

Keys Provided to Tenant at Check In

Door	Yale	Mortice	Electronic	Other ()
Communal Entrance	1x2		-	-
Front	1x2	1x2	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

Key Code

543L EDI ES

Parking

Allocated Space	-
Permit	-

Alarm

Installed?	Activated?	Control Box Location	Entry Code
No	-	-	-

Utilities

Meter	Meter Serial	Meter Reading	Location
Electric	P877-67 62562	60468	Hall Cupboard
Electric	P877-70 25125	85116	Hall Cupboard

Disclaimer: It is the responsibility of the landlord / agent to input any missing information on this page. It is the tenants' responsibility to inform the landlord / agent of any significant updates.



Utility Meters





condition calculator

1. Good 2. Fair Wear & Tear 3. Worn / Scratched 4. Damaged 5. Replace / Repair

Lounge

Item	Qty	Condition	Comments
Decoration		2	Emulsion; Cream; various picture hooks; slightly scuffed & marked
Woodwork		2	Gloss; White
Flooring		2	Laminate
Entry Door	1	2	Wooden; White
Lighting	1	1	CM; Ceiling pendant; Paper shade; White
Heating	1	2	WM; Storage heater; White
3seat sofa	1	2	Leather; Brown; slightly ripped in a couple of areas
Table	1	2	Wooden; tempered glass panel
Fireplace	1	1	Wooden around; White; Tiles inset; salmon; Electric Fire
Mirror	1	1	WM; Wooden frame
Lamp	1	1	Floor standing; Silver; 2x Bulb; Plastic shade
Dining table	1	1	Wooden; Glass top
Dining chairs	4	1	Wooden; fabric seat; Cream
Clock	1	1	WM; Wooden
Curtains	2	1	White; Swirl lines pattern
Curtain pole	1	1	Metal; Black

Edinburgh Inventory Services Observations

Tenant Comments



Hall

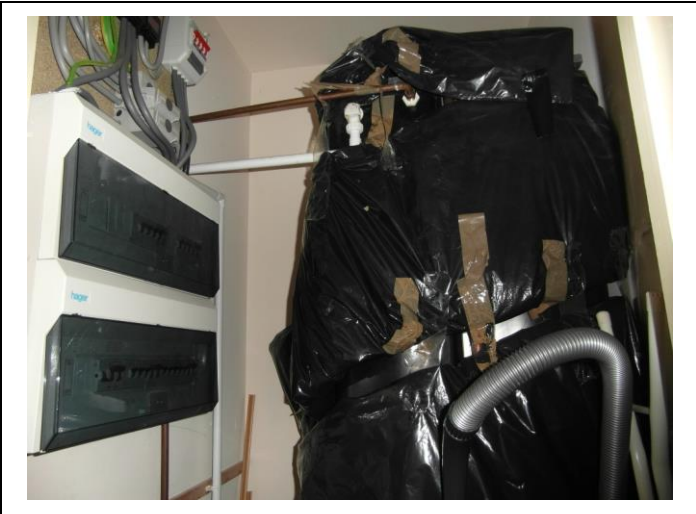
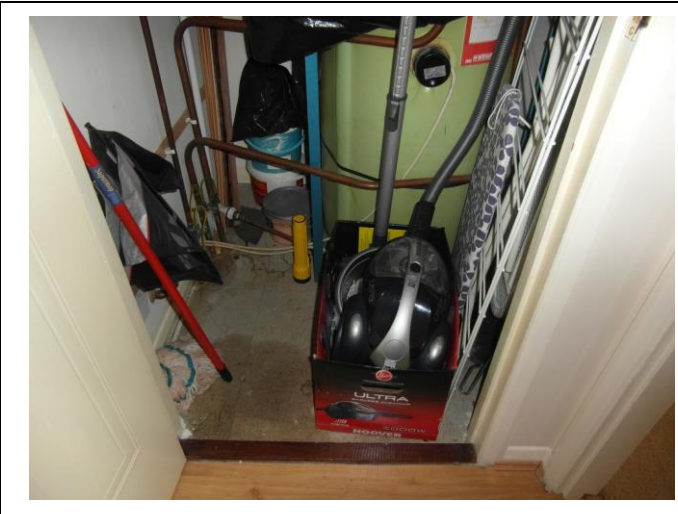
Item	Qty	Condition	Comments
Decoration		2	Emulsion; Cream; slightly scuffed & marked
Woodwork		2	Gloss; White
Flooring		2	Laminate
Entry Door	1	2	Wooden; White
Lighting	1	1	CM; Ceiling pendant; paper globe shade; white
Heating	1	1	WM; Storage heater; white
Mirror	1	1	WM; Circular; Wooden frame
Coat hooks	1	1	WM; Wooden; 4x hooks; Chrome

Edinburgh Inventory Services Observations
Photos deleted in error
Tenant Comments

Hallway Cupboard

Item	Qty	Condition	Comments
Vacuum	1	1	HOOVER; Black
Iron board	1	2	
Bucket	1	2	Plastic; Grey
Iron	1	2	MORPHY RICHARDS; White & Blue
Clothes horse	1	1	Metal; White
Brush & Pale	1	2	Plastic; Grey
Mop	1	2	
Broom	1	2	

Edinburgh Inventory Services Observations
Tenant Comments



Bedroom 1

Item	Qty	Condition	Comments
Decoration		2	Emulsion; magnolia; slightly scuffed & marked
Woodwork		2	Gloss; White
Flooring		2	Carpet; Brown/Cream
Entry Door	1	2	Wooden; White
Lighting	1	1	CM; Wooden base; 3x Bulb
Heating	1	1	WM; Storage heater; White
Double bed	1	1	Divan; Purple chequered
Double mattress	1	1	Purple chequered
Mattress Protector	1	1	
Chest of drawers	1	2	Wooden; 4x Drawer; slightly marked
Picture	1	1	S/S Frame; Small; Edinburgh Christmas at night
Wardrobe	1	1	Wooden; 2x Door
Curtains	1	1	Fabric; White
Curtain pole	1	1	Metal; Black

Edinburgh Inventory Services Observations

Please use mattress protectors as if there are any stains or markings you can become liable for these at the end of the tenancy if not noted on inventory

Tenant Comments



Bedroom 2

Item	Qty	Condition	Comments
Decoration		2	Emulsion; Cream; Red and Orange squares; slightly scuffed & marked
Woodwork		2	Gloss; White
Flooring		2	Carpet; Cream
Entry Door		2	Wooden; White
Lighting	1	1	CM; Silver base; S/S Swirl Rod; 4x Halogen bulb
Heating	1	2	WM; Storage heater; White
Double bed	1	1	Blue patterned; divan
Double mattress	1	1	Blue patterned
Mattress protector	1	1	
Lamp	1	1	Table lamp; Wooden base; fabric lamp; Brown
Wardrobe	1	1	Wooden; 4x Door; Head bulbs; Halogen
Bedside Table	1	2	Pine; 1x drawer
Table Lamp	1	2	
Mirror	1	1	WM; Wooden frame
Curtains	2	1	White; Rectangle pattern
Blind	1	1	Fold down; Blue
Curtain pole	1	1	Metal; Black

Edinburgh Inventory Services Observations

Please use mattress protectors as if there are any stains or markings you can become liable for these at the end of the tenancy if not noted on inventory

Tenant Comments



Kitchen

Item	Qty	Condition	Comments
Decoration		2	Emulsion; Cream; slightly marked; Tiles; White
Woodwork		1	Gloss; White
Flooring		1	Vinyl; Green & Cream squares
Entry Door	1	1	Wooden; white
Worktop		2	Wooden; Cream; very slightly scratched
Units		1	Wooden; 7x Door; 3x Drawer
Lighting	1	1	CM; Black base; S/S Rod; 4x Halogen bulb
Fire Blanket	1	1	WM
Appliances			
Extractor Hood	1	1	WM
Hob	1	2	WHIRLPOOL; White; plates slightly worn
Oven	1	2	WHIRLPOOL; White
Extractor Hood	1	2	WHIRLPOOL: White
Washing Machine	1	1	INDESIT; White
Fridge / Freezer	1	2	White
Microwave	1	1	SANYO; White
Kettle	1	2	Chrome & Black
Toaster	1	2	Chrome & Black
Glassware			
Wine	5	2	
Assorted	6	2	
Crockery			
Dinner Plates	5	2	Assorted; ceramic
Side Plates	2	2	Assorted; ceramic
Bowls	15	1	Assorted; ceramic
Mug	10	1	Assorted; ceramic
Dinner Plates	4	1	NEW; cream & white ceramic
Side Plates	4	1	NEW; cream & white ceramic
Bowls	4	1	NEW; cream & white ceramic
Cutlery			
Knives	1	2	S/S
Forks	8	2	S/S
Table Spoons	4	2	S/S
Tea Spoons	6	2	S/S
Other			
Pyrex Mixing Bowl	1	2	

Plastic Mixing Bowl	1	2	
Oven Tray	2	2	
Frying Pan	2	2	
Scales	1	2	White plastic with bowl
Saucepan	2	2	
Plastic Colander	1	2	
Red Plastic Bowl	1	2	
Wooden Chopping Board	1	3	
Dish Drainer	1	2	
Cutlery Drainer	1	2	
Slotted Spoon	3	2	
Fish Slice	1	2	
Serving Spoon	2	2	
Wooden Spoon	2	2	
Masher	1	2	
Pastry Brush	1	2	
Tongs	1	2	
Scissors	1	2	
Corkscrew	1	2	
Tin Opener	3	2	
Grill Pan	1	1	NEW
Peeler	1	2	
Whisk	2	2	
Cutlery drainer	1	1	S/S
Dish drainer	1	2	S/S
Shelf	1	1	WM; Chrome
Bin	1	2	Grey plastic; flip flop

Edinburgh Inventory Services Observations
Tenant Comments



Bathroom

Item	Qty	Condition	Comments
Decoration		2	Emulsion; Cream; Tiles; White; Sea animals border
Woodwork		2	Gloss; White
Flooring		2	Tiles; Cream
Entry Door	1	1	Wooden; White
Lighting	1	1	CM; Large glass shade
Bath	1	1	Plastic; White
Wash Hand Basin	1	1	Ceramic; White
Toilet	1	1	Ceramic; White
Shower	1	1	AQUASTREAM; S/S Hose
Shower Curtain	1	1	White
Toilet roll holder	1	2	WM; S/S
Toilet brush	1	2	S/S base; Plastic brush; White
Cabinet	1	1	Wooden; 2x Door; White
Mirror	1	1	WM; Circular
Towel rail	1	1	WM; S/S
Shelf	1	1	WM; Glass
Bin	1	2	Pedal bin; Metal; White
Curtain pole	1	1	WM; S/S
Ornament	1	2	Wooden duck
Clock	1	1	Plastic frame; Blue

Edinburgh Inventory Services Observations**Tenant Comments**





EIS Cleaning Guidance Checklist

A true representation of the cleanliness of the subject property at Check In

Aims to ensure that the property maintains a hygienic and sterile living environment throughout the tenancy

Lounge		
ITEM	√	Comment
Cupboards – cleaned, tidied, vacuumed		
Doors – wiped down, cleaned any windows		
Flooring – cleaned, vacuumed (under & behind furniture)		
Furniture - cleaned, dusted and polished		
Personal Possessions - removed		
Sofa – remove cushions and vacuum underneath & sides		
Skirting, dado rails and pictures – cleaned, dusted		
Windows and frames - cleaned both inside and out		

Hall		
ITEM	√	Comment
Cupboards – cleaned tidied, vacuumed		
Doors – wiped down, cleaned any windows		
Flooring – cleaned, vacuumed (under & behind furniture)		
Furniture - cleaned, dusted and polished		
Personal Possessions - removed		
Skirting, dado rails and pictures – cleaned, dusted		
Windows and frames - cleaned both inside and out		

Bedroom 1		
ITEM	√	Comment
Cupboards – cleaned, tidied, vacuumed		
Doors – wiped down, cleaned any windows		
Flooring – cleaned, vacuumed (under / behind furniture)		
Furniture - cleaned, dusted and polished		
Personal Possessions - removed		
Skirting, dado rails and pictures – cleaned / dusted		
Beds – wipe down, vacuum mattress		
Wardrobe – cleaned, tidied, vacuumed		
Windows and frames - cleaned both inside and out		

Bedroom 2		
ITEM	√	Comment
Cupboards – cleaned, tidied, vacuumed		
Doors – wiped down, leaned any windows		
Flooring – cleaned, vacuumed (under / behind furniture)		
Furniture - cleaned, dusted and polished		
Personal Possessions - removed		
Skirting, dado rails and pictures – cleaned / dusted		
Beds – wipe down, vacuum mattress		
Wardrobe – cleaned, tidied, vacuumed		
Windows and frames - cleaned both inside and out		

Kitchen		
ITEM	√	Comment
Bin – emptied, cleaned with bleach		
Crockery – cleaned, arrange neatly in one location		
Cupboards – cleaned, tidied, vacuumed		
Cutlery – cleaned, arranged neatly in one location		
Doors – wiped down, cleaned any windows		
Extractor Fan– cleaned / replaced filter		
Flooring – cleaned, vacuumed (under / behind furniture)		
Food – removed		
Fridge Freezer – defrosted, cleaned		
Furniture - cleaned, dusted and polished		
Grouting – cleaned with bleach		
Glassware – cleaned, arranged neatly		
Microwave – cleaned, including inside top		
Oven – cleaned thoroughly		
Personal Possessions - removed		
Sink – cleaned with bleach (including plug)		
Skirting, dado rails and pictures – cleaned / dusted		
Surfaces – cleaned		
Units / Drawers – cleaned, tidied		
Washing Machine / Dishwasher – cleaned dispensers		
Windows and frames - cleaned both inside and out		

Bathroom		
ITEM	√	Comment
Bath / Shower Tray – cleaned with bleach (including plug)		
Bath seal – cleaned wit bleach		
Bn – emptied, cleaned with bleach		
Cupboards – cleaned, tidied, vacuumed		

Doors – wiped down, cleaned any windows		
Extractor Fan – cleaned / replaced filter		
Flooring – cleaned, vacuumed (under / behind furniture)		
Furniture - cleaned, dusted and polished		
Grouting – cleaned with bleach		
Personal Possessions - removed		
Sink – cleaned with bleach (including plug)		
Skirting, dado rails and pictures – cleaned / dusted		
Surfaces – cleaned		
Toilet – cleaned with bleach		
Units / Drawers – cleaned, tidied		
Windows and frames - cleaned both inside and out		

Exterior		
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ITEM	√	Comment
Bins – no visible bin bags, neatly arranged		
Decking– cleaned, swept		
Doors – wiped down, cleaned any windows		
Equipment – secured, neatly arranged		
Flower beds – maintained, neat		
Furniture - cleaned, polished		
Grass – maintained, cut, neat		
Patio – cleaned, swept		
Personal Possessions - removed		
Shed – cleaned, tidied		
Surfaces - cleaned		
Windows and frames - cleaned both inside and out		

Miscellaneous		
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ITEM		Comment
Odours (Smoking, Food, Sewage etc.)		
Evidence of Pets		
Neglect		
Other		

Edinburgh Inventory Services Observations

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Tenant Comments

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