



## **Inventory and Condition Report**

### **Subject Property**

1a Sample  
Edinburgh  
EH1 EIS

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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](mailto: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	As new
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.

Meter	Meter Serial	Meter Reading	Location
Electric	D10R01724	09375	Comms Room

Meters



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 – Lower Hallway Ceiling



Location – Lounge Ceiling



Location – Upper Vestibule

**Heat detectors**



Location – Kitchen Ceiling



# condition calculator

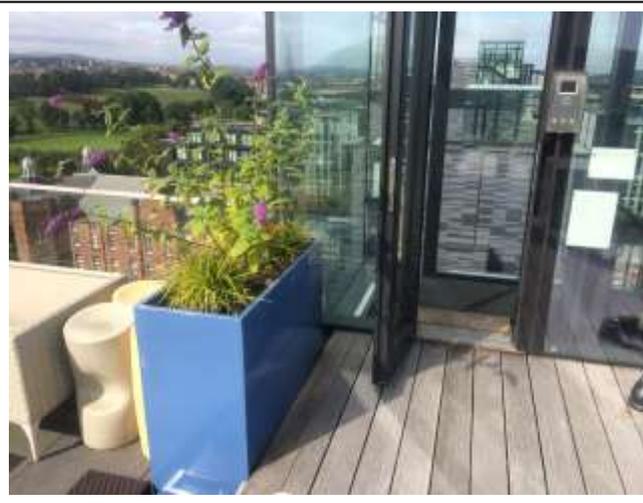
1. Good 2. Fair Wear & Tear 3. Worn / Scratched 4. Damaged 5. Replace / Repair

## Upper Decking Area

Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		2		Tempered glass balcony	
Woodwork		2		Wooden decking; <b>worn</b>	
Flooring		1		Granite paving slabs	
Entry Door	1	1		Tempered glass electronic door	
Windows and Frames		1		Double glazed	
Hot tub	1	1		Leep by Beachcomber	
Planters	2	1		Blue Perspex raised beds with collection of plants	
Stools	4	2		Coloured plastic bar stools	
Patio couches	4	1		Cream wicker; <b>cushions in upper vestibule</b>	
Patio coffee table	1	1		Cream Wicker; <b>cushions in upper vestibule</b>	
Breakfast bar area	1	2		White composite worktop with fitted sink and coloured glass splashback	
Fridge	1	3		Fitted; <b>some rust</b>	
Water heater	1	1		Fitted; Hyco	
Entry buzzer	1	2		WM	

## Edinburgh Inventory Services Observations

## Tenant Comments



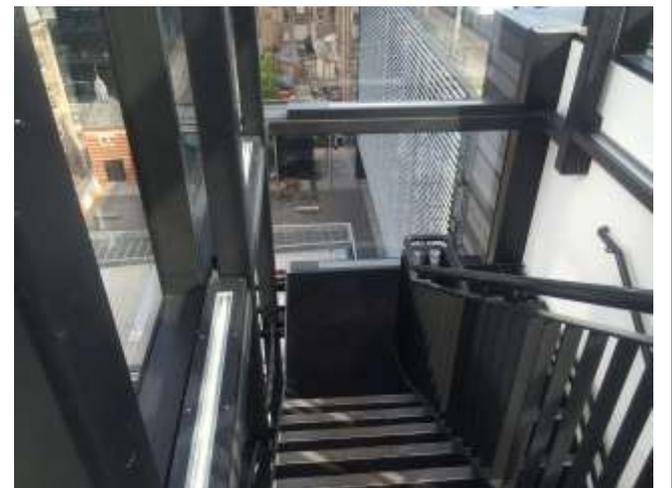
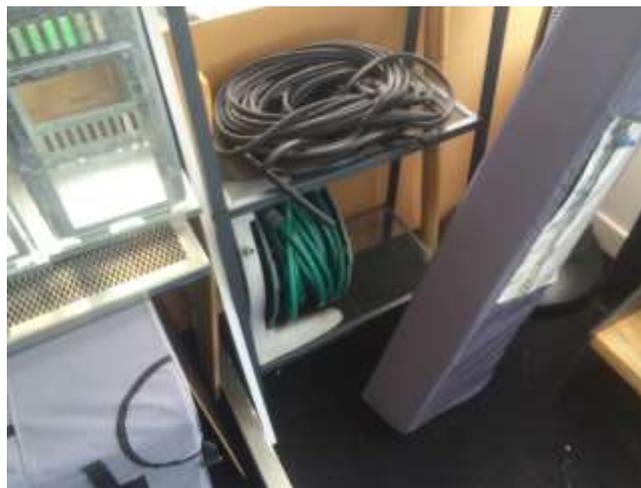


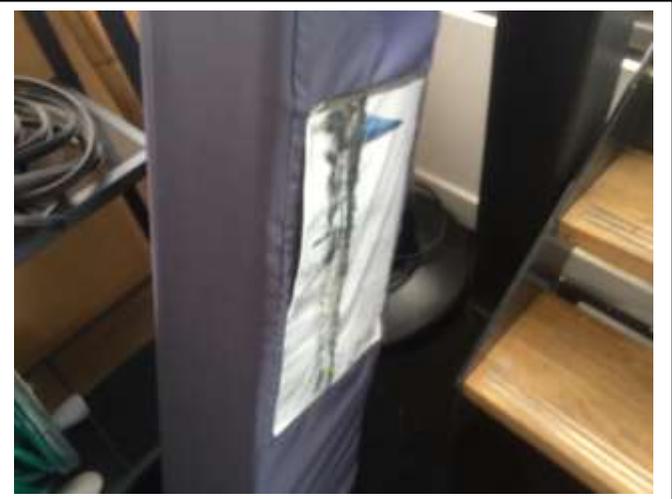
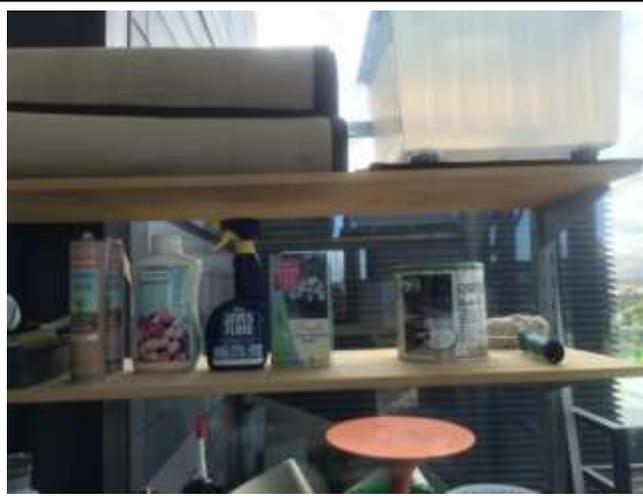
**Staircase**

Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Flooring		1		Grey carpet	
Entry Door	3	1		Grey with aluminium fittings	
Windows and Frames		1		Double glazed	
Lighting		1		Fluorescent up lights	
Shelving units	3	1		2x 3 shelves; 1x 2 shelves	
Hosepipes	2	1		1x grey; 1x green	
Patio lanterns	4	2		Aluminium and glass	
Hand fork	2	1			
Trowel	1	2			
Gardening scissors	1	1			
Place mat	1	1		Tum Tum	
Decking maintenance items		2		Including; deck stain; brushes; no more nails; wood reviver; sealant; weevil killer; teak oil; roller brush;	
Storage bow	1	1		Clear plastic	
Rugs	2	2		Brown and cream	
Patio heater	1	1		Chillchaser; black; floor standing	

**Edinburgh Inventory Services Observations**

**Tenant Comments**





**Upper Vestibule**

Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		2		White emulsion	
Woodwork		1		White gloss	
Flooring		1		Oak	
Entry Door	1	1		White gloss with aluminium fittings	
Lighting	2	1		Recessed ceiling spotlights	
Patio chair cushion	12	2		Grey striped fabric; <b>a few slight stains</b>	
Shelving unit	2	1		1x 4 shelf Black plastic; 1x 4 shelf grey and white plastic	
Scatter cushions	10	1		Yellow fabric	
Covers	3	1		1x black; 1x purple; 1x mustard	
Speaker system	1	2		Soundcast; floor standing; white and purple	

**Edinburgh Inventory Services Observations**

**Tenant Comments**





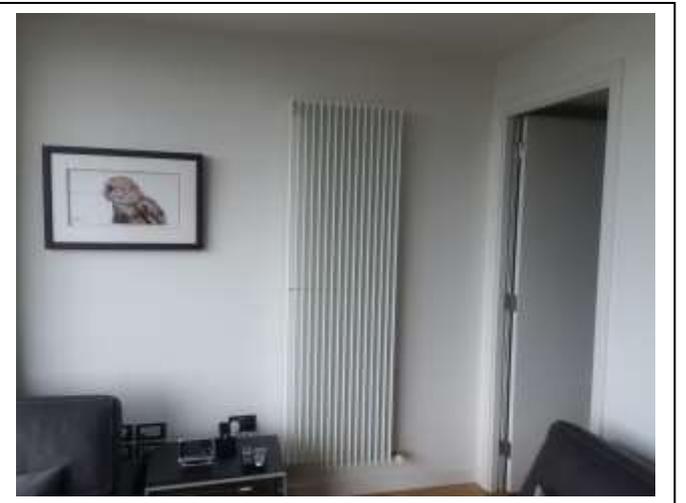
**Games Room (upper hallway)**

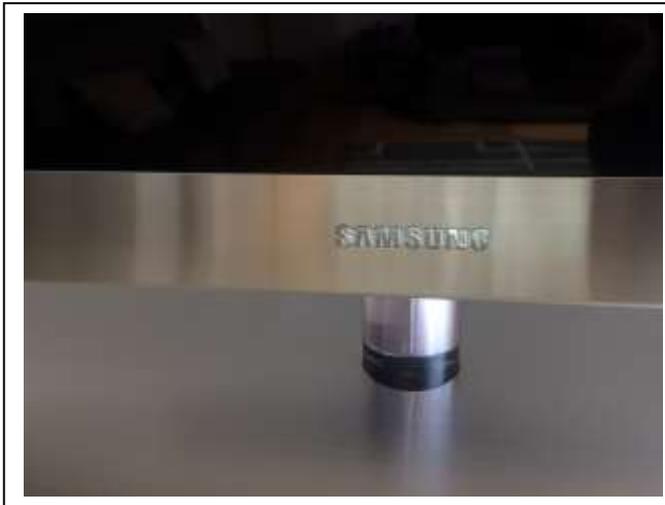
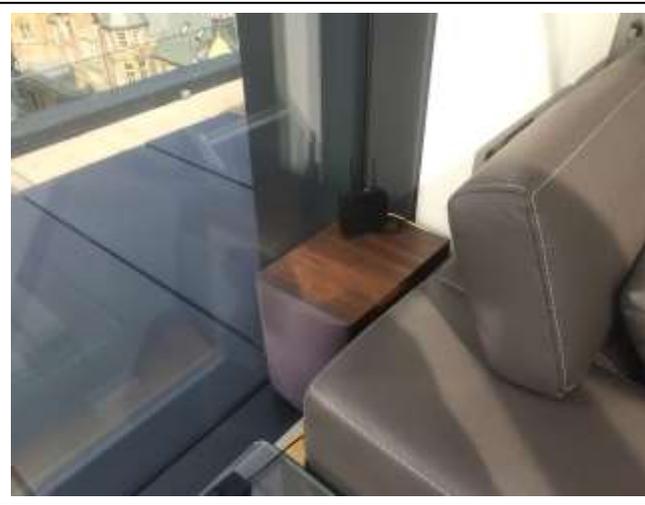
Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		1		White emulsion	
Woodwork		1		White gloss	
Flooring		1		Oak	
Entry Door	1	1		Grey with aluminium fittings	
Windows and Frames		1		Double glazed full length	
Lighting	14	1		Recessed ceiling spotlights	
Heating	2	1		Tall; white, WM central heating	
Speakers	6	1		CM	
Couches	2	1		2x seater; brown leather	
Cushions	5	1		2x brown fabric with buttons; 2x brown and purple; 1x highland cow design	
Armchair	1	1		Tan leather	
Media unit	1	1		Dark wood effect; 2x shelves and glass doors	
Home theatre system	1	1		Philips pronto; with remote control	
Satellite box	1	1		Sky+ HD; with remote control	
Blu-Ray player	1	1		Samsung; 3D with remote control	
Av surround receiver	1	1		Marantz NR-1601	
Magic eye	1	1		Samsung	
Phone	1	1		Black; Magicbox	
Television	1	1		Samsung; 9000 series; with remote control	
Wireless LAN Adapter	1	1		Samsung; WIS09ABGN2	
3D glasses	5 pairs	1		Samsung	
DVD	1	1		The Lorax	
TV unit	1	2		Oak; 2x shelves; <b>some marks/ stains to shelves</b>	
Rug	1	1		Green and white	
Coffee table	1	1		Brown leather with glass top	
Table lamp	2	1		Chrome base with brown metallic shade	
Side table	1	1		Oak effect with 4x pigeon holes	
Decorative item	1	1		Key	
Storage basket	1	1		Wicker	
Speaker	1	1		Wooden	
Wifi router	1	1		Black; Belkin F5D8236-4 N	
Pictures	5	1		WM; 1x stag; 1x Tawny owl; 1x wolf print; 2x paintings	
Waste paper basket	1	1		Brown leather	
Bookcase	1	1		Dark wooden with pigeon holes	
Storage boxes	3	1		Wooden	

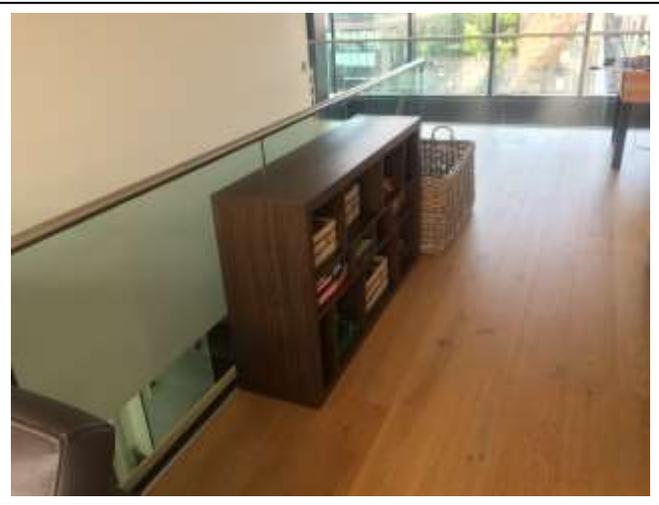
Board games				Yahtzee; Top Trumps (doctor who); Exploding Kittens; Sushi go; No Bull; stacking cups; wooden marble maze; Sudoku cube; Monopoly Edinburgh edition; Hotel tycoon; Tsuro; Qi; Sequence; Latice; Jaques master compendium; Super Scrabble; Scrabble trickster; Early Medieval games collection	
Chaise longue	1	1		Grey fabric	
Storage basket	1	1		Wicker with handles	
Indoor games table	1	1		BCE with table football; table tennis; air hockey and pool; with set of pool balls; paddles; pucks and 2x cues; <b>some scratches to surface</b>	
Chairs	2	1		Pine effect with white fabric seats	
Storage units	2	1		With white metal baskets	
Toy transporter	1	1		Plastic; with toy plastic cars inside	
Remote controlled car	1	1		Yellow; Rock crawler	
Ball	1	2		Moomins	
Toy plane	1	1			
Walkie talkies	1 set	1		Iron man	
Activity books	18	3		Assorted	
Crayons; pens and pencils	Good supply	2		Assorted colours	
Wooden toys	Good supply	2		Houses and blocks	
Toy truck	1	2		White; bigtrak	
Books	32	1		Mock the week; Was Beethoven a Birdwatcher?; Great Lives; Turning the tide of battle; Fame and Infamy; Obscure Events that Shaped the World; The War of Words; The Clash of History's Titans; The Well Kept Kitchen; The Pleasures of the Table; The Joys of Excess; The Elegant Economist; the Chef at War; The campaign for Domestic Happiness; Recipes From the White Hart Inn; A Delicious Cooking Revolution; Notes From Madras; Murder in the Kitchen; Love in a Dish and Other Pieces; From Absinthe to Zest; Exciting Food for Southern Types; Everlasting Syllabub; Eating with the Pilgrims and Other Pieces; Buffalo Cake and Indian Pudding; A Taste of the Sun; A Middle Eastern Feast; A Little Dinner Before the Play; A Dissertation Upon Roast Pig; The Philosophy Book; Britain form the Air; In my Humble Opinion	

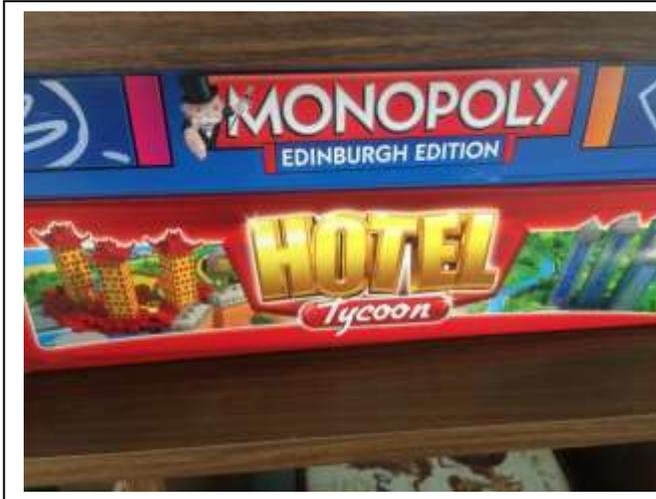
#### Edinburgh Inventory Services Observations

#### Tenant Comments





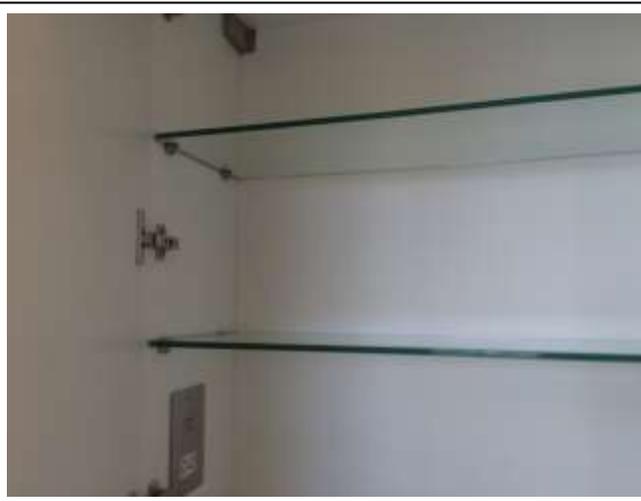




**Upper En-Suite**

Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		1		White emulsion with white Perspex splash back	
Woodwork		1		White gloss	
Flooring		1		Ceramic tiles	
Entry Door	1	1		White gloss sliding door	
Lighting	2	1		Recessed ceiling spotlights	
Heating	1	1		WM; heated chrome towel rail	
Toilet	1	1		White porcelain with white plastic seat; Villeroy & Boch	
Sink	1	1		White porcelain with chrome mixer tap and fitted plug; Villeroy & Boch	
Toilet brush	1	1		Chrome	
Toilet roll holder	1	1		Chrome; floor standing	
Pedal bin	1	1		Chrome	
Steps	1	1		Wooden; 2 steps	
Vanity cabinet	1	1		Fitted with mirrored door and 2x glass shelves and WM shaving point	
Book	1	1		The book of Idle Pleasures	
Towel	1	1		White cotton	

<b>Edinburgh Inventory Services Observations</b>
<b>Tenant Comments</b>



**Kitchen/ Dining Room**

Item	Qty	Condition At Check In	Condition At Check Out	Comments	Comments
Decoration		2		White emulsion; <b>some marks and cracks by paintings</b>	
Woodwork		1		White gloss	
Flooring		1		Oak flooring	
Entry Door	1	1		Grey with aluminium fittings	
Windows and Frames		1		Double glazed; full length	
Lighting		1		Recessed ceiling spotlights and 1x pendant with chandelier shade	
Heating	4	1		Tall; white, WM central heating	
Worktop		1		Black marble	
Units		1		Black doors	
Sink	1	1		Stainless steel; fitted; with chrome mixer tap	
Bar stools	2	3		Chrome with white fabric seats; <b>1x worn with 1x rip</b>	
<b>Appliances</b>					
Extractor hood	1	1		Stainless steel fitted; Siemens with 2x bulbs	
Hob	1	1		Siemens; 6x gas burner	
Oven	1	1		Siemens	
Fridge freezer	1	1		Siemens; American style fridge freezer with ice machine	
Dishwasher	2	1		Siemens; fitted SE65E332GB/10; <b>1 was on cycle at time of inspection</b>	
Kettle	1	1		Stainless steel; Magimix	
Toaster	1	1		Stainless steel; Magimix	
Convection oven	2	1		Fitted; Samsung	
Wine cooler	1	1		Fitted; Siemens	
<b>Glassware</b>					
Brandy Glasses	8	1		Dartington; crystal	
Port Glasses	10	1		Dartington; crystal	
Chardonnay glasses	10	1		Dartington; crystal	
Red wine glasses	10	1		Dartington; crystal	
Champagne flutes	10	1		Dartington; crystal	
Tumblers	10	1		Royal Dalton; crystal	
Plastic champagne flutes	12	2			
Water glasses	6	1		4x Dimpled glass; 2x ridged	
<b>Crockery</b>					
Dinner Plates	11	1		Black and white	
Side Plates	11	1		Black and white	
Cereal Bowls	11	1		Black and white	

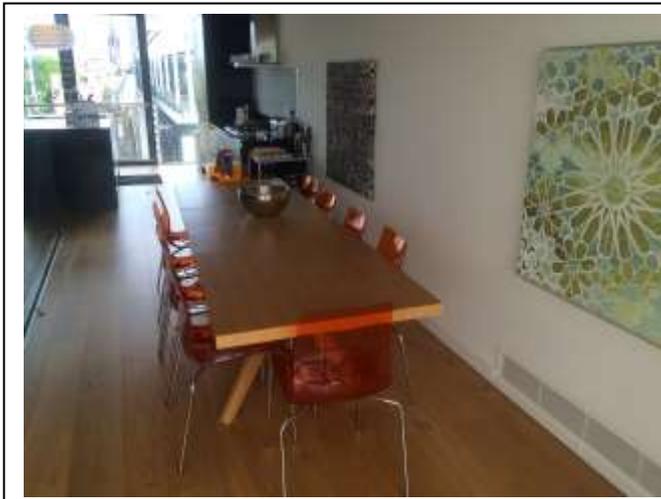
Mugs	4	2		Black and brown; Le Crueset	
Teapot	1	1		Black; Le Crueset	
Cream jug	1	1		Cream	
Chiller	1	1		Black; Le Crueset	
Cafetiere	1	1		8 cup	
Plates	8	2		4xWhite; 4x cream	
Pasta bowls	4	2		White	
Ramekins	14	1		White	
Cereal bowls	4	2		3x white 1x white with black trim	
Side plates	12	1		Wedgewood; Jasper Conran	
Starter plates	12	1		Wedgewood; Jasper Conran	
Dinner Plates	12	1		Wedgewood; Vera Wang	
Small bowl	12	1		Wedgewood; Vera Wang	
Large bowl	12	1		Wedgewood; Vera Wang	
Gravy boats	2	1		Wedgewood; Vera Wang; with accompanying saucers	
vegetable serving dish	4	1		Wedgewood; Vera Wang	
Serving platter	3	1		Oval; white	
Serving dish	1	1		Vegetable	
<b>Children's Dining Items</b>					
Forks	4	1		Stainless steel	
Spoons	4	1		Stainless steel	
Knives	3	1		Stainless steel	
Teacups	2	1		The Gruffalo design	
Plates	3	1		The Gruffalo design	
Side plates	4	1		Triangular; the Gruffalo design	
Cereal bowls	4	1		The Gruffalo design	
Plastic tumblers	9	1		Plastic; colourful	
Ice cream bowls	3	1		Plastic; colourful	
Ice cream spoons	2	1		Plastic; colourful	
Plastic plates	6	1		Plastic; colourful	
Trays	4	1		Plastic; blue	
Jug	1	1		Plastic; purple	
Place mats	3	1		Tum Tum	
Place mats	7	1		Animal print design	
Sippy cup	1	1		Plastic; blue	
<b>Cutlery</b>					
Dinner Knives	6	1		WMF Cromargan	
Starter knives	3	1		WMF Cromargan	
Dinner Forks	8	1		WMF Cromargan	
Starter forks	7	1		WMF Cromargan	

Soup Spoons	7	1		WMF Cromargan	
Dessert Spoons	6	1		WMF Cromargan	
Tea spoons	6	1		WMF Cromargan	
Serving spoons	2	1		WMF Cromargan	
Forks	6	2		3x white handles; 3x stainless steel	
Knives	5	2		2x white handles; 3x stainless steel	
Dessert spoons	4	2		With white handles	
Tea spoons	4	2		With white handles	
Carrs Sterling silver set	1 set	1		Including; 12x starter knives; 12x dinner knives; 12x dessert spoons;12x soup spoons; 12x starter forks; 12x dinner forks and 12x teaspoons in wooden display box	
<b>Other</b>					
Place mats	2x 6	1		John Lewis; Silver	
Coasters	2x 6	1		John Lewis; Silver	
Table runner	4	1		White with silver thread	
Table cloth	2	1		White linen	
Place mats	6	1		Wicker	
Place mats	4	1		Weave effect	
Place mats	11	1		Marit (Ikea)	
Candlesticks	2x2	1		Vera Wang	
Nutcracker	1	1		Squirrel design; stainless steel; Alessi	
Side unit	1	1		Oak with 3x drawers and 2x doors	
Jewellery boxes	2	1		1x parrot; 1x turtle; wooden	
Vase	2	1		Gold fleck design	
Toy soldier	1	1		In Scottish dress	
String of baubles	1	1		Silver	
Baubles	1 set	1		Silver	
Tea light candles	4	1			
Glass baubles	7	1			
Paper napkins	1 set	1			
Vase of flowers	1	1		Glass	
Pictures	2	1		Photos with 1x wooden frame and 1x brass weaved frame	
Scales	1	1		Black; Salter	
Rolling pins	2	1		Wooden	
Muffin trays	3	1			
Measuring jug	1	1		Glass	
Cake	2	1		Brown; metal	
Mixing bowls	4	1		3x Red plastic; 1x glass	
Cheese grater	1	1		John Lewis	
Measuring cups	1 set	1		Colourful plastic	

Juicer	1	1		Purple plastic	
Measuring jug	1	1		Plastic	
Utensil set	1	1		Joseph Joseph; Colourful handles; 1x ladle; 1x spatula; 1x pasta spoon; 1x serving spoon; 1x draining spoon	
Chopping boards	3	2		Wooden; <b>some scratches 1x burn mark</b>	
Utensil holders	2	2		Stainless steel	
Spatula	1	1		Black plastic	
Pasta spoon	1	1		Stainless steel	
Tongs	3	1		2x stainless steel; 1x blue plastic	
Spatula	1	1		White plastic	
Whisks	2	1		Stainless steel	
Pastry brush	1	1		Black plastic	
Large spatula	1	1		Black plastic	
Potato masher	1	1		Stainless steel	
Serving slotted spoon	1	1		Stainless steel	
Utensil hooks	2	1		Stainless steel	
Crock pot	2	1		Cast iron; Le Creuset; with lids	
Frying pan	3	1		Stainless steel; All Clad; with lids	
Frying pans	2	1		Cast iron; black; Le Creuset	
Sauce pan	4	1		Stainless steel; All Clad; with lids	
Sauce pans	4	1		Stainless steel; Le Creuset; with lids; various sizes	
Waiters friend	3	1			
Wine stopper	1	1			
Candles	2	2		White with 3x wicks	
Apple slicer	1	1		White plastic	
Scissors	3 pairs	1			
Wine stoppers	2	1		Stainless steel	
Pizza cutter	1	1		Stainless steel	
Pastry brush	1	1		White and blue rubber	
Bottle opener	1	1			
Tea infuser	2	1		Stainless steel	
Egg timer	1	1		Glass	
Cocktail sticks	3 sets	1			
Garlic press	1	1		White	
Meat probe	1	1		Stainless steel	
Bag clips	10	1		Coloured plastic	
Vinegar/ oil pourer	1	1			
Corkscrew	1	2		Cream carpet; Le Creuset	
Bottle pump	1	1		Black plastic	
Peeler	1	2		Black plastic; Oxo	

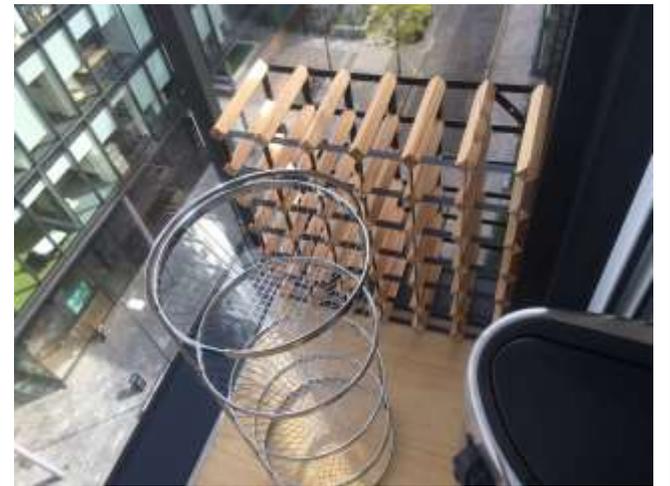
Lighters	2	1		1x long blue gas lighter; 1x pink	
Coasters	6	2		Assorted designs	
Splatter screen	3	2		Stainless steel; Ikea; Stabil	
Sieve	1	1		Stainless steel	
Colander	1	1		Stainless steel	
Trays	4	1		Blue plastic	
Steamer	1	1		Stainless steel; 3 piece with lid; John Lewis	
Mugs	5	1		White with coloured letter	
Ornament	1	1		Metal phone box	
Ornamental teapot	1	1		Mariage Frères	
Display bowl	1	1		Wooden	
Baking tray	1	2		Stainless steel; <b>slightly stained</b>	
Tea collection	1	1		Fortnum & Mason with wooden display box	
Tray	1	1		Wooden	
Pepper mills	2	1		1x black; 1x brown	
Mason jar	1	1		Small; with sugar	
Waste bin	1	1		Chrome; Brabantia	
Display unit	1	1		Stainless steel; round with 4x shelves	
Wine rack	1	1		Wooden and black metal	
Broom	1	2		White with blue plastic bristles	
Mat	1	2		Black	
Knife block	1	1		Robert Welch Signature; 6x knives with sharpener	
Chopping board set	1	1		Joseph Joseph; colour coordinated for meat; fish; vegetables and dairy	
Drinks trays	2	1		Silver; round	
Ice bucket	1	1		Plastic	
Wine bucket	1	1		Silver with velvet protective bag	
Carafe	1	1		Red wine; glass	
Ice bucket	1	1		Silver; dimpled	
Champagne bucket	1	1		Silver; dimpled; with leather handle	
Basin	1	2		Grey plastic	
Basket	1	1		Chrome	
Draining rack	1	1		Chrome and plastic	
Waste bins	2	1		Chrome; under unit	
Fire extinguisher	1	1		Under unit	
Fire blanket	1	1		Under unit	
Cleaning products	1	1		Assorted	
Drawer unit	1	1		Red metal; 6x drawers	
Step	1	1		White plastic	
Ladder	1	1		White aluminium; 2x steps	
Vacuum	1	2		Dyson; handheld	

Books	4	1		Appetite; Real Food; Feast; Delia's Happy Christmas	
Tourist brochures	4	2		Assorted	
Dining table	1	1		Oak; long; folding	
Dining chairs	10	1		Orange plastic with chrome legs	
Display bowl	1	1		Bodum by Jorgensen	
Paintings	2	1		WM	
Mirror	1	1		WM with chrome frame	
Tankard	1	1		Glass with metal trim	
Storage tin	1	1		Fortnum and Mason	
Straws	1 set	1		Coloured with glass storage	

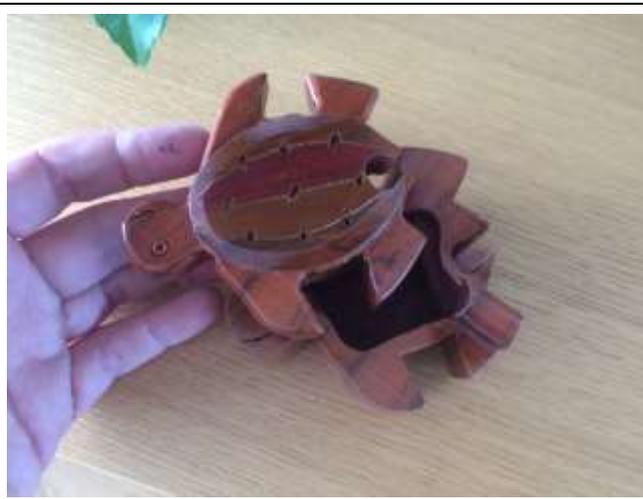
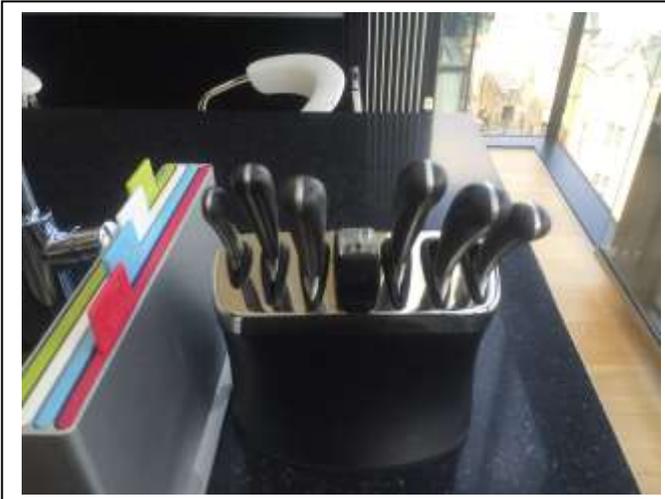








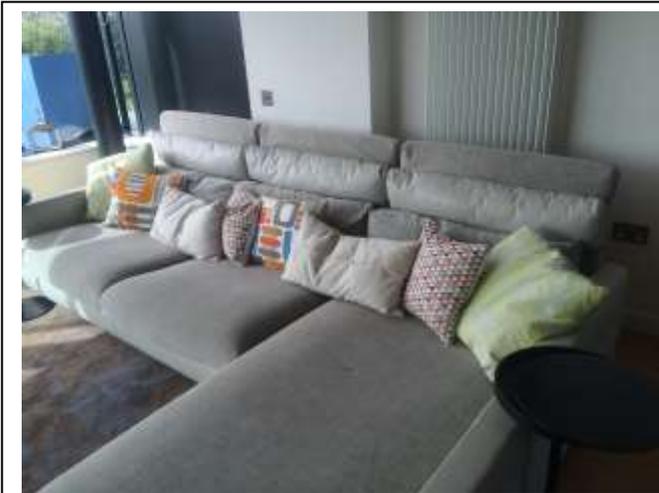
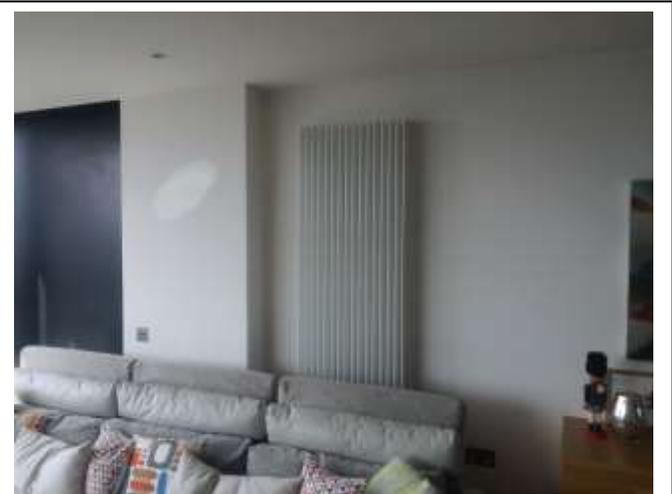




Lounge

Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		1		White emulsion	
Woodwork		1		White gloss	
Flooring		1		Oak	
Entry Door	1	1		Grey with aluminium fittings	
Windows and Frames		1		Double glazed	
Blinds	2	1		roller	
Lighting		1		Recessed ceiling spotlights	
Speakers	4	1		CM; built in speaker system	
Heating	2	1		Tall; white, WM central heating	
Couch	1	1		Grey fabric; corner couch with 6x cushions; <b>Roche Bobois</b>	
Scatter cushions	8	1		Assorted	
Rug	1	1		Large; blue and brown pattern	
Side tables	2	1		Circular; black with sliding lid tops	
Basket	1	1		Storage; wicker	
Books	1	2		Taschen's favourite Spa's;	
Magazines	4	1		2x Objekt International; 2x Architectural Digest	
Foot stools	2	1		Lime green fabric; with floral print; <b>Roche Bobois</b>	
Phone	1	1		Black; Black; Magicbox	
Lanterns	4	1		Chrome with glass panels	
Armchair	1	1		Wooden frame with white fabric cushion	
Bean bag	1	1		With map of the world design	
Lamp	1	1		Globe base with white shade	
TV unit	1	1		Black with 3x drawers and 2x doors	
Clock	1	1		WM	
TV	1	1		Samsung; 9000 series; with remote control	
Blu-Ray Player	1	2		Samsung; with remote control	
Sky remote control	1	1			
Children's games and jigsaws		1		Jenga; the story telling game; Moshi Monsters; red dog, blue dog; charades for kids; flowerpot game; Djeco castle jigsaw; farmyard dominoes; big tractor; rescue squad; hungry caterpillar; ready steady tow; my first games compendium; the Scotland jigsaw; make your own robot	
Activity books	4	2			
Waste basket	1	1		Black leather	

Tenant Comments





**Outdoor Barbecue area**

Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		2		Tempered glass balcony	
Woodwork		2		Wooden decking; <b>worn</b>	
Flooring		1		Granite paving slabs	
Entry Door	1	1		Tempered glass electronic door	
Windows and Frames		1		Double glazed	
Heating	1	1		Chillchaser; patio heater	
Raised flower beds	3	1		Blue Perspex; with plants and led uplighters	
Barbecue	1	2		Napoleon; gas; <b>rusty in places</b>	
Decking	1	1		Wooden; varnished with 3x steps and banister	
Patio dining table	1	1		Glass and wicker effect; Emu	
Patio table	1	1		Circular; wicker effect; Emu	
Patio chairs	12	1		Wicker effect; Emu	

**Edinburgh Inventory Services Observations**

**Tenant Comments**





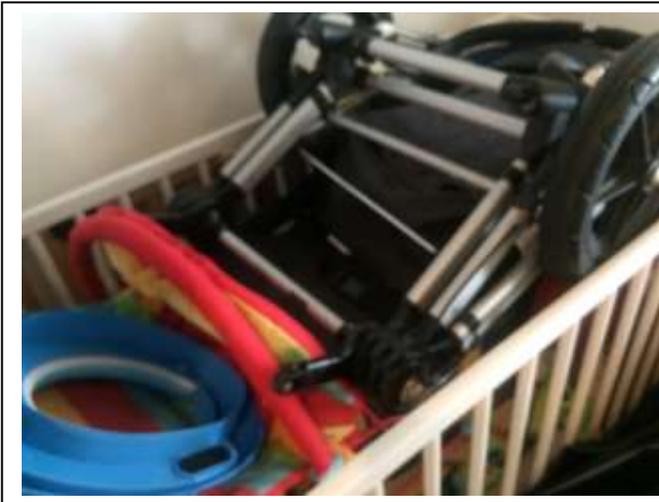


**Lower Hallway**

Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		1		White emulsion	
Woodwork		1		White gloss	
Flooring		1		Oak flooring	
Entry Door	1	1		White gloss with aluminium fittings	
Windows and Frames		1		Double glazed	
Heating	1	1		Tall; white, WM central heating	
Lighting	15	1		Recessed ceiling spotlights	
Pictures	9	1		3x old prints of Edinburgh; 1x Mr Ben in knight costume; 1x Mr Ben on street; 1x London to Edinburgh vintage train advert; 2x Edinburgh tattoo and 2x Doctor Seuss prints	
Mirrors	2	1		WM; 1x circular with distressed look frame; 1x silver and stone frame	
Hat stand	1	1		Chrome; floor standing	
Rugs	2	1		1x small green; 1x large multi-coloured	
Shoe tray	1	1		Black plastic	
Side table	1	1		Wooden; colourful with 2x drawers and high-heeled legs	
Key bowl	1	1		Wooden	
Cot	1	1		White gloss with mattress	
Storage units	2	1		White meta with 3x mesh basket shelves	
Buggy	1	1		Elite	
Push chair	1	1		Bugaboo Cameleon	
Plastic baby seat	1	1		White	
Baby bouncer	1	1		Colourful	
Baby walker toy	1	1		Green yellow and blue plastic with stabiliser attachments	
Shelving unit	1	1		White; 9x shelves; with various manuals; brackets; baby toy and HD baby monitor	
Cover	1	1		Black plastic	
Table	1	1		Red wooden	
Wastepaper bin	1	1		Wire mesh	
Printer	1	1		HP Officejet 4500	
Security camera	1	1		Black	
Chest of drawers	1	1		Red wood; 3x drawers	
Couch	1	1		Cream fabric	
Scatter cushions	5	1		2x red fabric; 2x striped; 1x sparkly Union Jack	
Door stop	1	1		Orange and black	

Tenant Comments



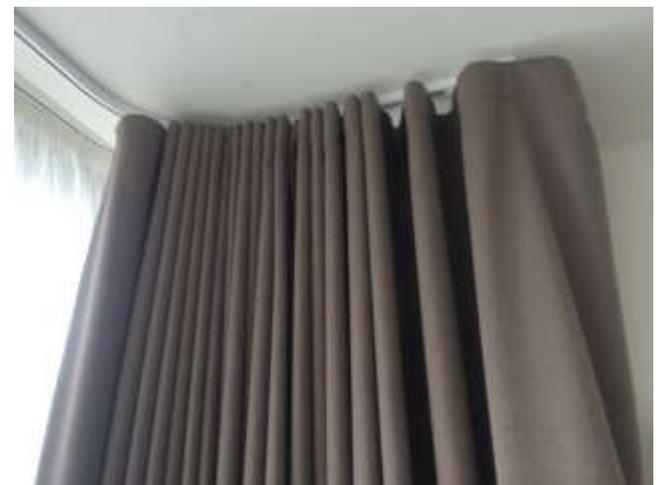


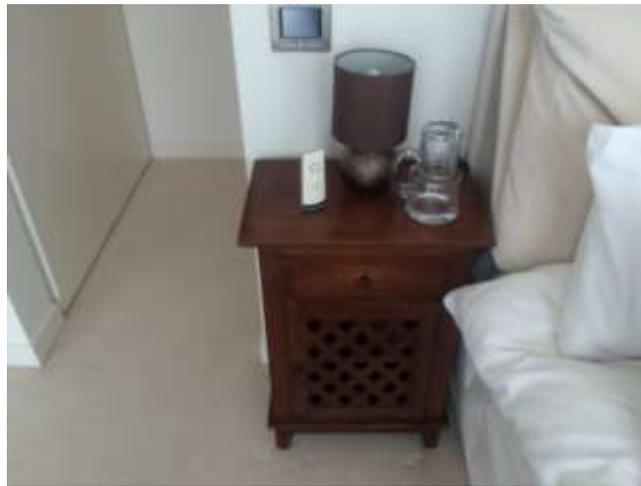
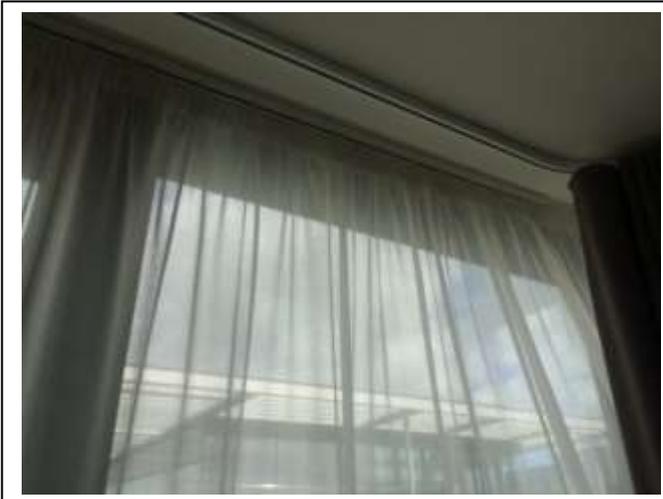
<b>Bedroom 1</b>
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Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		1		White emulsion	
Woodwork		1		White gloss	
Flooring		2		Cream carpet; <b>some stains by bed</b>	
Entry Door	1	1		White gloss with aluminium fitting	
Lighting	7	1		Recessed ceiling spotlights	
Speakers	2	1		CM; built in speaker system	
Windows and Frames		1		Double glazed	
Heating	1	1		Tall; WM; white; central heating	
Curtains	2sets	1		1x white net; 1x taupe fabric; full length	
Bed	1	1		King-size divan	
Mattress	1	1		King-sized	
Pillows	4	1		White; with white pillow cases	
Cushions	2	1		Cream; part of headboard	
Scatter cushions	3	1		1; saltire flag; 1 x union flag; 1x welsh dragon	
Duvet	1	1		Kind sized; white; with white cover	
Bed sheet	1	1		White; king sized	
Throw	1	1		Brown; fur effect	
Towels	4	1		White cotton; 2x hand towels; 2x bath towels	
Bedside units	2	1		Stained wood; with 1x lattice door and 1x drawer	
Bedside lamps	2	1		Dimpled globe base with purple shade	
Water jugs	2	1		Glass	
Rug	2	1		Small; Persian style	
Radio transmitter	1	1		Handheld; Silentglass; white	
Fan remote control	1	1		Black	
Extension cable	1	1		White; 4 gang	
Hair dryer	1	1		Purple; babyliss; pro speed 2100	
Fan	1	1		Black; floor standing	
Mirrors	4	1		WM; small; with black and gold frames	
Mirror	1	1		Large; floor standing	
Picture	1	1		1x WM; black and gold large; 1x small; gold and blue fish design	
Door stop	1	1		Brown	
Wardrobe	2	1		Fitted; with fluorescent strip light; rail with hangars; 2x drawers	
Poncho	2	1		Purple; military tattoo	
Dressing gowns	2	1		White cotton	
Slippers	2pairs	1		White cotton	

Edinburgh Inventory Services Observations

Tenant Comments

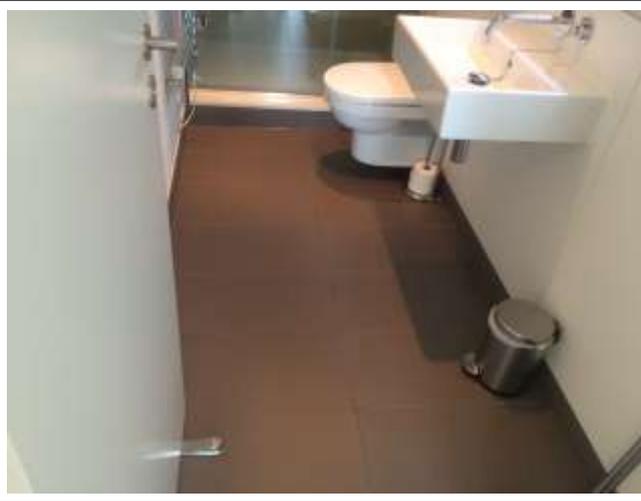
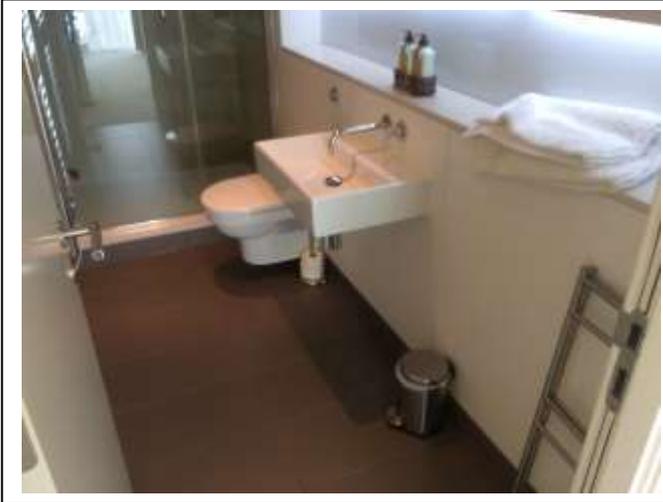




<b>En-Suite 1</b>
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Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		1		White emulsion with white panels and brown tiled wet room	
Flooring		1		Grey tiles	
Entry Door	1	1		White gloss with aluminium fitting	
Heating	1	1		WM; chrome heated towel rail	
Lighting	5	1		Recessed ceiling spotlights; <b>2x bulbs out</b>	
Sink	1	1		White porcelain with chrome mixer tap; Villeroy and Boch	
Toilet	1	1		White porcelain; Villeroy and Boch	
Shower	1	1		Thermostatic with chrome shower head	
Shower screen	1	1		Tempered glass	
Hand soap	1set	1		La bella provincial with wicker display basket	
Clothes dryer	1	1		SS	
Cabinets	1	1		Fitted; with mirrored doors and 2x glass shelves	
Toilet roll holder	1	1		Floor standing; SS	
Pedal bin	1	1		Chrome	
Bath mat	1	1		White fabric	
Book	1	1		Sod calm and get angry	

<b>Edinburgh Inventory Services Observations</b>
<b>Tenant Comments</b>



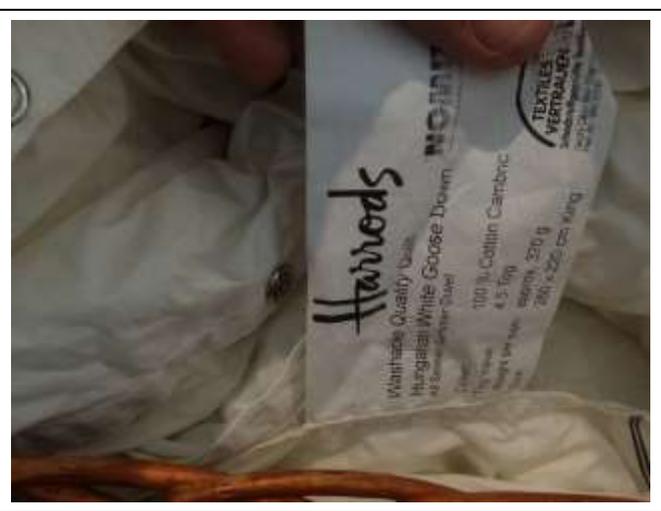
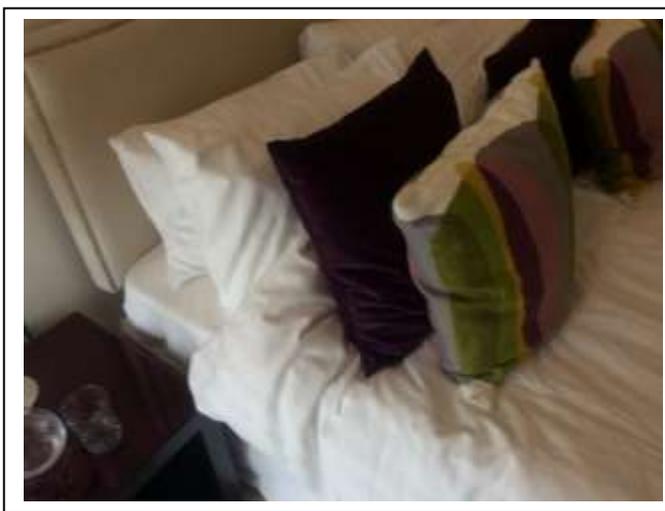
<b>Bedroom 2</b>
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Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		1		White emulsion	
Woodwork		1		White gloss	
Flooring		1		Cream carpet; <b>some stains by bed</b>	
Entry Door	1	1		White gloss with aluminium fitting	
Lighting	5	1		Recessed ceiling spotlights	
Speakers	2	1		CM; built in speaker system	
Windows and Frames		1		Double glazed	
Heating	1	1		Tall; WM; white; central heating	
Blind	1	1		WM; grey; roller	
Bed	1	1		King-size divan with cream fabric headboard	
Mattress	1	1		King-sized	
Pillows	4	1		White; with white pillow cases	
Cushions	2	1		Cream; part of headboard	
Scatter cushions	4	1		2x purple; 2x colourful	
Duvet	1	1		Kind sized; white; with white cover	
Bed sheet	1	1		White; king sized	
Towels	4	1		White cotton; 2x hand towels; 2x bath towels	
Bedside units	2	1		Dark purple; with 1x shelf	
Bedside lamps	2	1		White base with forest design shade	
Water jugs	2	1		Glass	
Water glasses	2	1		Crystal	
Rug	1	1		Large; grey	
Storage hamper	1	1		Wicker with leather straps	
Duvet	1	1		Harrods Hungarian white goose down all season Summer duvet; King	
Display basket	1	1		Wicker	
Pictures	3	1		White frame; with butterfly print design	
Desk	1	1		White	
Stool	1	1		White with padded seat	
Mirror	1	1		Table standing	
Alarm clock	1	1		Yellow; metal	
Desk lamp	1	1		Chrome base	
Wardrobe	1	1		Fitted; with fluorescent strip light; rail with hangars; 2x drawers; <b>scuff marks to wall above</b>	
Towel	2	1		White cotton	
Dressing gowns	2	1		White cotton	

Slippers	2pairs	1		White cotton	
Portable fan	1	1		black	

**Edinburgh Inventory Services Observations**

**Tenant Comments**





**En-Suite 2**

Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		1		White emulsion with white panels and brown tiled wet room	
Flooring		1		Grey tiles	
Entry Door	1	1		White gloss with aluminium fitting	
Heating	1	1		WM; chrome heated towel rail	
Lighting	5	1		Recessed ceiling spotlights; with under unit UV strip light	
Sink	1	1		White porcelain with chrome mixer tap; Villeroy and Boch	
Toilet	1	1		White porcelain; Villeroy and Boch	
Shower	1	1		Thermostatic with chrome shower head	
Shower screen	1	1		Tempered glass	
Soap dish	1	1		Pine	
Shampoo	4	1		Miniature	
Cabinets	1	1		Fitted; with mirrored doors and 2x glass shelves	
Toilet brush	1	1		Chrome	
Pedal bin	1	1		Chrome	
Bath mat	1	1		White fabric	
Steps	1	1		Pine; 2x steps	

**Edinburgh Inventory Services Observations**

**Tenant Comments**

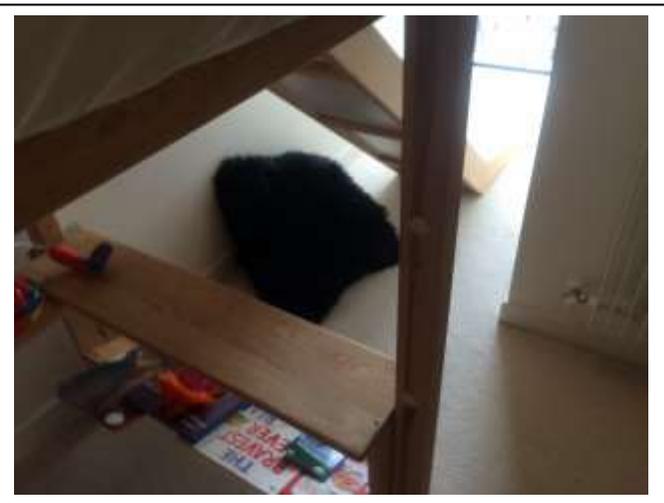
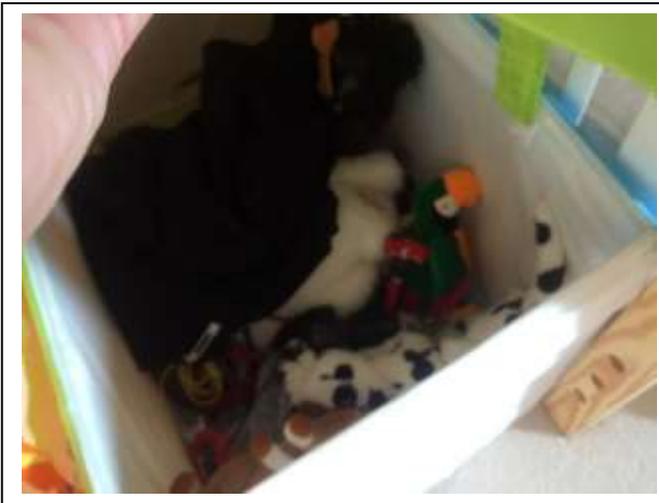




**Bedroom 3**

Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		1		White emulsion	
Woodwork		1		White gloss	
Flooring		2		Cream carpet; <b>some stains by bed</b>	
Entry Door	1	1		White gloss with aluminium fitting	
Lighting	6	1		Recessed ceiling spotlights	
Speakers	2	1		CM; built in speaker system	
Windows and Frames		1		Double glazed	
Heating	1	1		Tall; WM; white; central heating	
Blind	1	1		1x grey roller	
Bed	2	1		Woodland; pine; ship-style bunk beds; with 3x beds; slide; drawers; shelves; rope swing	
Cushion	1	1		Camouflage design	
Mattress	3	1		Single; Ikea	
Storage box	1	1		White plastic with green lid	
Toys	Good supply	1		Assorted plush toys	
Bath towel	1	1		Orange with sea life design	
Cushions	4	1		Colourful; fluffy	
Reading lamps	2	1		LED; bed mounted	
Books	5	2		The bravest ever bear; Michelin guide Edinburgh; Calm down Boris; Enchanted castle; twas the night before Christmas	
Storage boxes	3	1		Lego bricks; 1x red; 1x yellow; 1x blue	
Toy till	1	1		Disney	
Tree stump toy	1	1		With plush woodland creatures	
Door stop	1	1		Rabbit design	
Treasure chest	1	1		With 12x crystals inside	
Wallet	1	1		Plastic; with monster design	
Toy racer	1	2		Plastic motorbike	
Wardrobe	1	1		Fitted; with fluorescent strip light; rail with hangars; 2x drawers	

Edinburgh Inventory Services Observations
<b>Tenant Comments</b>





**Bedroom 4 (master)**

Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		1		White emulsion	
Woodwork		1		White gloss	
Flooring		1		Cream carpet;	
Entry Door	1	1		White gloss with aluminium fitting	
Lighting	8	1		Recessed ceiling spotlights	
Speakers	2	1		CM; built in speaker system	
Windows and Frames		1		Double glazed	
Heating	1	1		Tall; WM; white; central heating	
Blind	1	1		WM; grey; roller	
Chest of drawers	1	1		Wooden with 6x white drawers	
Painting	1	1		WM forest scene	
Candle holder	1	1		Red glass	
Hamper	1	1		Wicker; round	
Mirror	1	1		Floor standing	
Arm chair	1	1		Wooden rocker; with white fabric seat	
Rug	2	1		White; fur effect	
Curtain	1set	1		White; full length; automated; with Silentglass remote control	
Bed	1	1		King sized; with cream leather-effect headboard	
Mattress	1	1		White; king sized	
Bedding	1set	1		Duvet and cover; sheets; 4x pillows with pillow cases	
Cushions	2	1		Striped	
Scatter cushion	1	1		Green with bird print	
Throw	1	1		Brown; fur effect	
Bedside unit	2	1		Wooden; circular; 2x drawers	
Bedside lamps	2	1		Tall bases; with fabric shades	
Glasses	2	1		Glass; thick with handles	
Waste paper basket	1	1		Black plastic	
Control panel	1	1		WM; light and temperature control	
Clock	1	1		Table standing; silver	
Mirror	1	1		Table standing; silver	
Hair dryer	1	1		Babyliss	
Frizz Control Blow Dry Styler	1	1		Nicky Clarke; NHA045	
<b>Walk-in Wardrobe 1</b>	1	1		Fitted; with fluorescent strip light; rail with hangars; 1x chest of drawers with 3x drawers and 2x shelves	

Towel	2	1		White cotton	
Dressing gowns	2	1		White cotton	
Slippers	2pairs	1		White cotton	
Portable fan	1	1		Black	
<b>Walk-in Wardrobe 2</b>	1	1		Fitted; with fluorescent strip light; rail with hangars; 1x chest of drawers with 3x drawers and 2x shelves	
Fan	1	1		Black; floor fan	
Heater	1	1		White; floor standing; Hyundai	
Body-Rocka	1	1		White and purple	
Humidifier	1	1		Black; Bionaire; BWF7000 Water Filter	

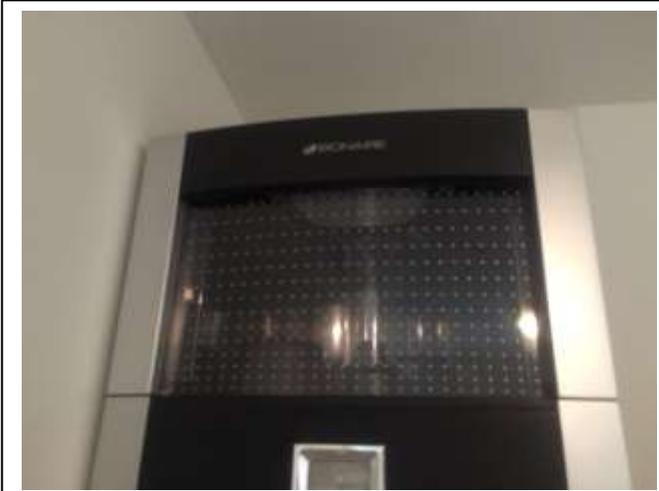
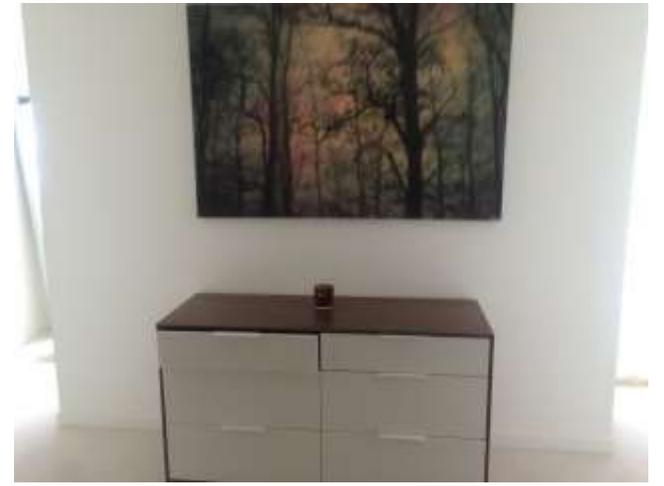
**Edinburgh Inventory Services Observations**

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**Tenant Comments**

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**Master En-suite**

Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		1		White emulsion with Perspex splash back	
Woodwork		1		White gloss	
Flooring		1		Slate tiles	
Entry Door	1	1		White gloss with aluminium fittings	
Windows and Frames		1		Double Glazed	
Lighting	6	1		Recessed ceiling spotlights	
Speakers	2	1		Fitted speaker system	
Heating	1	1		WM; Chrome heated towel rail	
Bath	1	1		White porcelain with chrome mixer tap and Raindance shower head attachment	
Wash Hand Basin	1	1		WM; fitted; white porcelain with chrome mixer tap	
Toilet	1	1		White porcelain with white plastic seat	
Shower	1	1		Fitted wet room with white tray	
Shower Screen	2	1		Tempered glass door with aluminium fittings (1 for shower; 1 for toilet)	
Blind	3	1		Wooden venetian	
TV	1	1		WM; black; with remote control; and glass and chrome screen	
Shelving unit	1	1		Chrome and glass with 3x shelves and wheels	
Clothes drying rail	1	1		Chrome; folding	
Towel rack	1	1		Chrome; floor standing	
Bath mat	1	2		White	
Vanity unit	1	1		Fitted with mirrored doors and 2x glass shelves	
Tray	1	1		Pine; folding; floor standing	
Pedal bin	1	1		Black and chrome	
Toilet roll holder	1	1		Chrome; floor standing	
Toilet brush	1	1		Black and chrome	

**Edinburgh Inventory Services Observations****Tenant Comments**

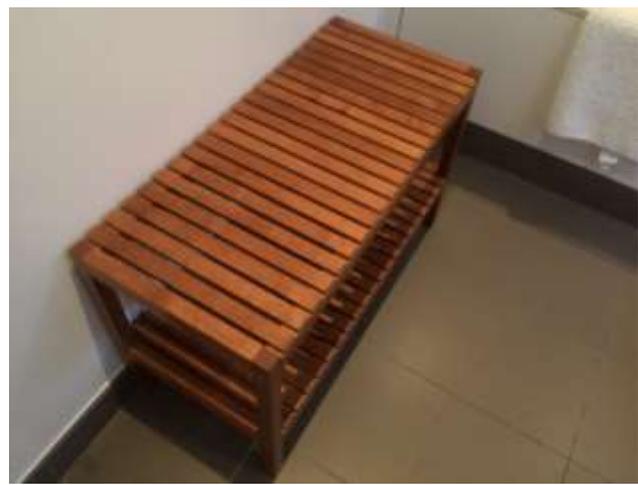
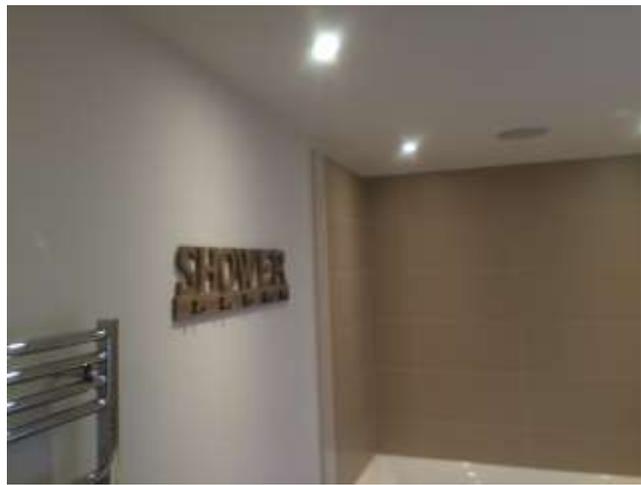




**Bathroom**

Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		1		White emulsion; with ceramic tile splash back	
Woodwork		1		White gloss	
Flooring		1		Slate tiles	
Entry Door	1	1		White gloss with aluminium fittings	
Lighting	5	1		Recessed ceiling spotlights	
Speakers	2	1		Fitted speaker system	
Heating	1	1		WM; Chrome heated towel rail	
Bath	1	1		White enamel with chrome mixer tap and Raindance shower head attachment	
Wash Hand Basin	1	1		WM; fitted; white enamel with chrome mixer tap	
Toilet	1	1		White porcelain with white plastic seat	
Shower	1	1		Fitted wet room with white tray	
Shower Screen	2	1		Tempered glass door with aluminium fittings (1 for shower; 1 for toilet)	
Bench	1	1		Slatted wood	
Decoration	1	1		WM; Shower; with 5x hooks	
Pedal bin	1	1		Chrome	
Steps	1	1		Pine	
Toilet roll holder	1	1		Floor standing; chrome	
Toilet brush	1	1		Chrome	
Vanity cabinet	1	1		With 2x glass shelves	
Soap Dish	1	1		Pine	

**Edinburgh Inventory Services Observations****Tenant Comments**



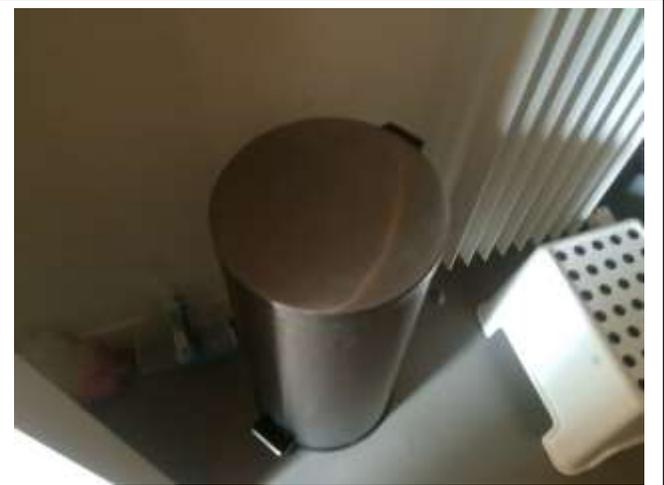
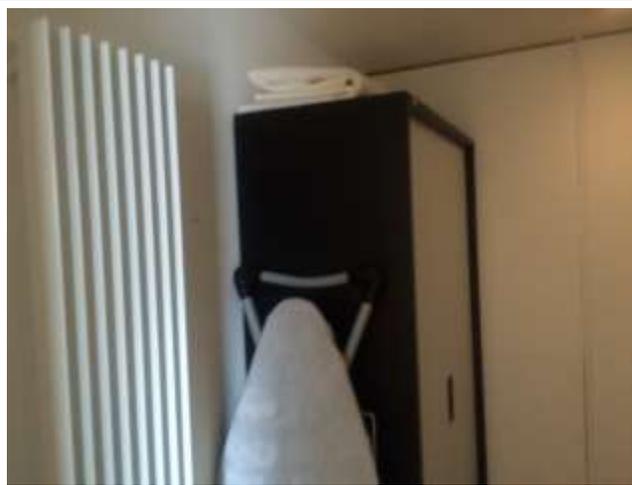
<b>Utility Room</b>
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Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		2		White emulsion; <b>some marks and scuffs</b>	
Woodwork		1		White gloss	
Flooring		1		Grey vinyl flooring	
Entry Door	1	1		White gloss with aluminium fittings	
Lighting	5	1		Recessed ceiling spotlights	
Heating	1	1		White; wall mounted; central heating	
Washing machine	1	1		White; Siemens Electrogerate GMBH	
Washing machine	1	1		White; Miele W-5902	
Tumble Dryer	1	1		SS; Miele T 8828 C	
Iron	1	1		Morphy Richards Tip Technology	
Ironing board	1	2		With grey floral patterned cover	
Washing baskets	2	1		White plastic	
Pedal pin	1	1		SS	
Dusters	2	2			
Dustpan and brush	1set	1		Clear and turquoise plastic	
Step	1	2		Plastic	
Cabinet	1	1		White SS; with door lock	
Helmer cabinet	1	2		Still boxed and not constructed	
Cleaning supplies	Good supply	1		Including bleach; detergent; several HG stain removers; fabric conditioner; brass; silver and metal cleaner; laminate flooring cleaner; uPVC cleaner; sponges; soap and dish towels	
Storage drawers	1	1		Black with clear plastic drawers	
Maintenance tools and items	Good supply	1		Includes; allen keys; screw drivers; screws and nails; batteries; tape measure; sanding blocks; spare light bulbs; silicon lubricant;	
Sky+ HD box	1	1		Black and grey	
iPod	1	1		Black	
iPod docking station	1	2		Black; Tekkeon; <b>marked on front</b>	
Phone	1	1		Black; Magicbox	
Vacuum cleaner	1	1		Bissell; Healthyhome Deep Clean	
Vacuum cleaner	1	1		Black and grey; Miele Autocare	
Vacuum cleaner	1	1		Numatic; Henry	
Pressure washer	1	1		Yellow and black	
Cool box	1	1		Blue and white plastic	
Boiler	1	1		WM; White; Keston Qudos	
Steam mop	1	1		Vax Steam hard floor master	

Mop and bucket	1set	1		Turquoise plastic	
Bin	1	1		Barbantia; chrome lid	

**Edinburgh Inventory Services Observations**

**Tenant Comments**





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