



Inventory and Condition Report

Subject Property

10/4 Spottiswoode Road
Edinburgh
EH9 1BQ

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Guidance Notes for Tenants

An 'Inventory and Condition Report' is a written document that records the observed state of the property, its contents, furniture, fixtures and fittings.

An Inventory should be carried out for both furnished and unfurnished properties.

It is important that tenants take care acknowledging the recorded information, as it will be used as a basis for any claim of damage or change in condition at the end of the tenancy.

What is the need for an Inventory?

An Inventory is an essential document that is used to define the true condition, cleanliness and the contents of the property at the start of the tenancy and is used at 'Check Out' to verify any issue relating to cleanliness, damage, missing items or a change in condition at the end of the tenancy.

The Tenancy Deposit Scheme (Scotland) Regulations became law on 7 March 2011 with the aim to 'protect' the tenant's deposit. This will ensure good practice in deposit handling and will assist in the case of a dispute.

Edinburgh Inventory Services act as an independent, unbiased, 'Inventory Management Company', who serve the interests of both the landlord and the tenant(s). Our professionally produced inventories effectively preserve the landlord's property as well as protect the tenant's deposit.

Inspections and Protecting your Deposit

Pets and smoking are generally prohibited in rented accommodation. The inventory clerk will inspect the property for signs of pet or smoke related stains, odours or discolouration. Written permission must be obtained from the landlord or letting agency prior to smoking or allowing pets into the property.

We strongly advise that you get written permission from the landlord / agent before putting up shelves or pictures or installing satellite / cable services, as charges will result from any repairs to holes, nails or screws in walls and / or tears to wallpaper.

Abbreviations

RHS	Right Hand Side
LHS	Left Hand Side
RH	Right Hand
LH	Left Hand
WM	Wall Mounted
DM	Door Mounted
CM	Ceiling Mounted
GM	Garden Mounted
QTY	Quantity
PCS	Piece / Pieces
SS	Stainless Steel

Glossary

These are precise terms relating to aspects of a property that provide an accurate description of a feature without the need for long explanations. This list is not intended to be exhaustive.

Broken	No longer functioning
Burns	Evidence of fire or heat damage
Chipped	A small abrasion to the surface
Detached	Separated from fitting
Dirty	In need of cleaning from 'grubby' using cleaning materials
Dusty	Covering of dust removable with a vacuum or duster
Filthy	In need of professional cleaning, in a state that may not be restorable to an acceptable standard
Gouge	Deep abrasion to the surface, may require repair
Greasy	Greasy to touch
Grubby	In need of cleaning from 'dusty' using cleaning materials
Holed	Holes caused by fixings, nails, pins etc.
Impressions	Imprints, dents
Limescale	White deposits of water
Loose	Slack, unfastened
Marks	Blemish
Mildew	Mould or fungi
Scuffed	Evidence of rubbing
Scratched	Evidence of scraping
Soiled	Badly stained and marked
Stained	Discolouration
Soiled	Tarnished, unclean
Torn	Rips in fabric
Worn	Excessive wear and tear

Check In

Welcome to your new home!

Please find enclosed the Inventory & Condition Report for the 'Subject Property' completed by Edinburgh Inventory Services.

The 'Inventory and Condition Report' is a PERCEPTION report detailing the contents, condition and cleanliness of the property at 'Check In'. It is supported by photographic evidence when appropriate.

You have 7 days to review the 'Inventory and Condition Report' from the date you receive the email. If you wish to make any amendments or comments regarding the 'Inventory and Condition Report' they should be detailed in writing and supported with photographic evidence where appropriate, to info@edinburgh-inventories.com . These comments shall appear on the final amended copy. If applicable, an 'Inventory Clerk' will visit the property to verify any amendments.

Following the 7-day review period the final amended copy of the Inventory will stand as a legally binding document and is considered as a true and accurate statement of the condition, contents and cleanliness of the subject property.

Please note the electrical items listed, including portable appliances, may not been checked or tested by the inventory clerk. The Inventory simply details the respected type, brand and perceived condition of such items. Safety and functionality of the appliance / equipment cannot be guaranteed by Edinburgh Inventory Services, this is a responsibility of the landlord / letting agent.

Each item listed within the inventory is inspected and given a rating of 1 – 5. Please refer to the condition calculator detailed below.

1. Good	Few to no imperfections
2. Fair Wear and Tear	Effects of use or aging
3. Worn / Scratched	Evidence of chips, dents, scuffs, tears, marks or scratches
4. Damaged	Evidence of breakage
5. Replace / Repair	Broken or missing and in need of restoration or exchange

Information gathered by Edinburgh Inventory Services will be presented to the Landlord / Letting Agent for their records. Any works deemed necessary following the 'Check In' inspection are the responsibility of the Landlord or Letting Agent

From everyone at Edinburgh Inventory Services,

We hope you enjoy your new home!

Disclaimers:

Accuracy

Whilst Edinburgh Inventory Services takes every care to ensure the accuracy of the Inventory, however it gives no warranty to the accuracy of the content. It remains the Tenants' responsibility to confirm the accuracy of the Inventory and to make any amendments / comments where deemed necessary. Amendments / comments must be brought to the attention of Edinburgh Inventory Services, in writing, within 7 days of 'Check In'.

Working order and condition

This Inventory and Condition Report relates only to decoration, furnishings, equipment and contents within the property. It is no guarantee of, or reports on, the adequacy of, or safety of, any such equipment or contents and is merely a record that such items exist within the property at the date of completion and a superficial condition of the same. It is understood that the condition of the fabric and contents are normally age worn and age marked unless otherwise noted - those items will be referred to within the Inventory and Condition report as condition '2'.

Structural

This Inventory and Condition Report does not constitute a structural survey. Fixtures and fittings are listed, described but does not report to the working order.

Comments

Where the descriptive words 'gold', 'silver', 'chrome', 'brass', 'SS', oak', 'pine' etc. are used, it is understood that this is a description of the colour and type but does not guarantee the actual fabric unless documentary evidence is available. The description of the listed item is for identification purposes only as we do not attempt to determine whether the item is genuine or reproduction.

Maintenance

Any maintenance problems found at the commencement or during the term of the tenancy should be reported to the landlord / letting agent, not the inventory clerk.

Furnishings

It is understood that items within the property and listed on the Inventory & Condition Report comply with the Furniture (Fire) (Safety) Regulations 1999 – amended 1993. It is the responsibility of the landlord / letting agent to ensure compliance of such items.

Fire Safety Equipment

It is the tenant's responsibility to ensure that any smoke detectors / carbon monoxide detectors present within the property maintain working order. Any faults should be reported immediately to landlord / letting agent.

General

This Inventory & Condition Report has been prepared on the accepted principle that all items are free from obvious blemishes, faults or damage except where stated. An item that appears 'as new' will be referred to within this report as condition '1'. The 'OIM Condition Calculator' is used as a guideline for descriptive purposes.

Gardens, Locked Rooms, Lofts, Cellars

This Inventory and Condition Report does not cover gardens, locked rooms, lofts or cellars. Contents in such areas will therefore not be listed. If accessible the Inventory Clerk will take photographs at the time of completion and include these within the report. These photographs will be referred to at Check Out for comparison.

Windows and doors

Windows are considered to be free of any damages unless otherwise stated. Doors are checked where keys are provided. Any faults should be reported as a maintenance problem to the landlord / letting agent.

Heavy Items

Items such as kitchen appliances, wardrobes, beds and sofas will not be moved if deemed too heavy. The Inventory Clerk will not be responsible for the condition of any areas surrounding such items that cannot be seen.

Ownership

This Inventory & Condition Report remains the property of Edinburgh Inventory Services and shall not be used or copied without written permission.



Subject Property

10/4 Spottiswoode Road
Edinburgh
EH9 1BQ

Residential Property Inventory and Condition Report



Landlord / Agency Details

Name: Southside Property Management
Address: 20 Nicolson Street
Edinburgh
EH8 9DH
Contact Tel: 0131 510 0051

Check In

Date of Inventory	30/07/2021
Check In Date	30/07/2021
Inventory Clerk	COM

Terms and Conditions

The 'Inventory and Condition Report' is a PERCEPTION report detailing the contents and condition of the property at 'Check In'. It is supported by photographic evidence when appropriate. The property has been noted as professionally cleaned from start of tenancy. If you do not agree with this then please email back with photographic evidence, this will be added into the inventory report.

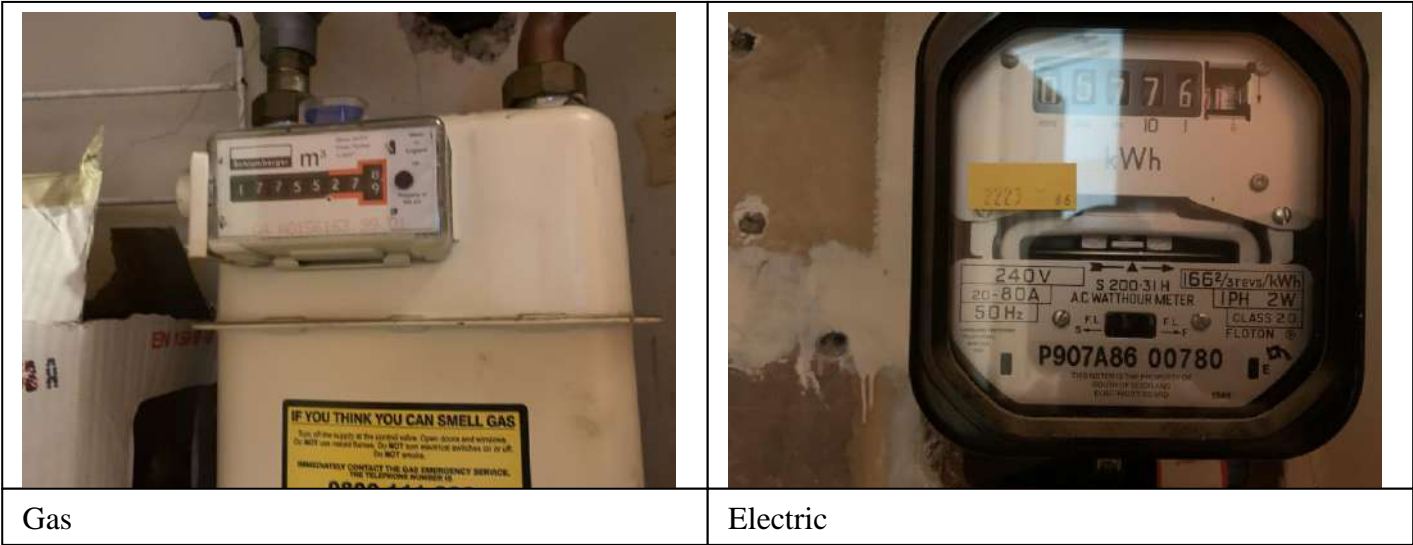
You have 7 days to review the 'Inventory and Condition Report' from the date you receive it. If you wish to make any amendments or comments regarding the 'Inventory and Condition Report' they should be detailed in writing and supported with photographic evidence where appropriate, to info@edinburgh-inventories.com. These comments shall appear on the final amended copy. If applicable, an 'Inventory Clerk' will revisit the property to verify any amendments.

An amended copy of the 'Inventory and Condition Report' will be sent to you and will be held on record as a true statement of the contents, condition and cleanliness of the property at Check In. This final report will be used to complete an End of tenancy Inspection at Check Out. **If no comments are made and/or no discrepancies are noted within 7 days of receiving the Inventory and Condition report, the original will act as a true representation of the property at Check In.**

Any problems or issues with the property should be discussed directly with the Landlord / Letting Agent. We have no authority or responsibility to deal with the management of the property or tenancy agreement.

Meter	Meter Serial	Meter Reading	Location
Gas	G4 A0156163 99 01	17755	Hallway Cupboard
Electric	P907A86 00780	05776	Hallway Cupboard

Meters



Gas

Electric

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.



Smoke Detectors



Location – Hallway Ceiling



Location – Lounge Ceiling

Heat Detectors



Location – Kitchen Ceiling

CO Alarm



Location – Kitchen Drawer



condition calculator

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

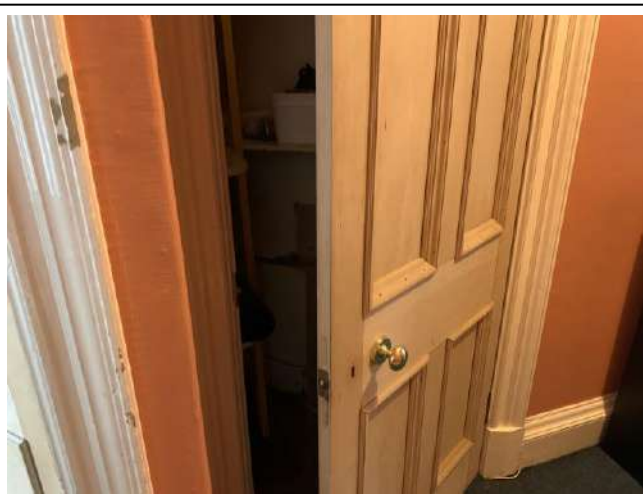
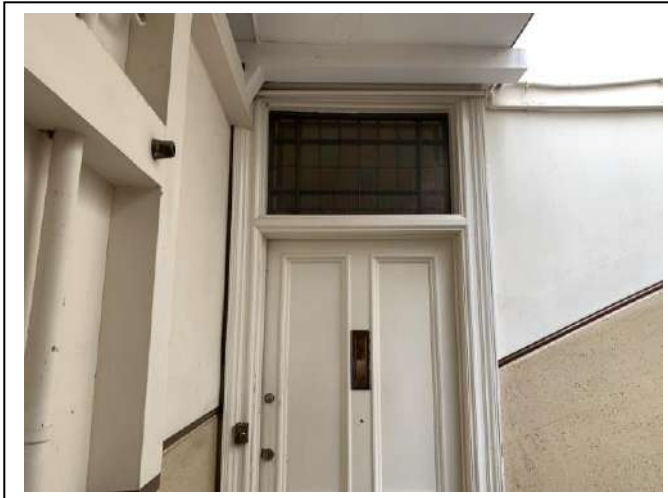
Hallway

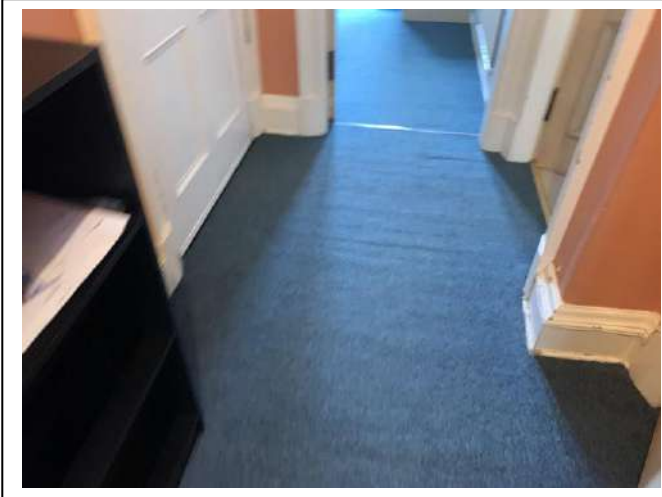
Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		2		Orange wallpaper with white emulsion ceiling	
Woodwork		2		White gloss	
Flooring		2		Grey carpet	
Entry Door	1	2		White gloss	
Windows and Frames	1	2		Stained glass; with white gloss frame	
Lighting	1	2		CM; pendant; with brown shade	
Stop cock	1	2		WM	
Traditional doorbell	1	2		WM; white metal	
Thermostat	1	2		WM; white plastic; Honeywell	
Cupboard	1	2		Fitted; with wooden door; brass fittings and white gloss shelves	
Circuit breaker	1	2		WM	
Utensil holder	1	2		Ceramic	
Whisk	1	2		SS	
Salad fork	1	2		Black plastic	
Kitchen knives	3	2		SS; with black plastic handle	
Clothes horse	1	2		White metal	
Measuring jug	1	2		Plastic	
Spirit level	1	2		Large; yellow	

Edinburgh Inventory Services Observations

Decorating and clutter within cupboard not listed

Tenant Comments





Bedroom 1

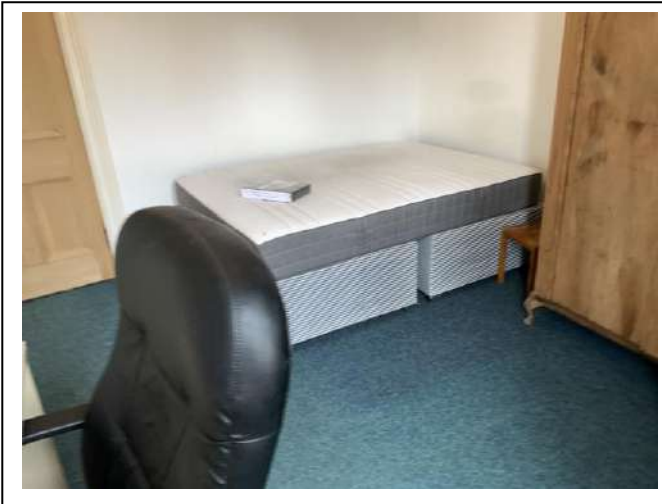
Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		3		White emulsion; stained by bed; worn and marked	
Woodwork		2		White gloss; several chips	
Flooring		3		Green carpet; worn; some stains and paint flecks	
Entry Door	1	2		Wooden with brass fittings; slightly paint marked; holes in door	
Windows and Frames	2	3		White; uPVC; Double-glazed; difficult to open	
Lighting	1	1		CM; pendant with shade	
Heating	1	2		White; wall mounted; central heating; chipped and rusty on top	
Coat hook	1	2		DM; black metal	
Chest of drawers	1	2		Pine; with 3x drawers and metal handles; worn; with stained top	
Bed	1	3		Double; striped divan; worn	
Mattress	1	3		Grey and white; double; slightly worn; stained	
Wardrobe	1	3		Wooden; with 2x doors; shelf and rail; worn	
Side table	1	3		Varnished wood; worn	
Side unit	1	2		Wooden; with 2x doors and drawers; worn	
Curtain rail	1	2		WM; white plastic	
Curtains	1 set	2		Plaid patterned fabric	
Desk	1	2		Wooden effect	
Desk chair	1	3		Black base and seat; seat worn and cracking	

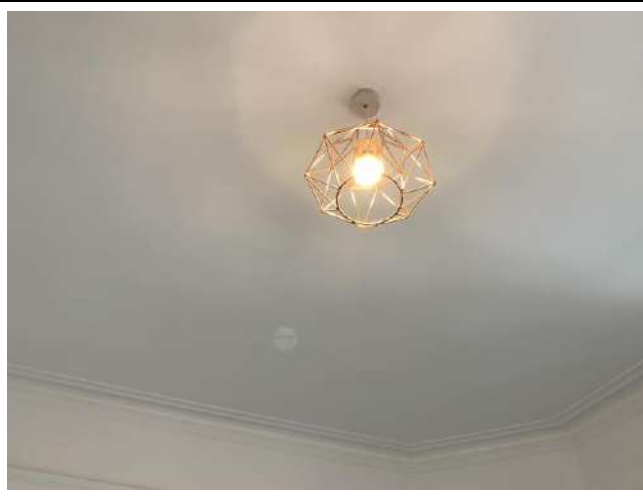
Edinburgh Inventory Services Observations

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







Lounge

Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		3		White emulsion; several Blu-Tac stains; marked and chipped	
Woodwork		2		White gloss; some chips and stains	
Flooring		3		Oatmeal carpet; 1x ring mark; some stains; slightly worn	
Entry Door	1	2		Wooden with brass fittings	
Windows and Frames	3	2		White; uPVC; Double-glazed; LHS window does not unlock	
Lighting	1	2		CM; pendant with brown shade	
Heating	2	2		White; wall mounted; central heating	
Couch	1	2		Black leather; 3x seater; slightly marked	
Curtain rail	1	3		WM; wooden	
Curtains	1 set	2		Black fabric; paint stained; loose RHS; 1x tear	
Couch	1	2		Black leather; 2x seater; slightly worn	
Edinburgh press	1	2		Fitted; white gloss	
Side unit	1	2		Pine with 2x doors; 2x drawers and mirror; top worn; handle held on with string	
Scatter cushions	3	2		Assorted fabric	
Coffee table	1	2		Black wooden effect	
Side table	1	4		Varnished wood; worn; broken leg	
Television unit	1	2		Black wooden effect	
Edinburgh press	1	2		Fitted; white	
Notice board	1	2		Not mounted; with wooden frame	

Edinburgh Inventory Services Observations
Tenant Comments





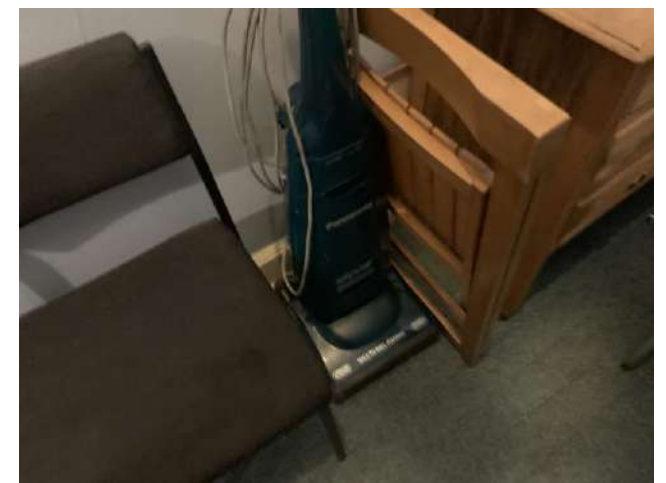
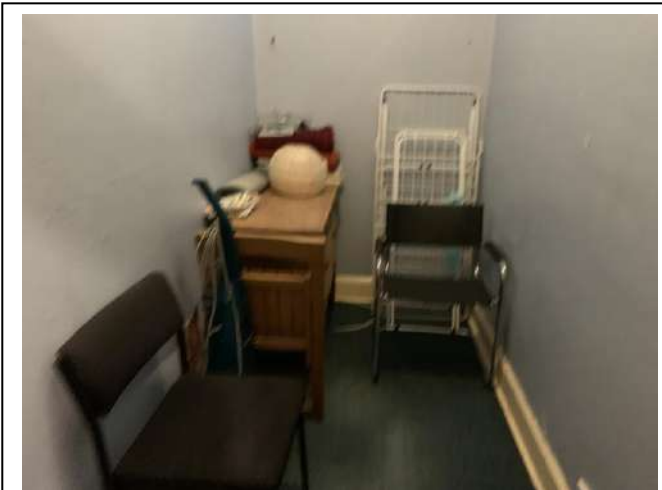
Box Room

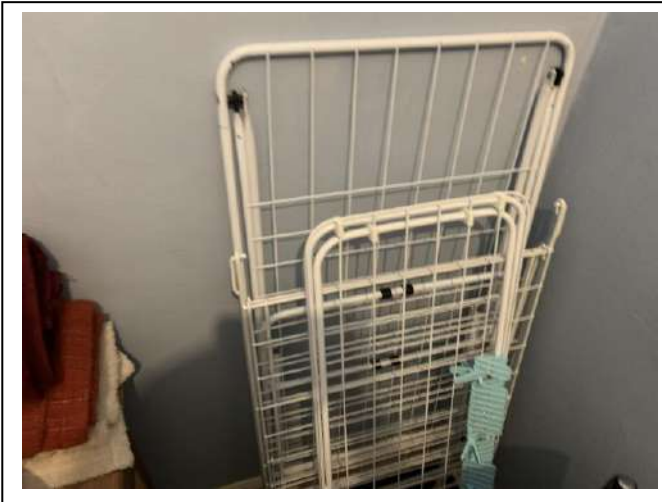
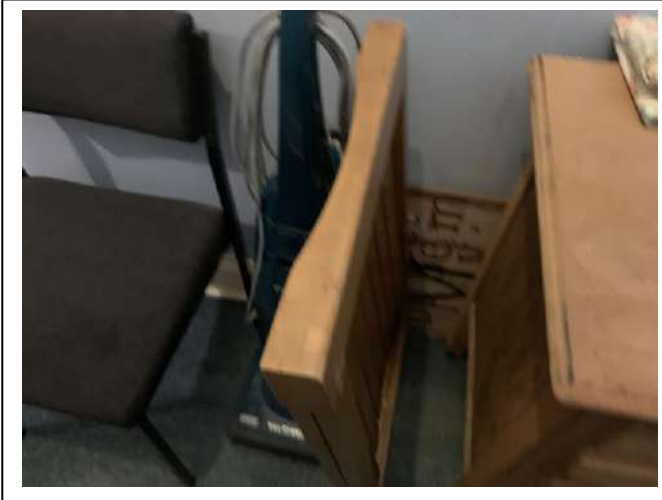
Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		3		Pastel blue emulsion; several marks; screw holes and chips; ceiling cracked and stained	
Woodwork		3		White gloss; several chips	
Flooring		3		Grey carpet	
Entry Door	1	2		Wooden with brass fittings and 2x glass panels; no handle on inside; 1x missing frame piece	
Windows and Frames	2	2		White gloss frame with 8x panes	
Lighting	1	1		CM; pendant with no shade	
Heating	1	3		White; wall mounted; central heating; chipped and rusty	
Chair	2	3		Assorted; metal frame	
Clothes horse	2	1		White metal	
Vacuum	1	2		Plastic; Panasonic	
Folding chair	1	2		Wooden	
Wall hanging	1	2		Not mounted	
Rug	1	4		Grey fabric	

Edinburgh Inventory Services Observations

Items of clutter not listed

Tenant Comments





Kitchen

Item	Qty	Condition At Check In	Condition At Check Out	Comments	Comments
Decoration		3		White emulsion; with coloured ceramic tile splash back; silicon stained; marked and scuffed; ceiling cracked	
Woodwork		2		White gloss; chipped and worn	
Flooring		3		Vinyl; stained; marked and some small cuts	
Entry Door	1	3		Wooden with brass fittings; worn	
Windows and Frames	3	2		White; uPVC; Double-glazed; dirty on outside; some staining	
Lighting	3	3		CM; 1x pendant with paper globe shade; 2x metal fitting with 3x spotlight bulbs in each; bulb out	
Heating	1	3		White; wall mounted; central heating; slightly chipped	
Worktop		3		Wooden effect laminate; slightly marked; scratched and chipped at edge;	
Units		3		White with wooden effect trim; handles broken; stained inside; chipped and worn	
Sink	1	2		White plastic; with white mixer tap and draining rack; chipped and rusty in places; silicon stained	
Appliances					
Extractor hood	1	4		Fitted; white; Tricity Bendix; stained and greasy within	
Oven	1	1		White; Bush; with 4x gas burners	
Fridge	1	2		White; Hotpoint	
Freezer	1	1		White; Zanussi	
Washing machine	1	2		White; Logik	
Tumble Dryer	1	2		White; Sensordry; slightly marked	
Kettle	1	1		SS and glass	
Toaster	1	2		SS; Morphy Richards	
Microwave	1	2		Black; Russell Hobbs	
Boiler	1	1		WM; white; Vaillant	
Iron	1	3		White; Morphy Richards	
Stick blender	1	2		White plastic	
Glassware					
Wine	4	2			
Assorted	12	2			
Crockery					
Dinner Plates	10	2		Assorted; some chips	
Side Plates	9	2		Assorted	
Bowls	10	2		Assorted; worn	
Mugs	22	3		Assorted	
Cutlery					
Knives	11	2		SS	

Forks	9	2		SS	
Spoons	13	2		SS	
Tea Spoons	16	2		SS	
Other					
Bin	1	2		Plastic	
Dish drainer	2	1		Plastic	
Dining table	1	3		Wooden	
Dining chairs	4	2		Folding; wooden	
Cupboard	1	3		Fitted; with wooden door; lighting not working	
Dustpan and brush	1	3		Plastic; worn	
Sieve	1	2		Plastic and SS	
Ironing board	1	2		With cream cover; slightly worn	
Mop	1	2		Plastic	
Ladder	1	3		Aluminium; worn	
Clothes horse	1	3		White metal	
Chair	1	2		Wooden frame; with wicker seat	
Bin	1	2		Blue plastic	
Extension cable	1	1		White plastic	
Table lamp	1	2		Grey base	
Utensil holder	1	1		White plastic	
Window pole	1	2		Wooden and metal	
Fish slice	5	3		Assorted	
Mixing spoon	3	3		Wooden; worn	
Ladle	1	2		Plastic	
Whisk	1	2		SS and black plastic	
Serving spoon	3	2		Plastic	
Spatula	1	2		Metal and silicon	
Grill handle	1	2		SS and black plastic	
Pasta spoon	1	1		Plastic	
Fruit bowl	2	2		Wooden and glass	
Scissors	3	2		Assorted	
Nut cracker	1	1		Metal	
Rolling pin	1	2		Wooden	
Peeler	2	1		Assorted	
Can opener	2	2		Assorted	
Bottle opener	1	2		Wooden handle	
Cork screw	1	1		SS	
Pizza cutter	1	2		Black plastic handle	
Kitchen knives	18	2		Assorted	
Oven gloves	4	2		Grey fabric	

Egg rack	1	2		Brown	
Butter dish	1	2		White; with lid	
Crock pot	2	2		Black; with lids	
Frying pan	1	2		Metal; worn	
Saucepan	1	2		Metal; with lid	
Colander	3	1		Metal and plastic	
Baking tray	9	4		Assorted; worn	
Sieve	2	2		SS	
Chopping boards	10	3		Plastic and wooden; with holder; worn	
Measuring jugs	2	1		Pyrex	
Steamer	1	1		SS	
Grater	3	3		SS; stained	
Knife sharpener	2	3		Assorted	
Masher	3	2		SS	
Ramekins	4	2		Brown	
Vase	2	2		Red and glass	
Sugar bowl	1	2		Brown; with lid; chipped	
Bowl	1	2		Brown; with lid	
Pepper mill	4	2		Wooden and plastic	
Baskets	2	3		Plastic	
Basins	3	3		Plastic	
Tray	1	3		Wooden; worn	
Mezzaluna	1	2		Wooden and SS	
Grill tray	1	2		Metal	
Plunger	1	2		Wooden	
Laundry baskets	2	2		Plastic	
Clock	1	1		WM; black metal	
Clothes hanger	1	2		CM; traditional pulley	
Pot stands	2	4		Cork; worn	
Teapot	1	2		Blue and brown; with lid	
Egg cup	1	1		Blue	
Saucepan	8	2		Metal; with lids	
Mixing bowl	2	2		Metal	
Frying pans	5	3		Metal; worn and stained	
Casserole dish	1	1		Glass; with lid	

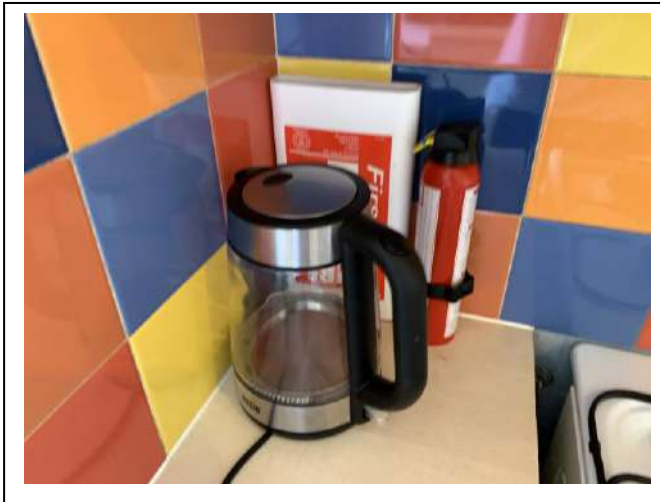
Edinburgh Inventory Services Observations
Several extra items of clutter present and not listed
Tenant Comments











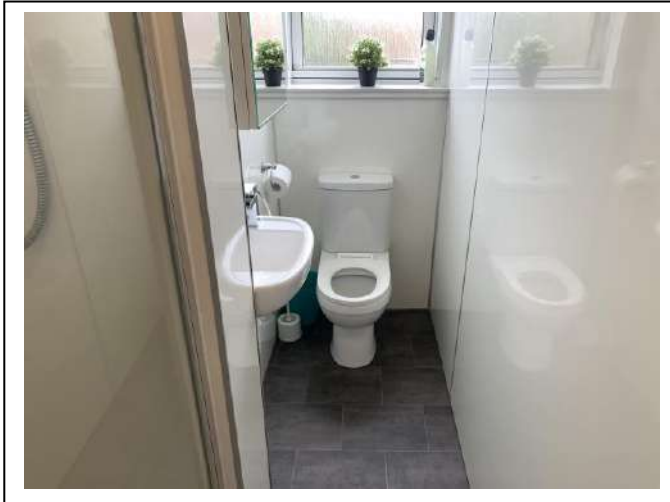


Bathroom

Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		2		White emulsion; with white Perspex splashback	
Woodwork		2		White gloss; chipped and worn	
Flooring		1		Tile effect vinyl	
Entry Door	1	1		Wooden; with brass fittings and frosted glass pane	
Windows and Frames	1	2		White; uPVC; Double-glazed with frosted glass panes; stained and worn	
Lighting	1	1		CM; with domed shade	
Heating	1	2		WM; chrome heated towel rail	
Wash Hand Basin	1	1		White porcelain with chrome mixer tap	
Toilet	1	2		White porcelain with white plastic seat	
Shower	1	2		White; WM; Mira	
Shower Screen	1	2		Tempered glass screen	
Shower tray	1	2		White plastic	
Mirror	1	2		WM; with no frame	
Shelf	1	1		WM; glass	
Towel ring	1	1		WM; chrome	
Toilet roll holder	1	2		WM; chrome	
Waste paper basket	1	3		Green plastic	
Extractor fan	1	1		White; Xpelair	
Toilet brush	1	1		White plastic	
Soap dish	1	1		Plastic	
Artificial plant	1	2			

Edinburgh Inventory Services Observations
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Tenant Comments



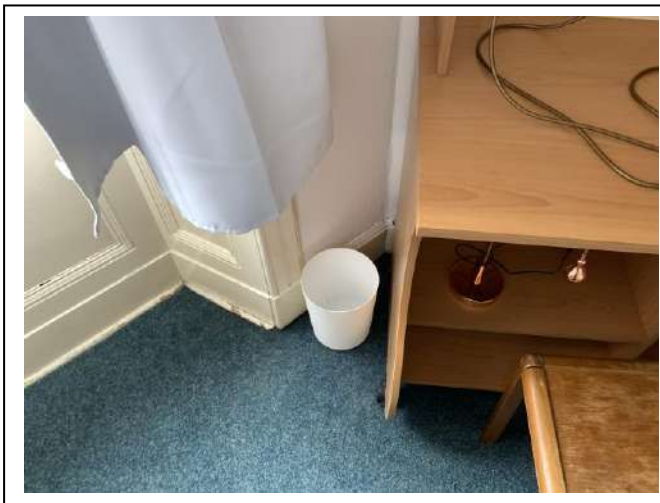


Bedroom 2

Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		3		White emulsion; woodchip wallpaper; several chips and Blu-Tac marks; peeling in places	
Woodwork		3		White gloss; very chipped and worn paintwork	
Flooring		3		Blue carpet; some staining	
Entry Door	1	1		Wooden with brass fittings	
Windows and Frames	1	2		White; uPVC; Double-glazed; some staining; dirty	
Lighting	1	3		CM; pendant with green shade; bulb missing	
Heating	1	2		White; wall mounted; central heating	
Curtain rail	1	2		WM; white plastic	
Curtains	1 set	1		Grey fabric	
Fireplace	1	3		White tiles; marked and chipped in places	
Wardrobe	1	1		Wooden effect; with 2x doors; shelf and rail	
Bed	1	2		White metal; double frame	
Mattress	1	1		White; double; Highgrove Pearl	
Mattress	1	4		White; double; worn and stained	
Mattress protector	1	1		White; double	
Wastepaper basket	1	1		White plastic	
Desk	1	2		Wooden effect	
Table lamp	1	2		Wooden base; with white shade	
Side table	1	3		Varnished wood; worn and marked	
Mirror	1	1		WM; with wooden backing	
Chest of drawers	1	3		Wooden; with 3x drawers; top worn and stained	
Desk chair	1	2		Metal base; with fabric seat	
Window pole	1	2		Wooden; and metal	
Desk lamp	1	2		Brass coloured	

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	







Edinburgh Inventory Services
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