Recieved
18/10/11

Independent Inventory Specialists

Thomas Yule

"Est. 1990"

INVENTORY

at

Apartment G
645 Great Northern Road
Aberdeen
AB24 2GH

of the

HOUSEHOLD FURNITURE AND FURNISHINGS

as per instructions from

ABERDEEN PROPERTY LEASING
ROSEMOUNT HOUSE
138/140 ROSEMOUNT PLACE
ABERDEEN
AB25 2YU

as at

30 September 2011

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aiic
Association of Independent Inventory Clerks

Contents

	Page No.
UTILITY READINGS	2
OUTSIDE FRONT/LANDING	2
HALL	2
HALL CUPBOARD 1	3
HALL CUPBOARD 2	3
KITCHEN	3
KITCHEN cont	*4*
KITCHEN cont	*5*
SITTING ROOM	5
SHOWER ROOM	5
SHOWER ROOM cont	*6*
BEDROOM 1	6
BEDROOM 1 cont	*7*
BEDROOM 2	7
DISCLAMER	8
CHECKING OUT	9
CLEANING	9
DECLARATION	10

Inventory of the Household Furniture and Furnishings at Apartment G 645 Great Northern Road Aberdeen AB24 2GH as per instructions from Aberdeen Property Leasing, Rosemount House, 138/140 Rosemount Place, Aberdeen as taken by Thomas Yule, Valuer, Aberdeen on 30 September 2011.

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UTILITY READINGS

ELECTRICITY METER No. D08R27399 READING - 04395 (power on)
GAS METER No. 2009903669 READING - 01281

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

OUTSIDE FRONT/LANDING

Floor is blue patterned carpet & orange patterned door mat

Wall cupboard with **electric meter**

Front door is lightwood flush with letterbox, handle & letter plate G

HALL

Ceiling painted emulsion white

Walls painted emulsion white

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 hanging light fitting both with round cream shades

Lightwood laminate flooring

Entry door handset

Two smoke alarms

Hatch to loft – not examined

White wicker laundry hamper with matching lid

Wire clothes airer laundry basket

Front door is lightwood flush with letterbox, handle, Yale turn lock, spyhole, fitted door stop & stripe patterned door mat

HALL CUPBOARD 1

Décor as hall

Hanging light fitting – no shade

Two fitted shelves

Wooden plinth with 4 metal hooks

Vokera gas c/h boiler as fitted

Wall board with fuse box & wall mounted **gas meter**

Contents:-
Instructions
Floor sweep
Mop & bucket
wood trim
Dust pan & brush

Double doors are lightwood flush both with metal handles & mortise lock with key

HALL CUPBOARD 2

Décor as hall

Fitted unit with white front, chrome handle & single shelf

Zanussi washing machine ZWD12270W1 – complete, drawer dirty

Contents:-
Tubular ironing board & cover
Morphy Richards stream iron

Door is lightwood flush with metal handle, mortise lock & 2 keys

KITCHEN

Ceiling painted emulsion white

Walls painted emulsion white & tiled

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

Flush chrome light fitting with 4 spotlights on rail, 4 over unit spotlights & 3 under unit strip lights

Beige tiled flooring

Double c/h radiator as fitted

KITCHEN cont

White UPVC window & sill - marked, double glazed with metal handle

White Venetian window blind as fitted

Kitchen units as fitted with white fronts & lightwood worktops – dark stain next to sink, slight cut marks to surface

Unit contents –

5 white mugs
3 odd glasses
4 large stem glasses
5 white meat plates – 2 chipped
6 white bowls
Plastic jug
Plastic bowl
2 black pans, lids
SS pan, lids
2 rectangular glass dishes
2 white plastic chopping boards
White plastic bowl
Cake tray
3 cork mats
4 tall glasses
4 medium stem glasses
salt & pepper set
6 white side plates
Pyrex jug
plastic boxes, lids
frying pan
double handle pan, lid
grill pan
2 red funnels
white tea pot, lid
2 roasting trays
plastic bowl

Drawer contents –

Gray plastic cutlery tray:-

6 forks
9 spoons
9 knives
7 teaspoons

6 leather effect coasters
Quantity of tea towels
Oven pads
Grill pan handle
Can opener
Waiter's knife
Flat grater
Masher
Fork
6 leather effect place mats
oven gloves
scissors
garlic press
peeler
measuring spoons
3 black handle knives
fish slice
2 basting spoons

On & over units –

Sanyo microwave oven with glass rotating plate

Morphy Richards kettle

Russell Hobbs toaster

Zanussi fridge freezer – complete

KITCHEN cont

Cooking appliances:-

- Lamona gas hob with 4 burners
- Newhome stoves glass door oven with wire trays, grill pan
- oven hood, fan & light

SS ½ sink with left drainer, chrome mixer tap, integral plug & plastic basin, 2 plastic drainers

Tall chrome bin & lid

Double doors are lightwood panelled both with 10 glass panels – finger marked & metal handles

SITTING ROOM

Ceiling painted emulsion white

Walls painted emulsion white

Woodwork painted gloss white

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

Lightwood laminate flooring

Three wall mounted light fitting each with shaped glass shades

Double c/h radiator as fitted

Three white UPVC windows & sills, each double glazed & with metal handles & key

Three wooden Venetian window blinds as fitted – 1 currently being repaired

Black leather suite consisting, 2 x 2 seater settees – one worn marked showing red (to be repaired)

Glass & chrome framed coffee table

Door is lightwood flush with metal handle, internal closing chain & fitted door stop

SHOWER ROOM

Ceiling painted emulsion white – touch up marks

Walls painted emulsion white & tiled – light chip marks

Woodwork painted gloss white – plinth beside shower water damaged

SHOWER ROOM cont

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

Flush light fitting with round clear shade cover – blemished & 4 over unit spotlights as fitted – 1 not working

Black tiled flooring

Chrome towel c/h radiator as fitted

White shower room suite –

- Fully aqua panelled shower cubicle with white shower tray & glass shower screen door as fitted with handle
- Toilet with matching seat & lid
- Fitted sink with integral plug & mixer tap

Mira shower as fitted with slide & spray head

Shower room units as fitted with white fronts & black granite effect worktops

Chrome freestanding toilet roll & toilet brush in holder

Door is lightwood flush with metal handle & turn lock

BEDROOM 1

Ceiling painted emulsion white

Walls painted emulsion white – plaster nails showing beside window

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

Hanging light fitting with round white shade

Lightwood laminate flooring

Double c/h radiator as fitted

White UPVC window & sill, double glazed with metal handle & key

Cream & beige strip patterned roll-up window blind as fitted

Wooden framed double bed

Spring interior mattress

BEDROOM 1 cont

Linen – New
Mattress protector 2 pillows
Duvet

Two lightwood bedside chests of 3 drawers

Chrome table lights with round cream shade

Fitted wardrobe with 2 sliding mirror fronted doors, various shelves & hanging rail, décor as room containing white unit drawer from bathroom – walls marked

Door is lightwood flush with metal handle, internal closer chain & fitted doorstop
½" crack at the bottom right

BEDROOM 2

Ceiling painted emulsion white

Walls painted emulsion white – light marks

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

Hanging light fitting with round white shade

Lightwood laminate flooring

Double c/h radiator as fitted

White UPVC window & sill, double glazed with metal handle & key

Cream & beige strip patterned roll-up window blind as fitted

Wooden framed double bed -1 centre support bent

Spring interior mattress

Linen – New
Mattress protector 2 pillows
Duvet

Two lightwood bedside chests of 3 drawers – red mark to top of right hand unit

Chrome table lights with round brown shade

Fitted wardrobe with 2 sliding mirror fronted doors, various shelves & hanging rail, décor as room

Door is lightwood flush with metal handle internal closer chain & fitted doorstop

DISCLAMER

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 and unless the inventory is marked (*) it is deemed to have the necessary label attached

Smoke alarms are noted as working at the time the Inventory was carried out unless otherwise stated however they should be checked 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.

CHECKING OUT

It may be helpful for the tenant to note the following "Check out" procedures.

- All items should be placed in the rooms described on the inventory.
- All China, Glassware, Kitchen Utensils etc, should be clean and accessible. Any packed away during the duration of the tenancy must be unpacked, cleaned and returned to the correct position.
- It is expected that the property will be in a similar condition of cleanliness as at Check-in.
- Bedding and linen should be clean and placed neatly in the airing cupboard or appropriate room.

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

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

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

All items on the Inventory are assumed to be in good, clean, undamaged order unless otherwise stated in the original inventory.

CLEANING

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.

This must be thorough.

The main areas of concern are:
Sanitary ware, windows, hard floors, woodwork, kitchen appliances, including kitchen units, shelves, ovens, cooker hoods, and refrigerators, wardrobes and drawer units, linens and bedding.

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.

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 9 pages is the Inventory of the Household Furniture and Furnishings at Apartment G 645 Great Northern Road Aberdeen AB24 2GH taken by me on 30 September 2011

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

.....Valuer.

Inventory checked & comments noted

..... Tenant`s signature.

This Inventory relates to the lease between :-

Owner –

Signature.....

and

Tenant – JUN MIN CHOW / CHOON YIK WONG

Signature.....

Dated – 30 September 2011