



Inventory and Condition Report

Subject Property

46 (3F1) Nicolson Street
Edinburgh
EH8 9DT

Contents

Guidance Notes for Tenants

- What is the need for an Inventory?
- Inspections and Protecting your Deposit

Abbreviations

Glossary

Check In

Residential Property Inventory and Condition Report

- Property, Landlord/Agency and Tenant Details
- Move in Declaration
- Keys
- Alarm Status and Required Codes
- Meter Readings
- Utility Details
- Safety Testing
- Energy Performance Certificate
- Contents, Furniture, Fixtures and Fittings of All Rooms

Cleaning Guidance Checklist

Photographic Evidence representing the Condition of the Property and any Significant Damage

Check Out – For Your Information

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 be 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

46 (3F1) Nicolson Street
Edinburgh
EH8 9DT

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	02/09/2022
Check In Date	02/09/2022
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 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	74529055	2280	Hallway cupboard
Electric	P877-70 31569	67301	Hallway cupboard

Meters



Gas



Electric

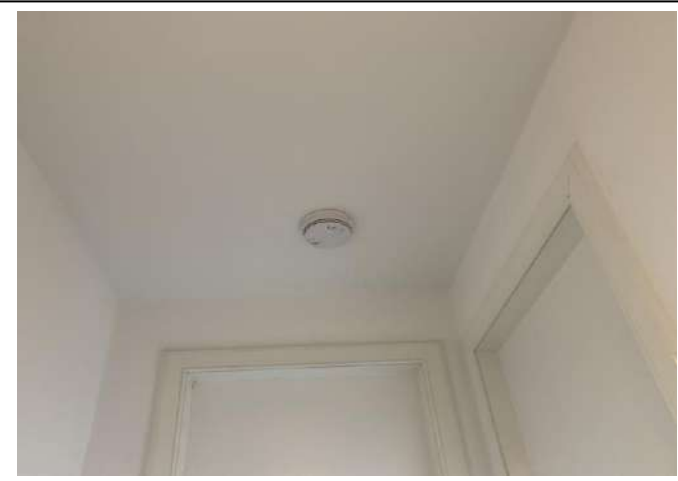
Disclaimer: It is the responsibility of the landlord / agent to input any missing information on this page. It is the tenants' responsibility to inform the landlord / agent of any significant updates.



Smoke Detectors



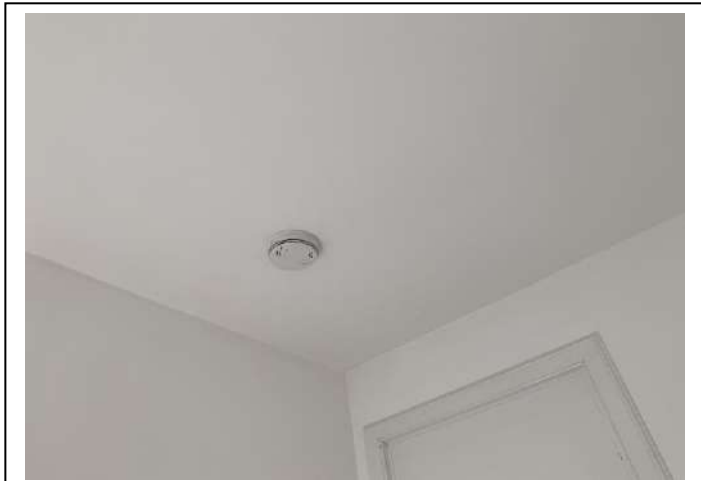
Location – Hallway Ceiling



Location – Hallway Ceiling



Location – Lounge Ceiling



Location – Bedroom 1 Ceiling



Location – Bedroom 2 Ceiling



Location – Bedroom 3 Ceiling

CO and Heat Detectors



Location – Kitchen Ceiling



Location – Kitchen Wall



Location – Kitchen Wall

Fire Blanket and Extinguisher



Location – Kitchen Wall



Location – Kitchen



Location – Hallway



condition calculator

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

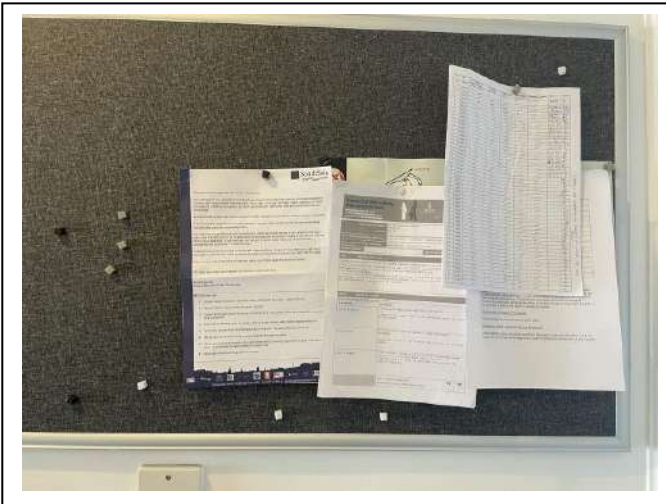
Hallway

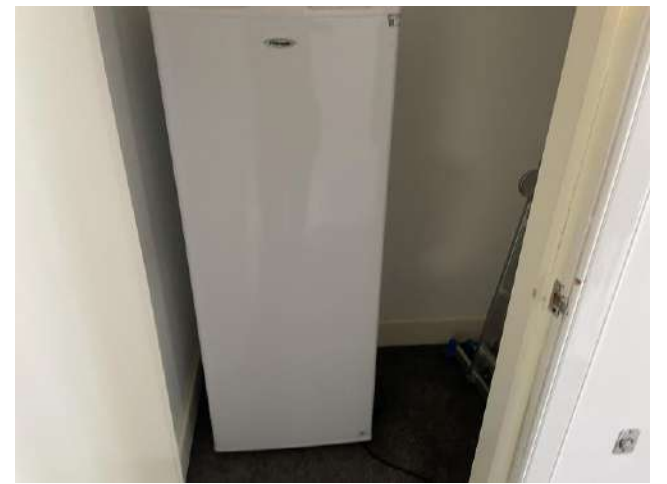
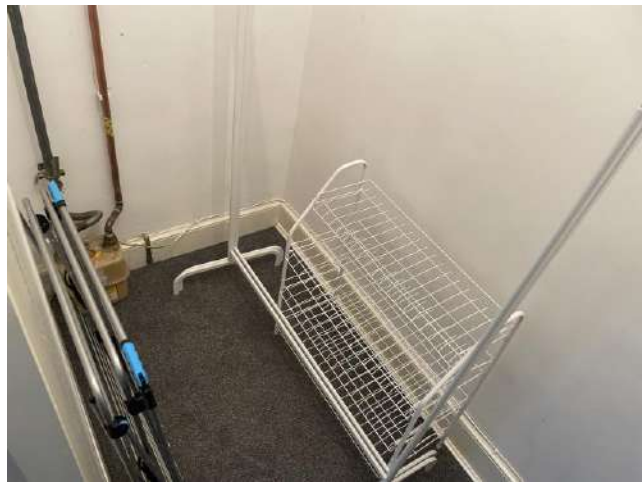
Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		2		Magnolia emulsion; slightly marked	
Woodwork		2		White gloss	
Flooring		2		Grey carpet; slightly marked	
Entry Door	1	1		White gloss; chrome fittings	
Lighting	2	1		CM; pendant; with assorted shades	
Heating	1	1		White; wall mounted; central heating	
Doormat	1	2		Fitted; coir	
Thermostat	1	1		WM white plastic	
Notice board	1	1		WM; with metal frame	
Entry phone	1	2		WM; plastic	
Cupboards	3	1		Fitted; with white gloss doors	
Cupboard lighting	1	1		CM; with no shade	
Ladder	1	1		Aluminium	
Shoe rack	1	1		White metal mesh	
Circuit breaker	1	1		WM; white plastic	
Clothes rail	2	1		White metal	
Extension cable	1	2		White plastic	
Irons	2	1		Assorted plastic	
Plunger	2	2		Assorted	
Mop and bucket	1	2		Plastic	
Clothes horse	1	2		Metal	
Freezer	1	3		White; Fridgemaster; missing drawer	

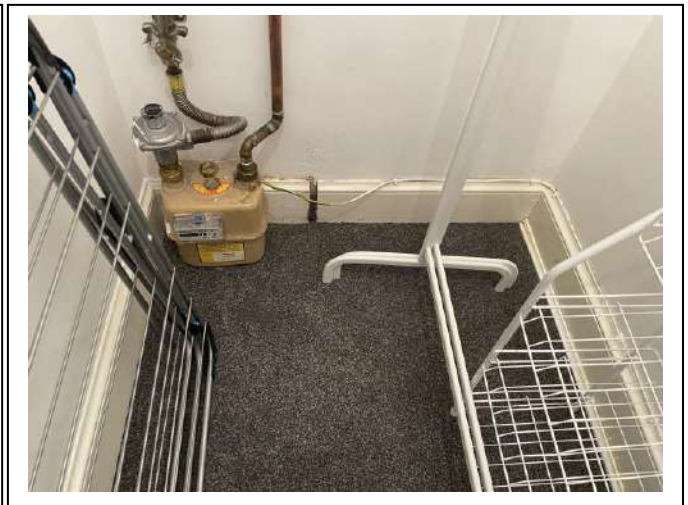
Edinburgh Inventory Services Observations

Items of clutter within cupboard not listed

Tenant Comments







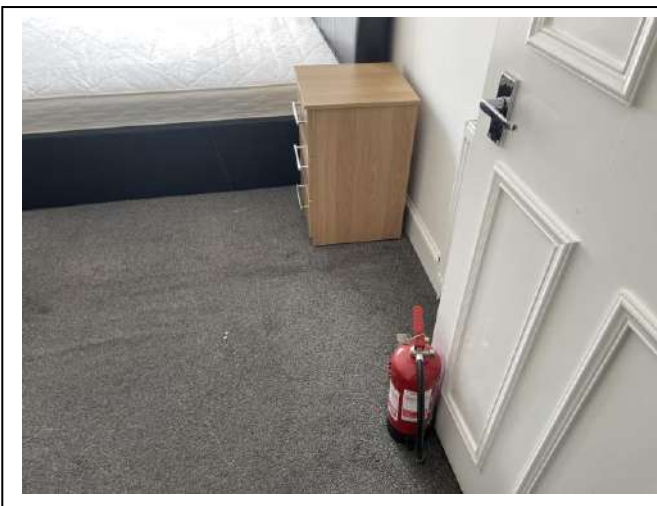
Bedroom 1

Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		2		White emulsion; slightly marked	
Woodwork		2		White gloss	
Flooring		1		Grey carpet	
Entry Door	1	1		White; with aluminium fittings	
Windows and Frames	1	2		White; sash and case; paintwork slightly discoloured; sill chipped	
Lighting	1	1		CM; Pendant; with white paper globe shade	
Heating	1	1		White; wall mounted; central heating	
Blind	1	1		WM; grey roller	
Bed	1	1		Black leather effect; double frame	
Mattress	1	1		White; double	
Mattress protector	1	2		White; double	
Curtain rail	1	1		WM; black metal	
Curtain	1	2		Grey fabric; slightly stained	
Desk	1	1		Wooden effect; with 3x drawers	
Bedside unit	1	1		Wooden effect; with 3x drawers	
Wardrobe	1	1		Wooden effect; with 2x drawers; mirror; shelf and rail	
Folding chairs	1	2		Metal; with fabric seat	

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

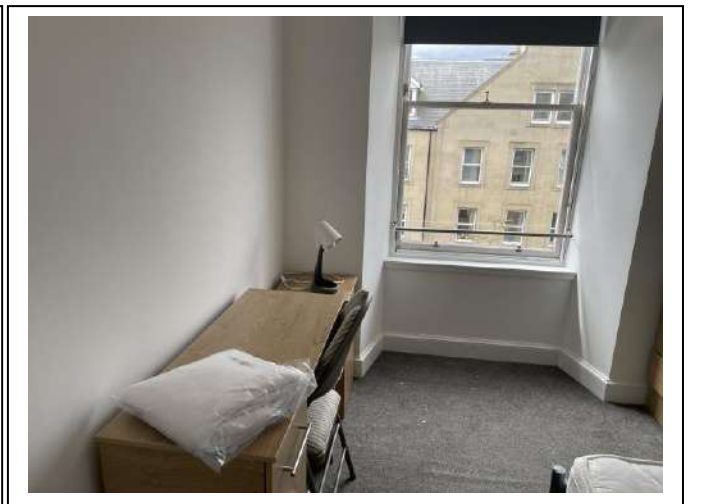
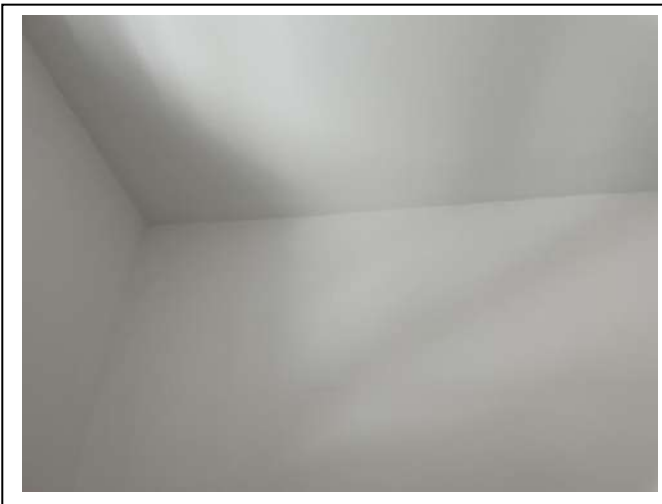
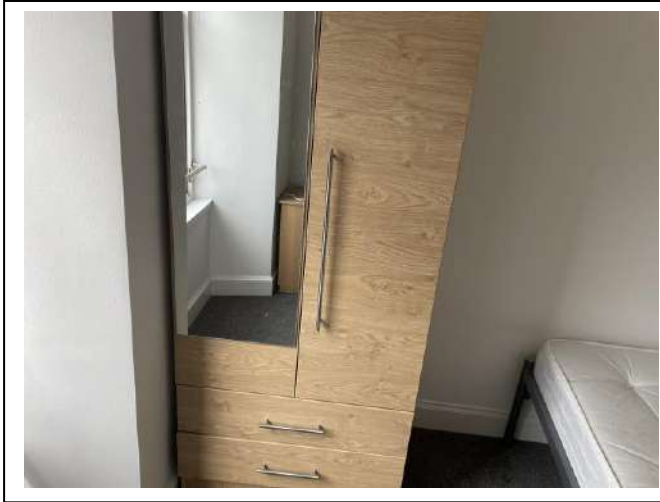
Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		2		White emulsion; slightly marked	
Woodwork		2		White gloss	
Flooring		2		Grey carpet; slightly marked; stained by door	
Entry Door	1	1		White wood; chrome handle	
Windows and Frames	1	2		White; sash and case; paintwork slightly discoloured; sill slightly chipped	
Lighting	1	1		CM; pendant; with paper globe shade	
Heating	1	1		White; wall mounted; central heating	
Blind	1	1		WM; grey roller	
Table lamp	1	1		Plastic base and shade	
Bedside unit	1	1		Wooden effect; with 3x drawers	
Desk	1	1		Wooden effect; with 3x drawers	
Wardrobe	1	1		Wooden effect; with 2x drawers; mirror; shelf and rail	
Bed	1	1		Metal double frame	
Mattress	1	3		White; double; stained	

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





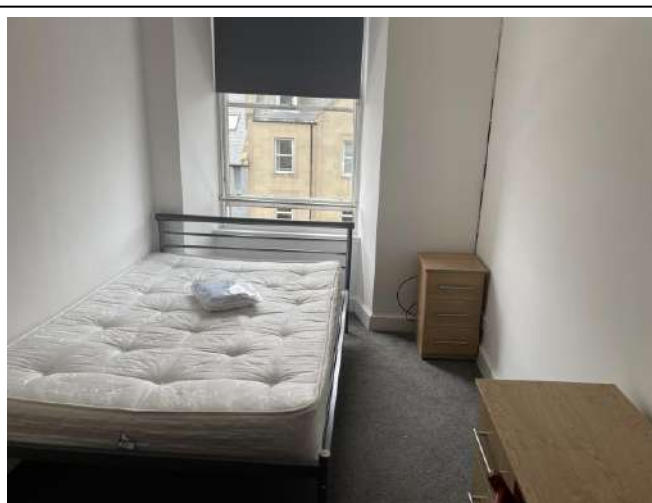
Bedroom 3

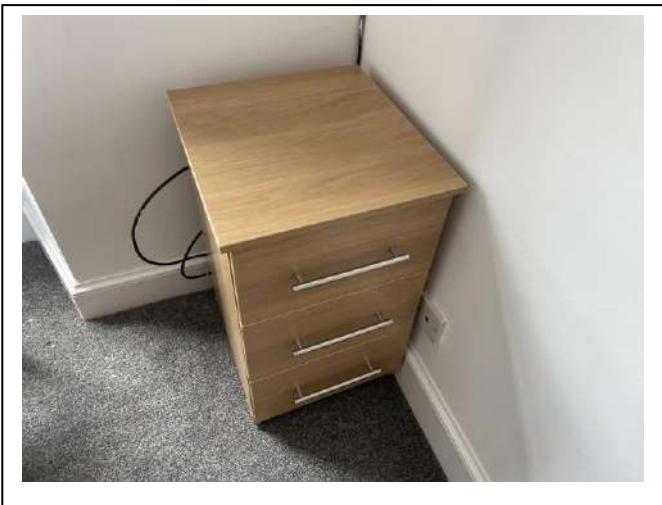
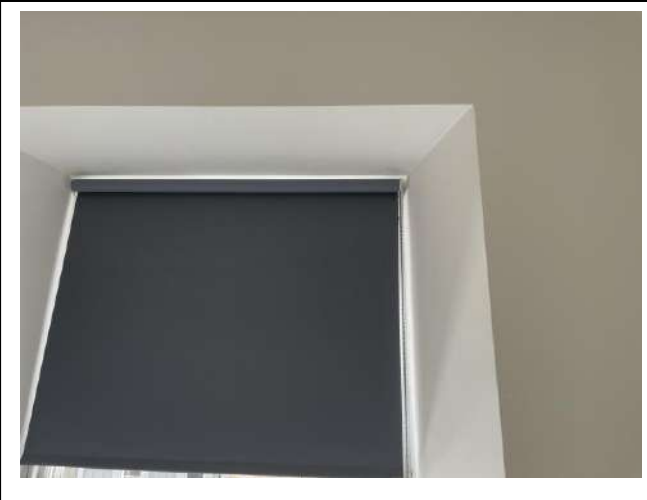
Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		2		White emulsion; slightly marked	
Woodwork		2		White gloss	
Flooring		1		Grey carpet	
Entry Door	1	1		White wood; chrome handle	
Windows and Frames	1	2		White; sash and case; paintwork worn and weathered	
Lighting	1	1		CM; pendant; with no shade	
Heating	1	1		White; wall mounted; central heating	
Blind	1	1		WM; grey roller	
Bed	1	1		Metal; double frame	
Mattress	1	3		White; double; slightly stained	
Mattress protector	1	2		White; double	
Bedside unit	1	2		White wooden effect; with 2x drawers	
Bedside unit	1	1		Wooden effect; with 3x drawers	
Wardrobe	1	1		Wooden effect; with 2x drawers; mirror; shelf and rail	
Chair	1	1		Folding; red	
Desk	1	1		Wooden effect; with 3x drawers	

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 At Check In	Condition At Check Out	Comments	Comments
Decoration		2		White emulsion; black splash back tiles; slightly cracked and marked	
Woodwork		2		White gloss	
Flooring		1		Charcoal tile effect vinyl	
Entry Door	1	1		White wood; chrome handle	
Windows and Frames	1	3		White gloss; sash and case; with frosted glass panes; rail squint	
Lighting	1	2		Square; CM; with fitted cover	
Heating	1	1		White; wall mounted; central heating	
Worktop		4		Grey laminate; stained by hob and sink	
Units		2		White wooden effect; SS handle; slightly marked and peeling	
Sink	1	1		Fitted; stainless steel; with mixer tap	
Appliances					
Hob	1	1		Fitted; Candy; with 4x electric burners	
Extractor hood	1	2		WM; SS; with lights; stained	
Kettle	1	2		SS; and black plastic	
Oven	1	2		Fitted; SS; Lamona	
Fridge	1	1		White; Hotpoint	
Freezer	1	2		Grey; Logik	
Toaster	1	2		Blue metal; Breville	
Washing machine	1	2		White; Hoover	
Microwave	1	1		White; Toshiba	
Boiler	1	1		WM; white; Viessmann	
Extractor fan	1	1		CM; white plastic; Manrose	
Glassware					
Assorted	18	2			
Crockery					
Dinner Plates	8	2		Assorted	
Side Plates	7	2		Assorted	
Mugs	9	2		Assorted	
Bowls	10	2		Assorted	
Cutlery					
Knives	11	2		SS	
Forks	7	1		SS	
Spoons	8	1		SS	
Tea Spoons	7	2		Assorted	
Other					

Fruit slicer	1	1		Plastic and SS	
Bin	1	1		White plastic	
Dish drainer	1	1		SS	
Pot stand	1	1		SS	
Mug stand	1	1		SS	
Knife block	1	2		Black and SS	
Kitchen knives	10	1		SS	
Utensil tree	1	1		SS	
Serving spoon	1	1		SS	
Pea strainer	1	1		SS	
Masher	1	1		SS	
Ladle	2	1		SS	
Carving fork	1	1		SS	
Fish slice	4	1		Assorted	
Ramekin	1	1		Glass	
Fruit slicer	1	1		SS and plastic	
Loaf tin	1	2		Metal	
Baking tray	3	3		Assorted metal; worn	
Saucepans	4	1		Assorted metal; with lids	
Frying pan	6	3		Assorted metal; worn	
Grater	3	1		Assorted	
Peeler	4	2		Assorted	
Can opener	3	1		Assorted	
Cork screw	1	1		SS	
Serving spoon	2	3		Plastic; worn	
Wooden utensils	2	2		Assorted	
Serving fork	1	2		Plastic	
Pasta spoon	2	2		Assorted	
Tongs	1	1		SS and black plastic	
Pastry brush	1	2		Wooden and silicon	
Chopping boards	3	2		Assorted	
Colander	1	1		White plastic	
Sieve	1	1		SS	

Edinburgh Inventory Services Observations

Tenant Comments











Bathroom

Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		2		White emulsion; slightly marked and scuffed	
Woodwork		3		White gloss; worn and chipped	
Flooring		1		Charcoal tile effect vinyl	
Entry Door	1	1		White wood; chrome handle	
Lighting	1	2		CM; white cover	
Heating	1	1		WM; SS; heated towel rail	
Wash Hand Basin	1	2		White porcelain; chrome taps	
Toilet	1	2		White porcelain; white toilet seat	
Shower	1	3		WM; white Plastic; Mira Vie	
Shower Screen	1	2		Tempered glass cubical	
Shower tray	1	3		White plastic; silicone stained	
Pedal bin	1	2		Grey	
Toilet brush	1	2		White plastic handle	
Mirror	1	2		Free standing; black frame	
Extractor fan	1	2		CM; white	
Shaving light	1	2		WM	
Toilet roll holder	1	2		WM	
Coat hook	1	1		DM; SS	
Bath mat	1	2		Red fabric	

Edinburgh Inventory Services Observations
--

Tenant Comments



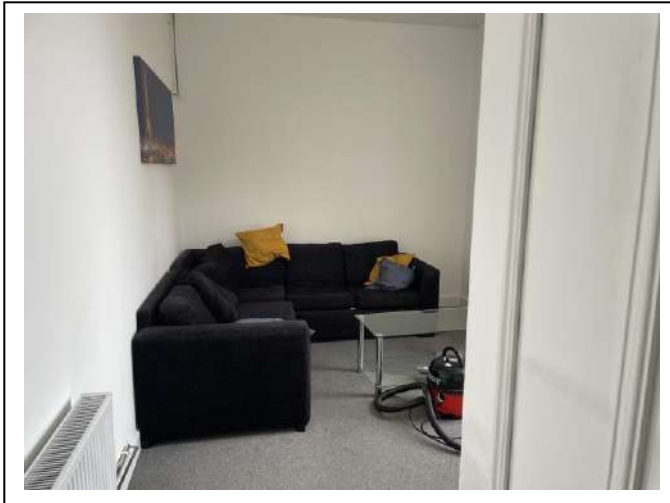


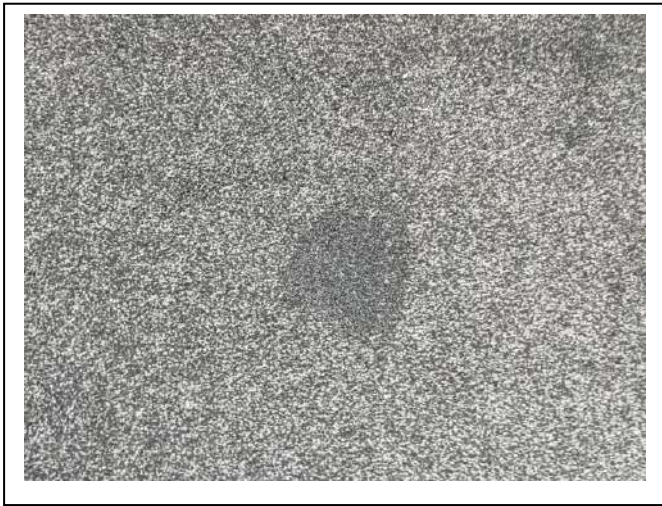
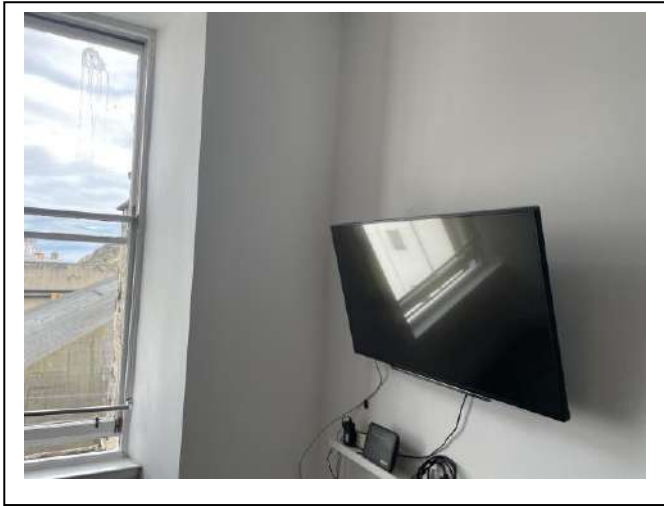
Lounge

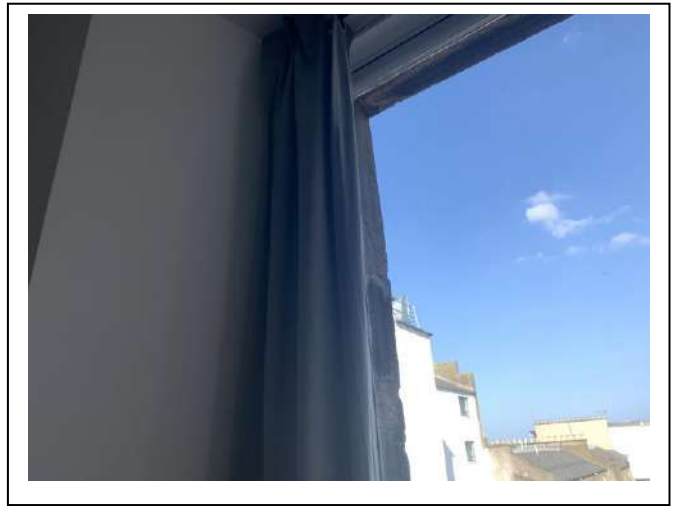
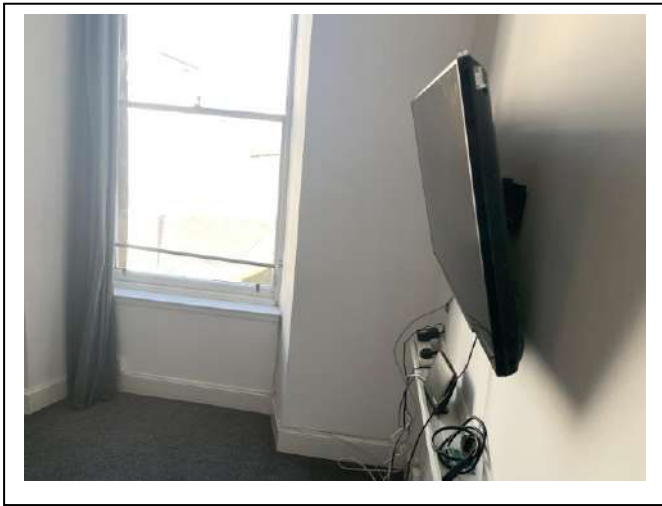
Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		2		White emulsion; slightly marked and scuffed	
Woodwork		2		White gloss; very slightly marked	
Flooring		2		Grey carpet; slightly marked; iron burn mark	
Entry Door	1	1		White emulsion; chrome handle	
Windows and Frames	1	3		Sash and case; white; frame worn and chipped	
Lighting	1	1		CM; cream shade	
Heating	1	1		White; wall mounted; central heating	
Picture	1	1		WM; flower pattern	
Canvas	2	1		WM	
Curtain	1	1		Brown fabric	
Curtain pole	1	2		Black metal	
Couch	1	3		Grey fabric; corner couch; worn	
Scatter cushions	4	2		Blue and orange	
Television	1	1		WM; Toshiba; with remote	
Wifi router	1	2		Black plastic; TalkTalk	
Shelf	1	2		WM; white	
Coffee table	1	2		Tempered glass	
Extension cable	1	1		White plastic	
Vacuum	1	1		Red and black plastic; Numatics; Henry	

Edinburgh Inventory Services Observations

Tenant Comments







Edinburgh Inventory Services
196 Rose Street
Suite 2
Edinburgh
EH2 4AT
t : 07900 431480 e : info@edinburgh-inventories.com

