



Inventory and Condition Report

Subject Property

19/5 Rankeillor Street
Edinburgh
EH8 9JA

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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

19/5 Rankeillor Street
Edinburgh
EH8 9JA

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	07/07/2022
Check In Date	07/07/2022
Inventory Clerk	CW

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, with photographic evidence where appropriate, in the attached amendment form and returned to info@edinburgh-inventories.com.

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	0221853	0391	Hallway Cupboard
Electric	3309P11895	40958	Bedroom 2

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 – Bedroom Ceiling



Location - Bedroom Ceiling



Location - Bedroom Ceiling



Location - Bedroom

CO Alarm

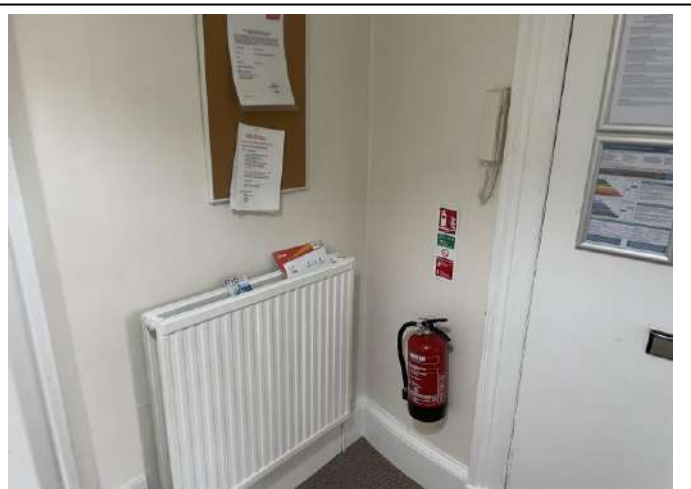


Location – Kitchen Wall

Fire Blankets and Extinguishers



Location – Kitchen Wall



Location – Hallway Wall



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		Magnolia emulsion	
Woodwork		1		White gloss	
Flooring		3		Brown carpet; worn; stained and duntrodden; iron burn mark	
Entry Door	1	1		White gloss; with aluminium fittings	
Windows and Frames	1	1		White gloss frame	
Lighting	2	2		CM; pendant; with white shade; 1x bulb out	
Heating	1	1		White; wall mounted; central heating	
Noticeboard	1	1		WM; with metal frame	
Thermostat	1	1		WM; plastic	
Entry phone	1	1		WM; plastic	
Mirror	1	2		Not mounted; with wooden frame	
Stopcock	1	1		WM	
Wastepaper basket	1	1		Plastic	
Laundry basket	1	1		White plastic	
Cupboard	1	1		Fitted; with white gloss door and aluminium fitting	
Cupboard lighting	1	1		CM; with no shade	
Rug	2	1		Assorted	
Clothes horse	3	2		Assorted metal	
Vacuum	1	1		Red and black plastic; Numatics; Henry	
Dustpan and brush	1	1		Plastic	
Mop and bucket	1	1		Plastic	
Ladder	1	2		Aluminium; slightly worn	
Broom	1	3		Wooden; worn	
Bucket	1	1		Black plastic	
Dining chairs	2	3		White; broken slat	
Ironing board	1	1		With patterned cover	

Edinburgh Inventory Services Observations

Tenant Comments





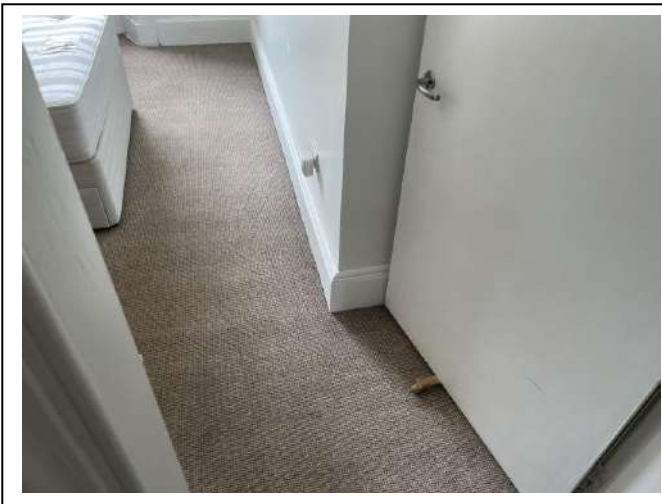
Bedroom 1

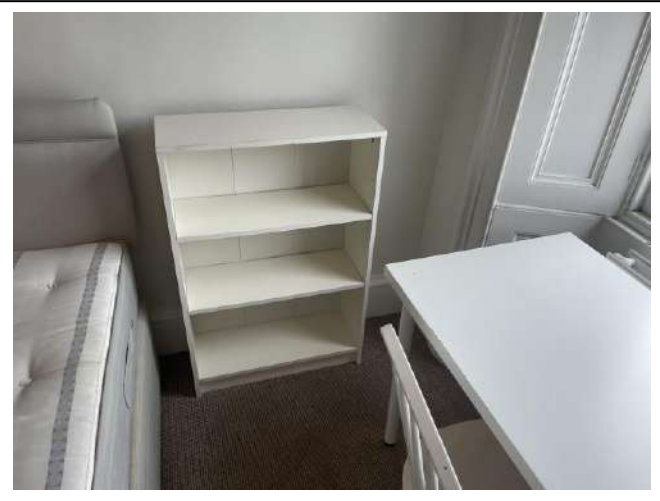
Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		2		White and grey emulsion; slightly marked and patchy ; screws	
Woodwork		2		White gloss	
Flooring		3		Brown carpet; worn; stained and duntrodden	
Entry Door	1	3		White gloss; with aluminium fittings; marked and scuffed	
Windows and Frames	1	3		White gloss; sash and case; frame stained and weathered	
Lighting	1	1		CM; pendant with white shade	
Heating	1	1		White; wall mounted; central heating	
Bedframe	1	1		Double; grey; with headboard	
Mattress	1	1		Striped patterned; double	
Mattress protector	1	3		Double; white	
Desk	1	2		White; top slightly worn	
Bookcase	1	1		White wooden effect	
Blind	1	1		WM; white; roller	
Chest of drawers	1	2		Wooden; with 5x drawers; slightly worn	
Wardrobe	1	2		Wooden; with 2x doors; shelf and rail; slightly worn	

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







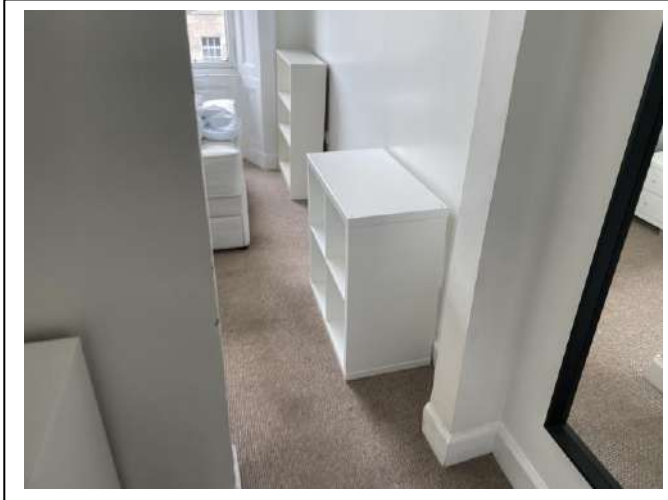
Bedroom 2

Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		2		Magnolia emulsion; slightly marked and dented	
Woodwork		3		White gloss; stained	
Flooring		3		Brown carpet; worn and dented	
Entry Door	1	3		White gloss; with aluminium fittings; marked and scuffed	
Windows and Frames	1	2		White gloss; sash and case; worn and weathered	
Lighting	2	1		CM; pendant with white shade	
Heating	1	1		White; wall mounted; central heating	
Circuit breaker	1	1		WM; white plastic	
Wardrobe	1	3		Fitted; white gloss shelf and rail	
Blind	1	3		WM; white roller; string broken; stained	
Chest of drawers	1	2		White wooden effect; with 3x drawers	
Wastepaper basket	1	1		Black metal mesh	
Desk chair	1	3		Black base and seat; seat stained	
Desk	1	1		White legs and top	
Bed	1	1		Double; grey divan; with headboard	
Mattress	1	1		Striped; double	
Mattress protector	1	3		White; double	
Bookcase	1	1		White wooden effect	
Storage unit	1	2		White laminate	
Bedside unit	1	2		White; with 2x drawers	
Mirror	1	1		WM; with black frame	
Lamp	1	2		Glass	

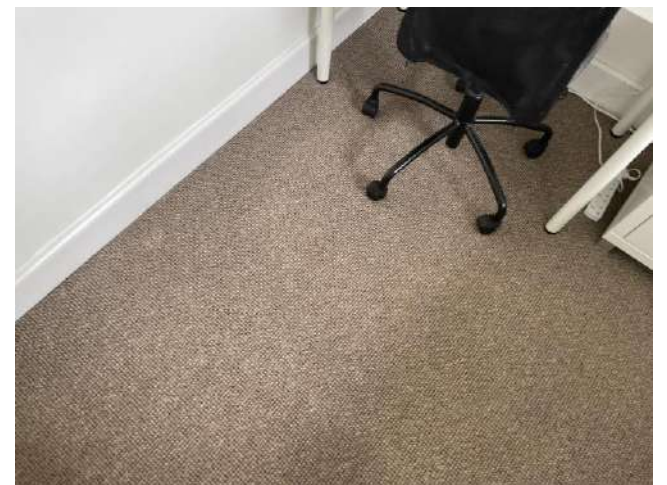
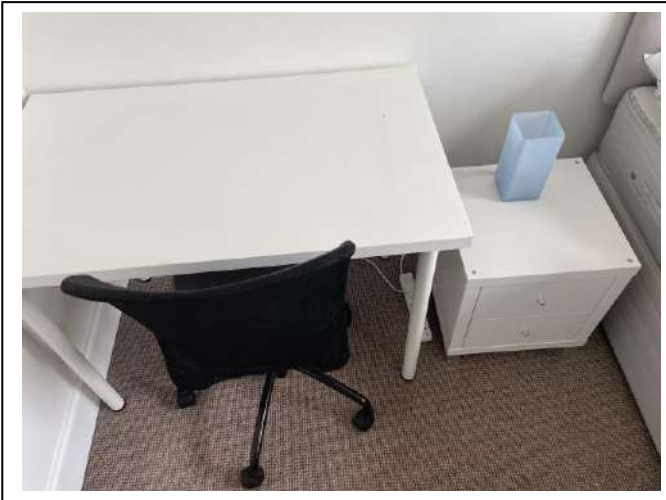
Edinburgh Inventory Services Observations

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
Pillows and cushions not listed

Tenant Comments







Kitchen

Item	Qty	Condition At Check In	Condition At Check Out	Comments	Comments
Decoration		2		Beige emulsion; streaky in places	
Woodwork		1		White gloss	
Flooring		1		Wooden effect laminate	
Entry Door	1	1		White gloss; with aluminium fittings	
Lighting	1	1		CM; pendant with metal shade	
Worktop		2		Wooden effect laminate; silicone stained	
Units		2		Cream laminate; with aluminium fittings; slightly stained within	
Sink	1	1		Fitted; stainless steel; with mixer tap	
Appliances					
Extractor hood	1	1		WM; SS and glass	
Oven	1	2		Black; Hotpoint; with 4x gas burners	
Fridge freezer	1	2		White; Hotpoint; slightly chipped and stained	
Glassware					
Assorted	12	2			
Crockery					
Dinner Plates	13	2		Assorted	
Side Plates	8	2		Assorted	
Bowls	10	2		Assorted	
Mugs	2	2			
Cutlery					
Knives	14	2		SS	
Forks	6	2		SS	
Spoons	8	2		SS	
Tea Spoons	5	2		SS	
Other					
Dining table	1	1		White gloss; with wooden top	
Dining chairs	6	2		White gloss; slightly marked	
Pedal bin	1	1		SS	
Knife block	1	2		Wooden; blue	
Kitchen knives	6	2		Assorted	
Mixing bowl	1	1		Glass	
Measuring jug	1	1		Pyrex	

Saucepan	2	1		Metal	
Frying pan	1	1		Metal	
Chopping board	2	3		Wooden; scratched	
Cork screw	1	1		Metal	
Waiter's friend	1	1		SS	
Cutlery tray	1	1		Plastic	
Measuring spoons	1 set	1		SS	
Draining spoon	1	1		Black plastic	
Serving spoon	2	2		Black plastic	
Scissors	1	2		Black handles	
Mixing spoon	4	3		Wooden; worn and burn marked	
Tongs	1	2		SS and black plastic	
Fish slice	1	1		SS and black plastic	
Plastic chopping boards	2	3		White plastic; worn	
Colander	1	1		SS	
Quiche dish	1	1		White	
Muffin tins	1	1		Metal	

Edinburgh Inventory Services Observations

Tenant Comments







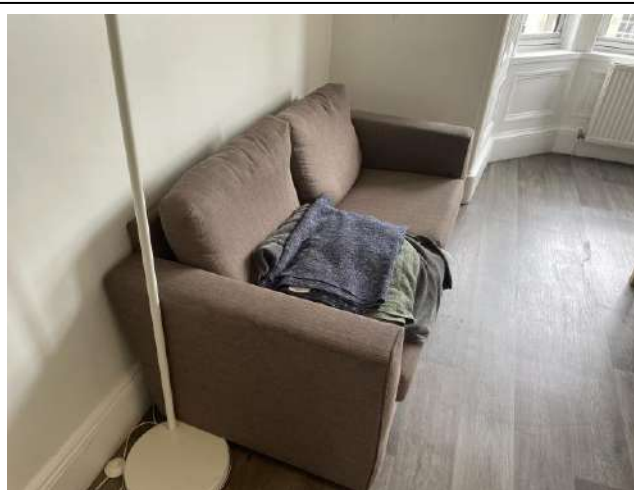
Lounge

Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		3		White emulsion; slightly marked; peeling in places	
Woodwork		1		White gloss	
Flooring		3		Wooden effect laminate; wrinkled by entrance	
Windows and Frames	3	1		White metal sash and case	
Lighting	1	1		CM; pendant; with metal shade	
Heating	1	1		White; wall mounted; central heating	
Couch	2	3		Brown fabric; 2x seater; slightly stained; arm worn	
Coffee table	1	1		Wooden effect	
Television unit	1	1		Black glass and metal	
Television	1	1		Black; Sharp; with remote	
Blind	3	1		WM; white roller	
Floor lamp	1	1		White metal frame and shade	

Edinburgh Inventory Services Observations

Linen items; not listed

Tenant Comments



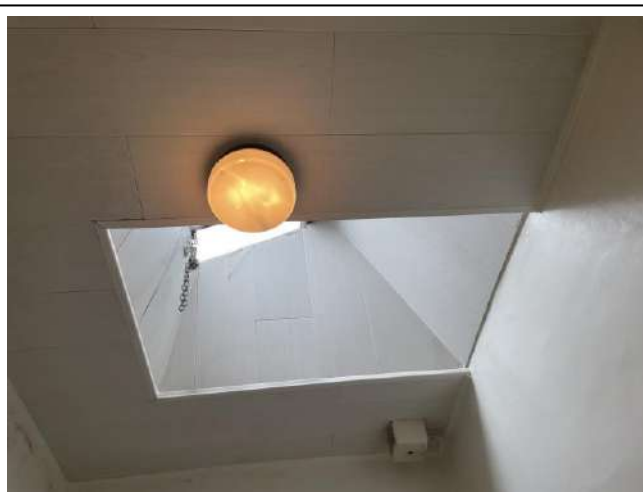


Bathroom

Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		2		White emulsion; with white ceramic tile splashback; tiles cracked by skylight; stained and marked in places	
Woodwork		1		White gloss	
Flooring		2		Mosaic tile effect vinyl	
Entry Door	1	2		White gloss; with aluminium fittings; slightly marked	
Windows and Frames	1	3		Skylight; worn and stained	
Lighting	1	1		CM; with fitted cover	
Heating	1	2		White; wall mounted; central heating	
Bath	1	2		White; with SS taps and plug attached; grouting stained	
Shower	1	1		WM; white Plastic; Mira	
Shower Screen	1	2		WM; tempered glass; seal stained	
Wastepaper basket	1	2		Plastic	
Soap dish	1	1		Black and white	
Medicine cabinet	1	2		WM; with mirrored doors	
Towel ring	1	1		WM; SS	
Extractor fan	1	2		CM; plastic; Airflow	
Mirror	1	2		WM; with no frame	

Edinburgh Inventory Services Observations

Tenant Comments





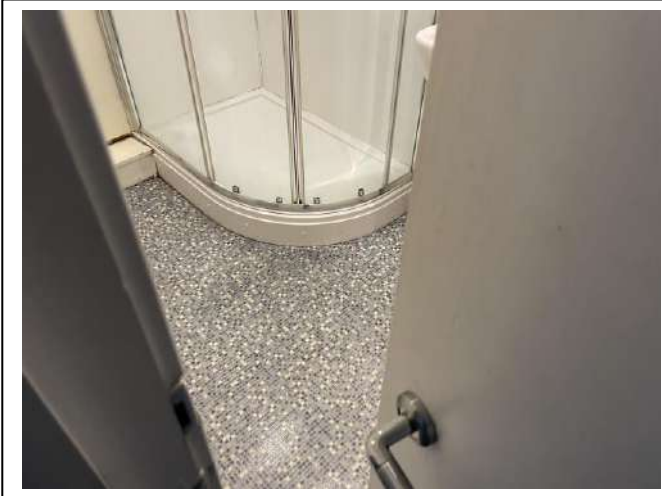


Shower Room

Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		3		White emulsion; with white ceramic tile splashback; stained and marked in places; wall by toilet has seams and screw holes present	
Woodwork		2		Cream gloss; slightly marked; ceiling hatch stained	
Flooring		2		Mosaic tile effect vinyl	
Entry Door	1	2		White gloss; with aluminium fittings; slightly marked	
Lighting	5	1		CM; recessed spotlight	
Heating	1	2		WM; SS; heated towel rail	
Wash Hand Basin	1	1		White porcelain; with SS mixer tap	
Toilet	1	1		White porcelain; with white plastic seat	
Shower	1	1		WM; SS; thermostatic	
Shower Screen	1	2		WM; tempered glass cubical; seal stained	
Pedal bin	1	2		SS	
Toilet brush	1	1		White plastic	
Soap dish	1	2		Black and white	
Washing machine	1	1		White; Hotpoint	
Boiler cupboard	1	2		Fitted; with white door	
Boiler	1	1		WM; white; Baxi	
Shelves	1	1		Fitted; white gloss	

Edinburgh Inventory Services Observations
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Tenant Comments





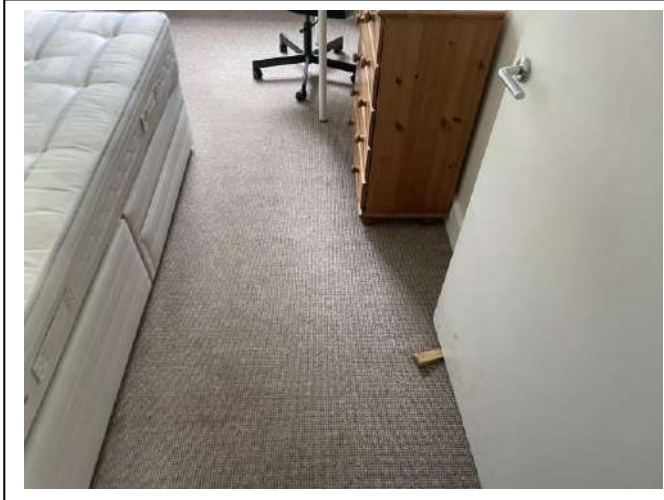
Bedroom 3

Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		2		Magnolia emulsion; slightly marked and stained	
Woodwork		1		White gloss	
Flooring		2		Grey carpet; slightly worn and downtrodden	
Entry Door	1	1		White gloss; with aluminium fittings	
Windows and Frames	1	2		White gloss sash and case; paintwork weathered	
Lighting	1	1		CM; pendant; with white shade	
Heating	1	1		White; wall mounted; central heating	
Chest of drawers	1	3		Wooden; with 5x drawers	
Desk chair	1	1		Black frame; with green seat	
Desk	1	2		White frame and top	
Mirror	1	1		Free standing; with wooden frame	
Bookcase	1	1		White wooden effect	
Wardrobe	1	1		White with 2x doors; shelf and rail	
Blind	1	1		WM; white roller	
Bed	1	1		Grey; double; divan; with headboard	
Mattress	1	1		Striped; double	
Mattress protector	1	3		White; double	
Wastepaper basket	1	1		Black metal mesh	

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



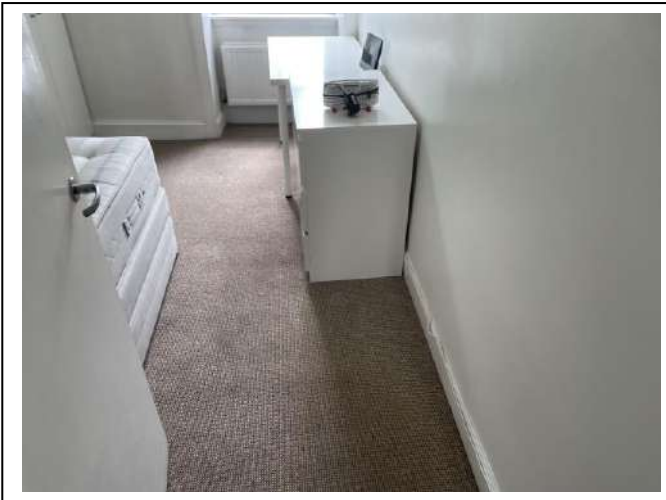


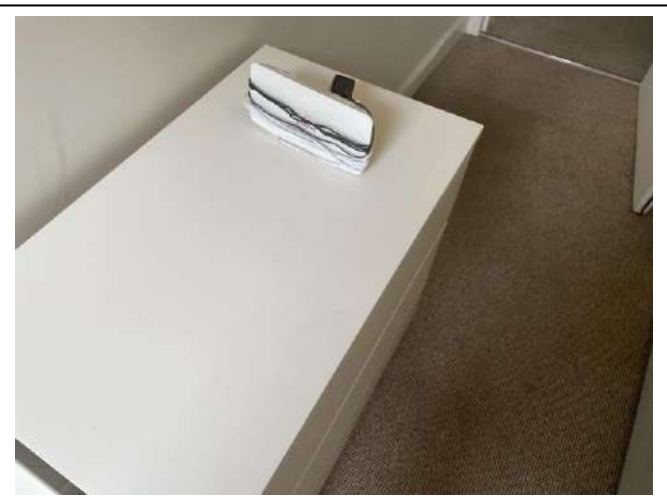
Bedroom 4

Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		3		Magnolia emulsion; slightly marked and stained; streaky in places	
Woodwork		1		White gloss	
Flooring		1		Grey carpet	
Entry Door	1	1		White gloss; with aluminium fittings	
Windows and Frames	1	2		White gloss sash and case; paintwork weathered	
Lighting	1	1		CM; pendant; with white shade	
Heating	1	1		White; wall mounted; central heating	
Chest of drawers	1	2		White laminate; with 3x drawers	
Desk	1	2		White frame and top	
Mirror	1	1		Free standing; with wooden frame	
Bookcase	1	1		White wooden effect	
Wardrobe	1	1		White with 2x doors; shelf and rail	
Blind	1	2		WM; white roller; stained	
Bed	1	1		Grey; double; divan; with headboard	
Mattress	1	1		Striped; double	
Mattress protector	1	3		White; double	
Wifi router	1	1		White plastic; Plusnet	
Wifi router	1	1		Black plastic; Xyxel	

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 5

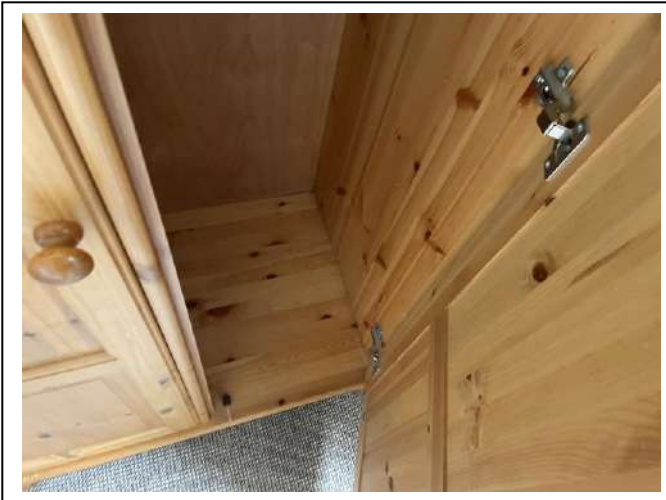
Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		3		Magnolia emulsion; slightly marked and stained by bed	
Woodwork		1		White gloss	
Flooring		1		Grey carpet	
Entry Door	1	1		White gloss; with aluminium fittings	
Windows and Frames	1	2		White gloss sash and case; paintwork weathered	
Lighting	1	1		CM; pendant; with white shade	
Heating	1	1		White; wall mounted; central heating	
Chest of drawers	1	3		Wooden; with 5x drawers; worn	
Chair	1	3		White gloss; chipped	
Desk	1	3		White frame and top; top stained	
Mirror	1	1		Free standing; with wooden frame	
Bookcase	1	1		White wooden effect	
Wardrobe	1	2		Wooden; with 2x doors; shelf and rail	
Blind	1	2		WM; white roller; stained	
Bed	1	1		Grey; double; divan; with headboard	
Mattress	1	1		Striped; double	
Mattress protector	1	3		White; double	
Wastepaper basket	1	1		Black metal mesh	

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





WC

Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		2		White emulsion; with Perspex splashback	
Woodwork		2		Varnished wood and white gloss; slightly chipped	
Flooring		3		Tile effect vinyl; slightly worn and wrinkled	
Entry Door	1	1		White gloss; with aluminium fittings	
Lighting	1	2		CM; with no cover	
Heating	1	2		White; wall mounted; central heating	
Wash Hand Basin	1	1		White porcelain; with Ss mixer tap	
Toilet	1	1		White porcelain; with white plastic seat	
Toilet roll holder	1	1		WM; SS	
Toilet brush	1	2		White and SS	
Bin	1	2		Plastic	
Towel ring	1	1		WM; SS	
Mirror	1	1		WM; with wooden frame	
Extractor fan	1	1		CM; white plastic; Advent	

Edinburgh Inventory Services Observations

Tenant Comments





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