door frames, kitchen appliances, kitchen units (fronts & inside), shelves, ovens (doors & racks), grills (racks & tray), cooker hoods, wardrobes, drawer units, mirrors, should be cleaned.
- ◆ Refrigerators and freezers should be cleaned and defrosted, with all water from the defrost completely removed.
- ◆ All food items must be removed from the property.
- ◆ Bedding and linen should be clean, ironed 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 if stated in the Tenancy Agreement, 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 of 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 professional 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 12 pages is the Inventory of the Household Furniture and Furnishings at Top Floor Left 99 Sample Street Sample Town XX11 IYY taken by me on DD Sample YYYY.

This Inventory relates only to the furniture, furnishings and all landlord’s equipment and contents in 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 on any amendments according to with the landlords’ (or their agents’) time schedule.

For Thomas Yule

..... *SAMPLE ONLY* Valuer.

Inventory checked & comments noted

I the undersigned have examined the preceding 12 pages of this inventory for Top Floor Left 99 Sample Street Sample Town XX11 IYY and agree that it is an accurate record at the onset of the tenancy.

This inventory document will be used for the Check Out and Report as it stands unless amendments are agreed at the beginning of the tenancy within 7 days of receipt.

Unsigned inventories will be classed as accepted by the tenant if no signed copy is returned to the Landlord (or their agent) within the timescale detailed in the lease agreement.

SAMPLE ONLY _____ Tenant’s signature

SAMPLE ONLY _____ Tenant’s signature

SAMPLE ONLY _____ Date

PHOTOGRAPH IMAGES

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