



Inventory and Condition Report

Subject Property

4 3F2 East Preston Street
Edinburgh
EH8 9QA

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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	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.



Subject Property

4 (3F2) East Preston Street
Edinburgh
EH8 9QA

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	03/06/2022
Check In Date	03/06/2022
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.

Meters

Meter	Meter Serial	Meter Reading	Location
Gas	E6S15031182161	00864	Bedroom 1 Cupboard
Electric	21L4200247	02285	Hallway



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 Cupboard Ceiling

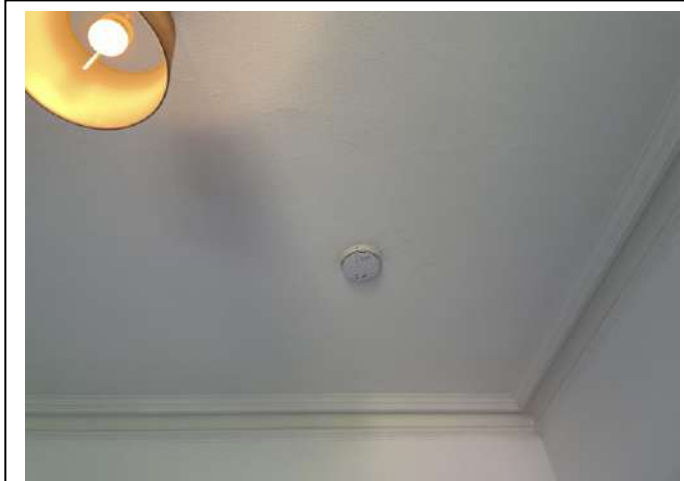


Location – Hallway Ceiling



Location – Bedroom Ceiling

Heat and Smoke Detectors



Location – Bedroom Ceiling

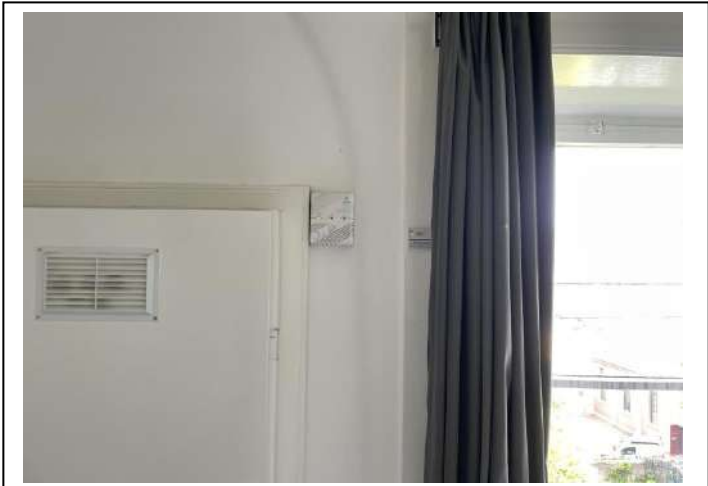


Location – Bedroom Ceiling



Location – Kitchen Ceiling

CO alarm



Location – Bedroom 1 Wall



Location – Bedroom 1

Fire Blankets and Extinguishers



Location – Hallway Wall



Location – Kitchen Wall



condition calculator

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

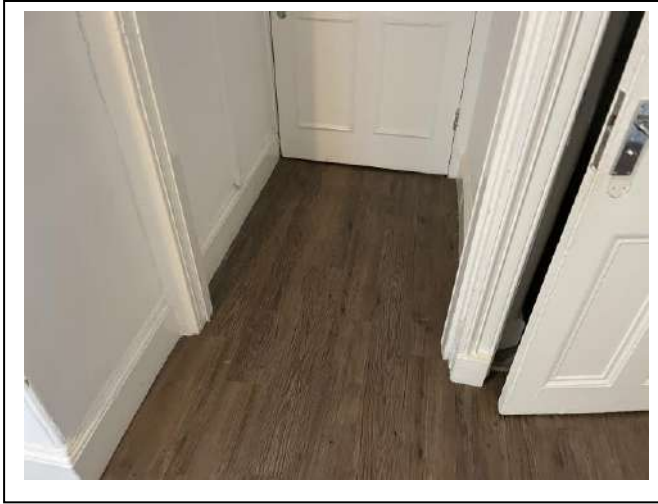
Hallway

Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		2		White emulsion; slightly scuffed; streaky and marked; ceiling cracked; 1x dent	
Woodwork		2		White gloss	
Flooring		2		Wooden effect laminate; 1x loose board	
Lighting	3	1		CM; pendant; with white shades	
Heating	1	1		White; WM; central heating	
Entry door	1	1		Black and white gloss; with aluminium fittings	
Picture	1	1		Black frame	
Heating control	1	1		WM; white plastic; Drayton	
Notice board	2	1		WM; with metal frame	
Entry phone	1	1		WM; white plastic	
Meter cupboard	1	3		Fitted; white; 1x loose nail	
Circuit breaker	1	1		White plastic	
Cupboard	1	2		Fitted; with white door; slightly worn	
Cupboard lighting	1	3		CM; with no shade; bulb missing	
Coat hooks	6	1		WM; metal	
Vacuum	1	2		Red and black plastic; Numatics; Henry	
Mop and bucket	1	2		Plastic	
Shoe rack	1	2		Metal	
Clothes horse	6	2		Assorted metal	
Wastepaper basket	2	1		Plastic and wicker	
Ironing board	1	1		With patterned cover	
Ladder	1	2		Aluminium; slightly marked	
Iron	1	1		Purple and white plastic	
Mirror	1	1		WM; with mirrored frame	

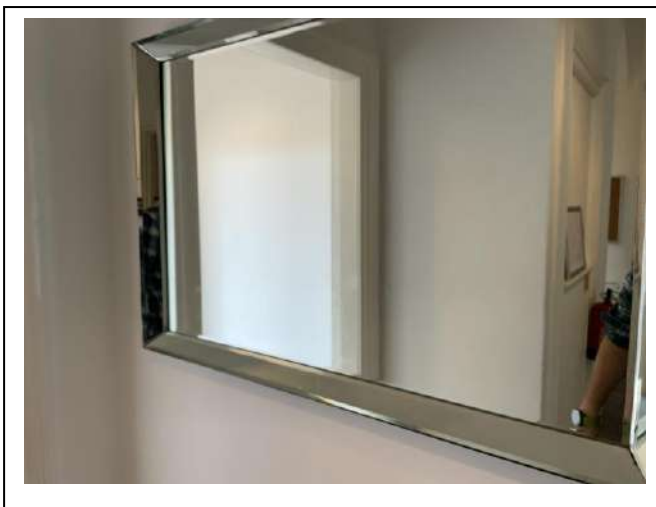
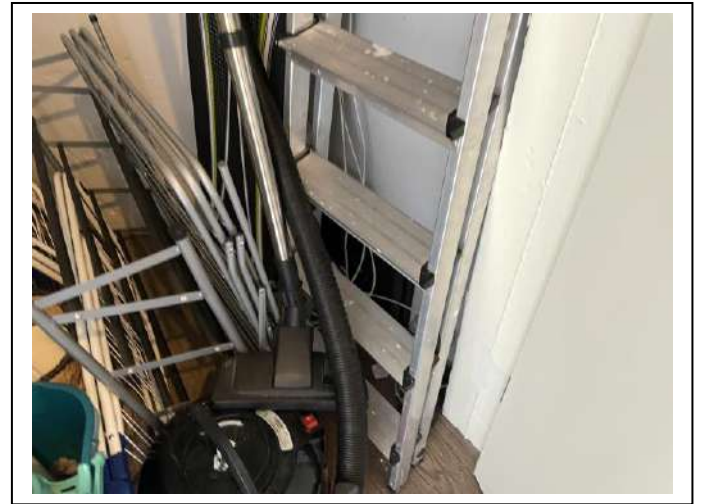
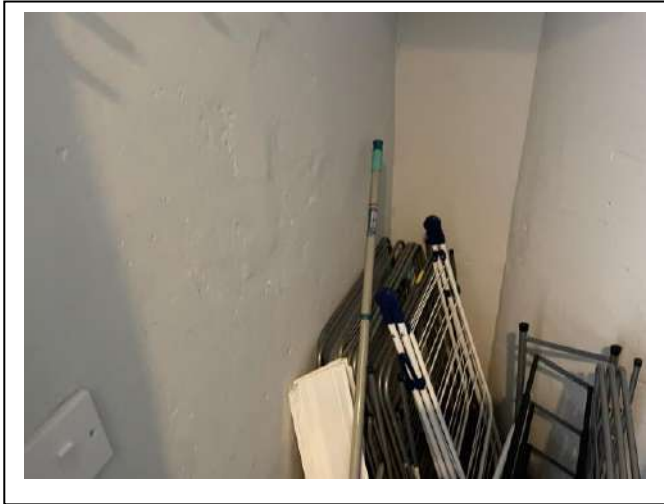
Edinburgh Inventory Services Observations

Items of clutter within cupboard not listed and broken bar stool

Tenant Comments







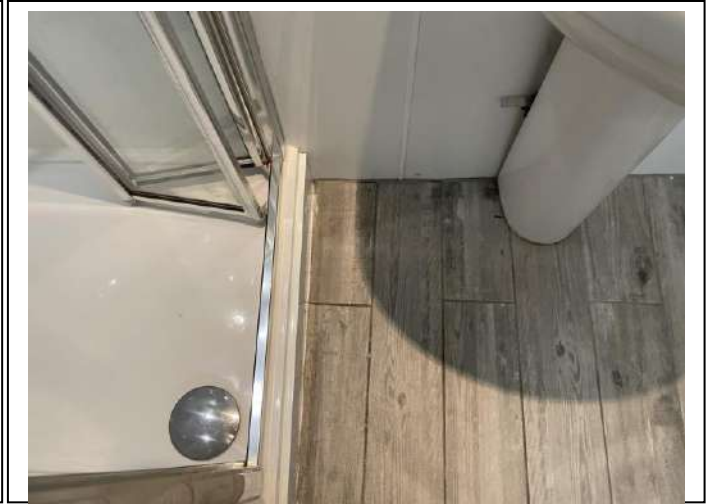
Shower Room 1

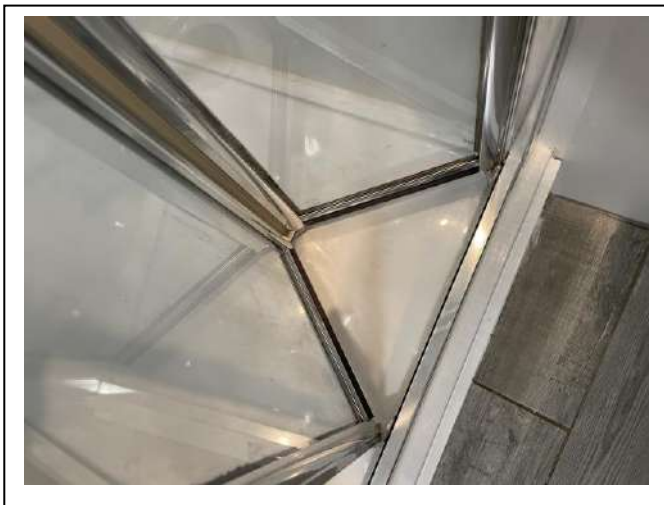
Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		2		White emulsion; with white Perspex splashback; slightly marked	
Woodwork		1		White gloss	
Flooring		1		Wooden effect laminate	
Entry Door	1	2		White gloss; with aluminium fittings; marked and stained	
Lighting	3	1		CM; 1x with fitted cover; 2x recessed spotlights; 1x bulb out	
Heating	1	1		WM; SS; heated towel rail	
Shower	1	1		White; WM; Mira Sport	
Shower screen	1	2		Tempered glass screen	
Shower tray	1	2		White porcelain	
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	2	3		White plastic and SS; worn	
Extractor fan	1	2		CM; white plastic; Primeline	
Medicine cabinet	1	1		WM; white plastic; with mirrored door	

Edinburgh Inventory Services Observations

Tenant Comments



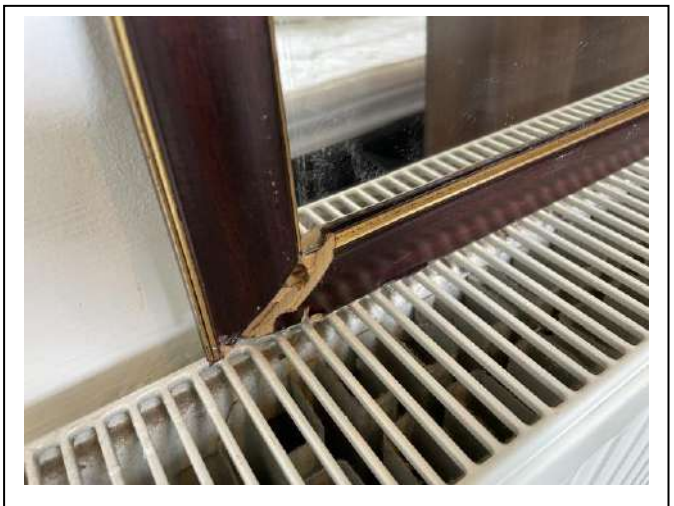




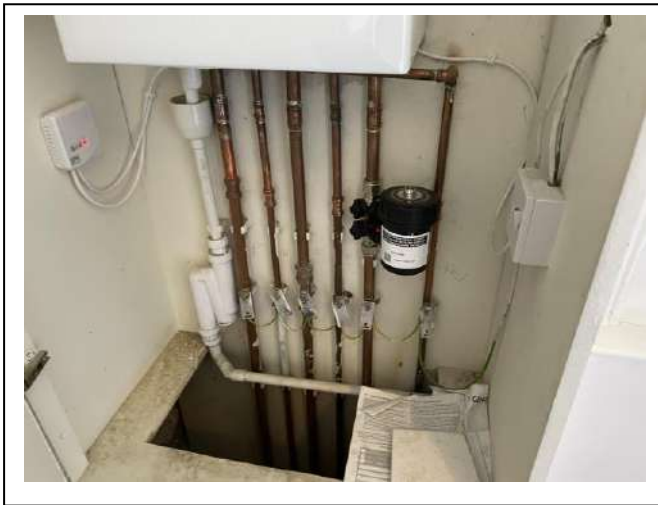
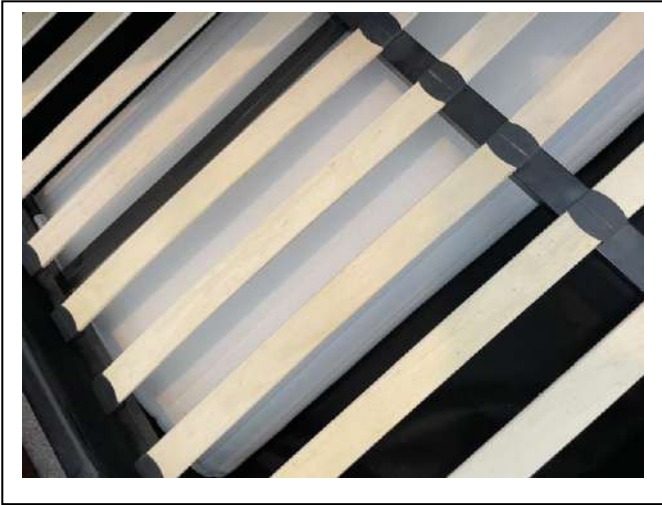
Bedroom 1

Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		1		Grey and white emulsion	
Woodwork		2		White gloss	
Flooring		1		Grey carpet	
Entry Door	1	2		White gloss; with aluminium fittings; slightly marked	
Windows and Frames	1	2		White gloss sash and case	
Lighting	1	1		CM; pendant with white shade	
Heating	1	1		White; WM; central heating	
Curtain rail	1	1		WM; metal	
Curtains	1	2		Grey fabric	
Boiler cupboard	1	1		Fitted; with white gloss door and aluminium fittings	
Mirror	1	2		Free standing; with wooden frame	
Desk	1	3		Wooden effect; with 3x drawers; top scratched	
Desk chair	1	2		Black base and seat	
Waste paper basket	1	1		White plastic	
Bed	1	1		Leather effect; double frame	
Mattress	1	2		White; double; slightly stained	
Mattress protector	1	1		White; double	
Wardrobe	1	3		Wooden effect; with 2x doors; drawers; shelf and rail; 1x broken drawer	
Cupboard	1	2		Fitted; with white gloss door and shelves; décor marked within	
Boiler	1	2		WM; white; Ariston	
Mirror	1	4		WM; with wooden effect frame; broken frame	
Window pole	1	2		Wooden	

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		Grey and white emulsion; very slightly marked	
Woodwork		2		White gloss	
Flooring		3		Grey carpet; some burn marks	
Entry Door	1	2		White gloss; chrome handle; small black mark from bedframe	
Windows and Frames	1	2		White gloss sash and case; paintwork worn outside	
Lighting	1	1		CM; pendant; with white shade	
Heating	1	1		White; WM; central heating	
Waste paper basket	1	2		White plastic	
Bed	1	1		Leather effect; double frame	
Mattress	1	2		White; double	
Mattress protector	1	1		White; double	
Shelf unit	1	2		Fitted; white gloss	
Curtain rail	1	4		WM; metal; bent in middle	
Curtains	1 set	2		Grey fabric; slightly worn and stained	
Wardrobe	1	2		Wooden effect; with 2x doors; drawers; shelf and rail	
Wastepaper basket	1	1		White plastic	
Coat hook	1	2		DM; SS	
Desk	1	2		Wooden effect; with 3x drawers; top slightly scratched	
Mirror	1	1		Free standing; with wooden effect frame	

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

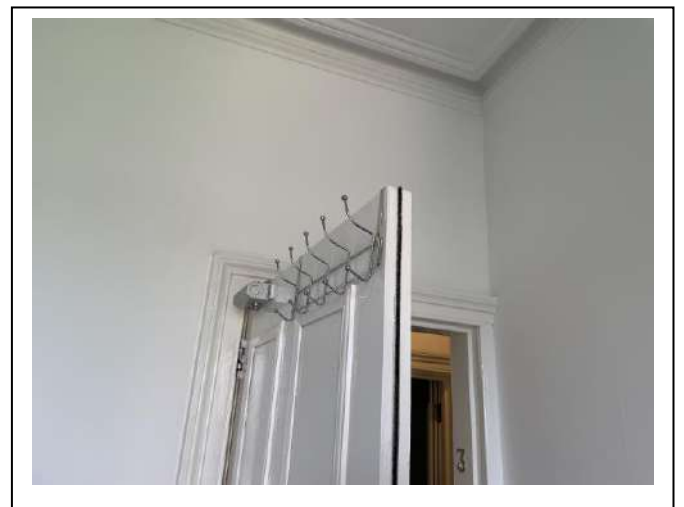
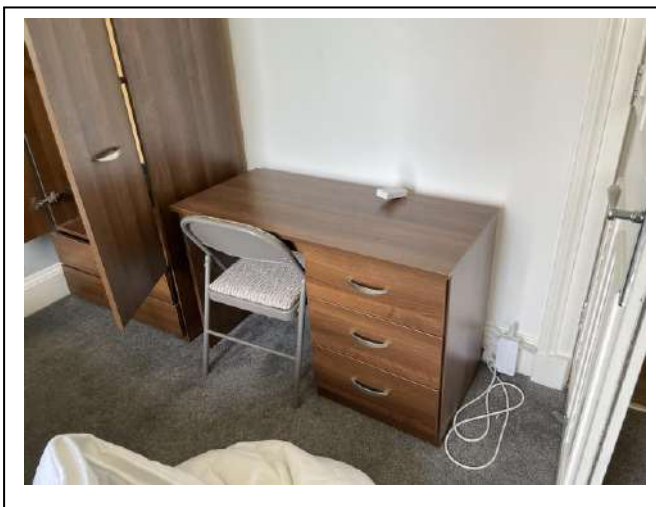
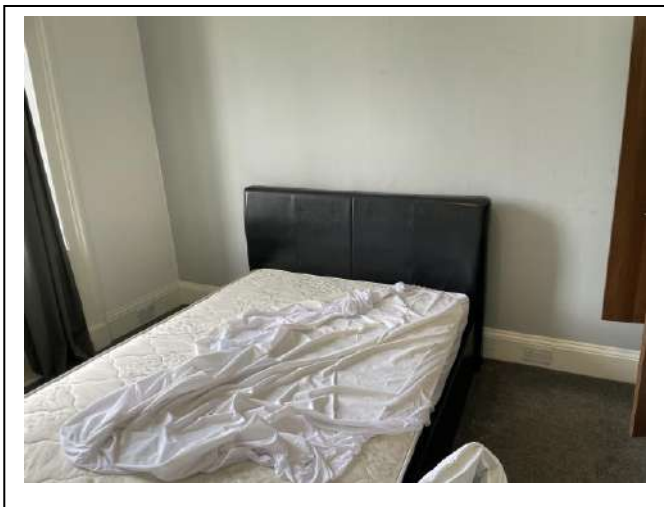




Bedroom 3

Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		3		Grey and white emulsion; slightly peeling by heater; marked and scuffed	
Woodwork		1		White gloss	
Flooring		1		Grey carpet	
Entry Door	1	2		White gloss; with aluminium fittings; slightly marked	
Windows and Frames	1	2		White gloss sash and case; paintwork slightly worn	
Lighting	1	1		CM; pendant with white shade	
Heating	1	2		White; WM; central heating; slightly marked	
Shelves	2	2		Fitted; white gloss; slightly marked	
Bed	1	3		Leather effect; double frame; slightly marked; frame dented	
Mattress	1	1		White; double	
Mattress protector	1	1		White; double	
Mirrors	4	1		WM; with no frames	
Curtain rail	1	3		WM; metal; bent in middle	
Curtains	1 set	1		Grey fabric	
Wardrobe	1	2		Wooden effect; with 2x doors; drawers; shelf and rail; door slightly chipped	
Waste paper basket	1	1		White plastic	
Desk	1	1		Wooden effect; with 3x drawers	
Chair	1	1		Folding; metal and fabric	
Mirror	1	1		Free standing; with wooden effect frame	
Coat hooks	1	1		DM; SS	
Ironing board	1	1		Patterned fabric	
Iron	1	1		Plastic; John Lewis	
Shelf unit	1	1		White; 3x drawers	
Extension cable	1	1		White plastic	

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 Bedding items not listed
Tenant Comments







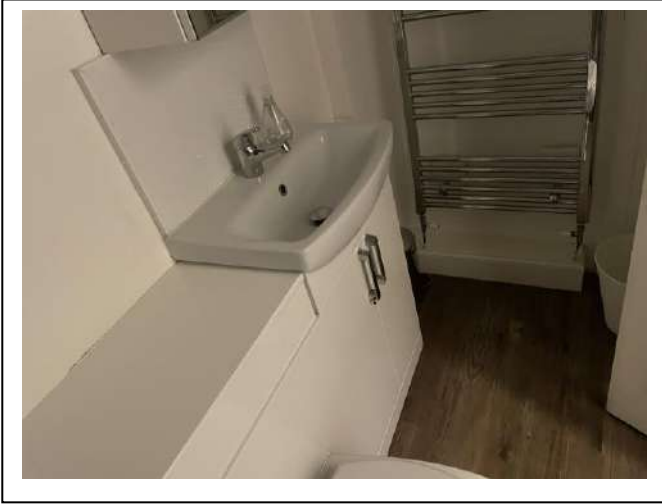
Shower Room 2

Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		2		White emulsion; with white Perspex splashback; mildew staining within shower cubical	
Woodwork		1		White gloss	
Flooring		1		Wooden effect laminate	
Entry Door	1	4		White gloss; with aluminium fittings; slightly marked; dented from hitting cupboard door	
Lighting	1	3		CM; with fitted cover; bulb out	
Heating	1	1		WM; heated towel rail	
Shower	1	2		WM; SS; thermostatic	
Shower screen	1	2		Tempered glass cubical	
Shower tray	1	3		White plastic; silicon mildew stained	
Wash Hand Basin	1	1		White porcelain; with SS mixer tap	
Toilet	1	3		White porcelain; with white plastic seat; seat loose	
Shaving mirror	1	1		SS	
Cabinet	1	1		Fitted; with white gloss doors and aluminium fittings	
Toilet roll holder	1	1		WM; SS	
Medicine cabinet	1	1		WM; with mirrored door	
Pedal bin	1	1		SS	
Wastepaper basket	1	1		White plastic	
Cupboard	1	1		Fitted; with white gloss door; décor cracked and stained within	
Tumble dryer	1	2		White; Bosch; stained	
Washing machine	1	1		White; Bosch	
Toilet brush	2	3		White plastic	
Extractor fan	1	1		CM; white plastic; Manrose	
Plunger	1	2		Black and white	
Coat hook	1	1		DM; SS	

Edinburgh Inventory Services Observations
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Tenant Comments





Bedroom 4

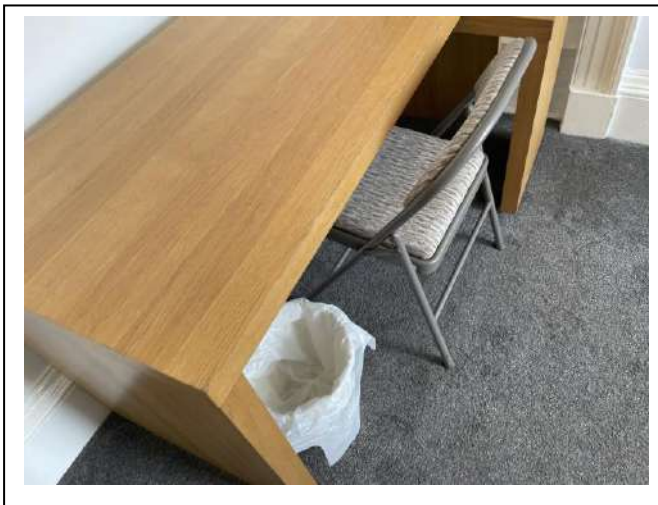
Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		2		Grey and white emulsion; some marks and scuffs	
Woodwork		1		White gloss	
Flooring		1		Grey carpet	
Entry Door	1	3		White gloss; with aluminium fittings; coat hooks stuck	
Windows and Frames	1	1		White gloss sash and case	
Lighting	2	1		CM; pendant with white shade	
Heating	1	1		White; WM; central heating	
Bed	1	1		Black metal; double frame	
Mattress	1	1		White; double	
Wardrobe	1	2		Wooden effect; with 2x doors; drawers; shelf and rail; slightly chipped and scuffed	
Desk	1	2		Wooden effect; top slightly scratched	
Chair	1	2		Folding; metal frame with fabric seat	
Waste paper basket	1	1		White plastic	
Curtain rail	1	1		WM; black metal	
Curtains	1 set	2		Grey fabric; slightly frayed	
Edinburgh press	1	2		Fitted; white	
Side unit	1	2		Wooden; top worn	
Mirror	1	1		Not mounted; with wooden effect frame	

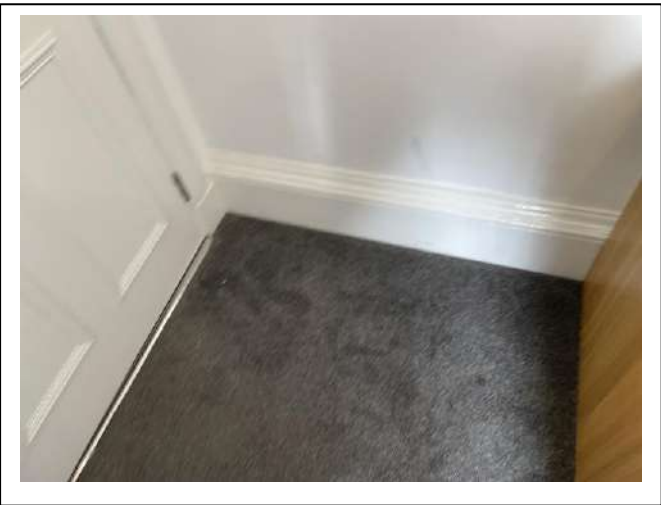
Edinburgh Inventory Services Observations

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



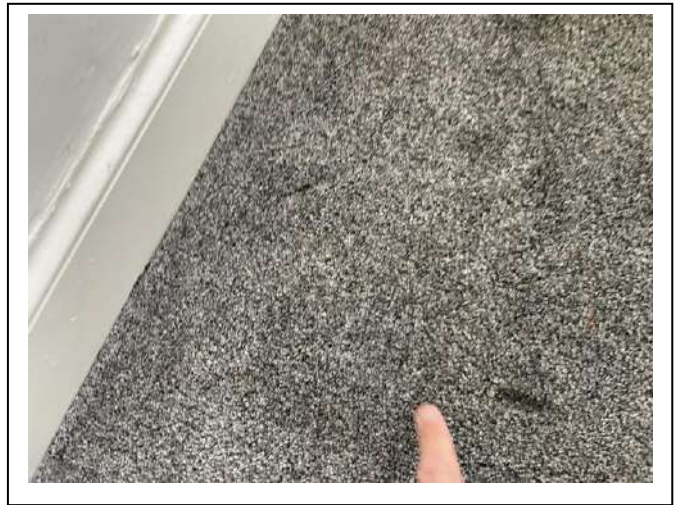
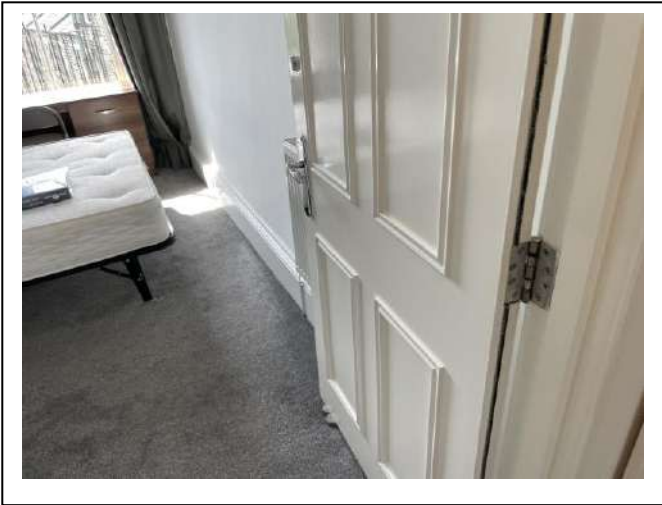


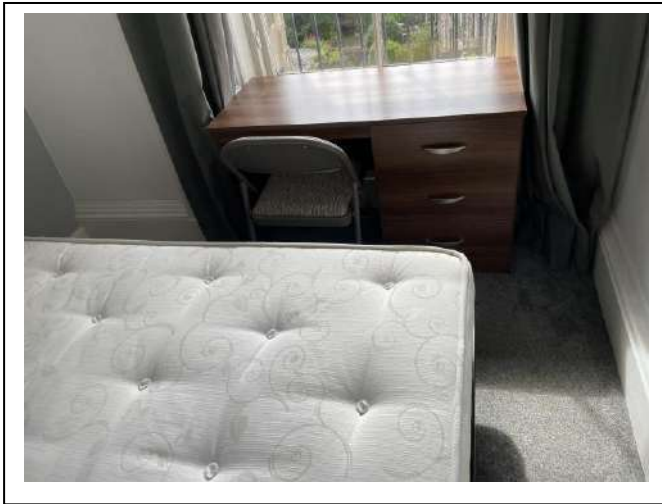


Bedroom 5

Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		2		White and grey emulsion; slightly marked; chipped and scuffed	
Woodwork		1		White gloss	
Flooring		3		Grey carpet; burn marks	
Entry Door	1	1		White gloss; with aluminium fittings	
Windows and Frames	1	1		White gloss sash and case	
Lighting	1	1		CM; with beige shade	
Heating	1	1		White; WM; central heating	
Bed	1	1		Black metal; double frame	
Mattress	1	1		White; double	
Mattress protector	1	1		White; double	
Wardrobe	1	2		Wooden effect; with 2x doors; shelf and rail; slightly chipped	
Desk	1	2		Wooden effect; with 3x drawers	
Chair	1	1		Folding; metal and fabric	
Waste paper basket	1	1		White plastic	
Mirror	1	1		Free standing; with wooden effect frame	
Mirror	1	1		WM; with wooden effect frame	
Curtain rail	1	2		WM; black metal; bent in middle	
Curtains	1 set	3		Grey fabric; slightly marked	
Coat hook	1	1		WM; SS	

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





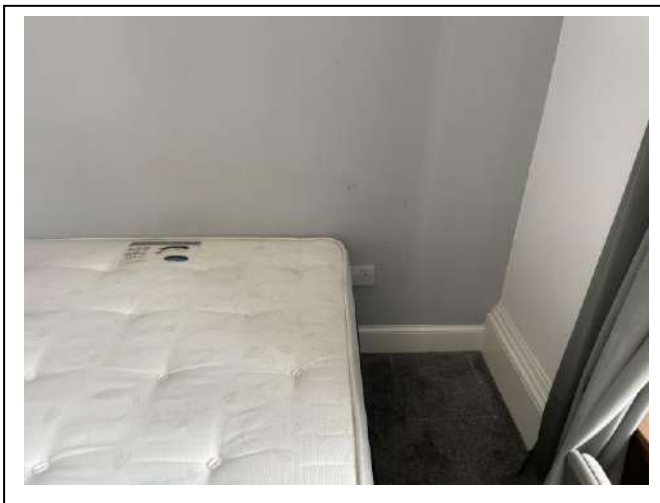
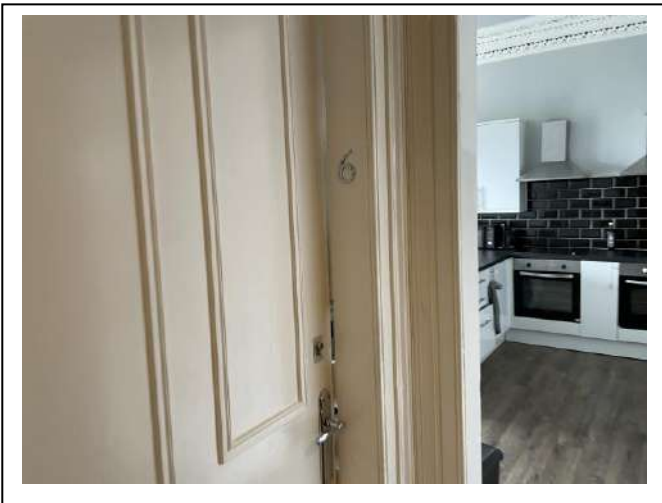
Bedroom 6

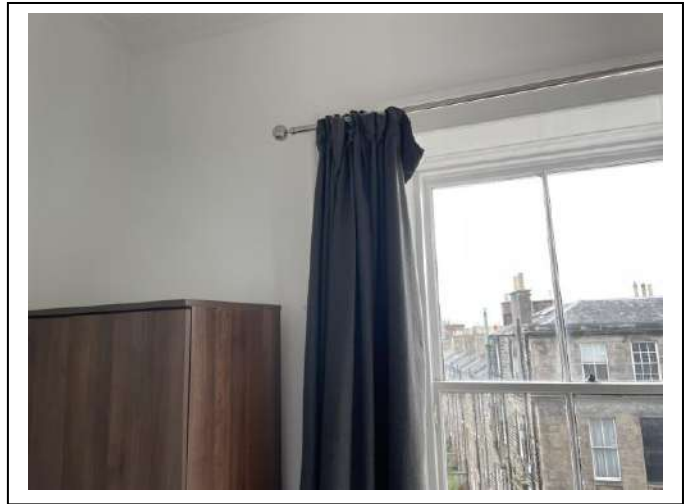
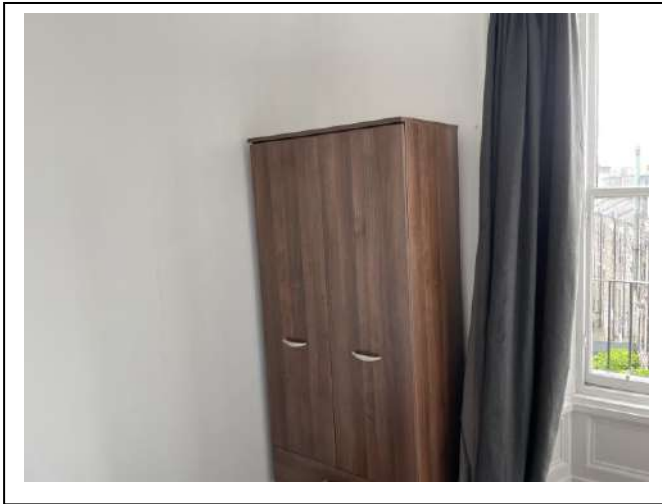
Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		2		Grey and white emulsion; slightly scuffed and marked	
Woodwork		1		White gloss	
Flooring		1		Grey carpet	
Entry Door	1	2		White gloss; with aluminium fittings	
Windows and Frames	1	2		White gloss sash and case; with fitted shutters; 1x cracked pane	
Lighting	1	1		CM; pendant; with beige shade	
Heating	1	1		White; WM; central heating	
Bed	1	1		Black leather effect; double frame	
Mattress	1	1		White; double	
Mattress protector	1	1		White; double	
Wardrobe	1	2		Wooden effect; with 2x doors; drawers; shelf and rail	
Waste paper basket	1	1		White plastic	
Desk	1	2		Wooden effect; with 3x drawers; slightly chipped	
Chair	1	1		Folding; metal and fabric	
Mirror	3	1		WM; panes; with no frame	

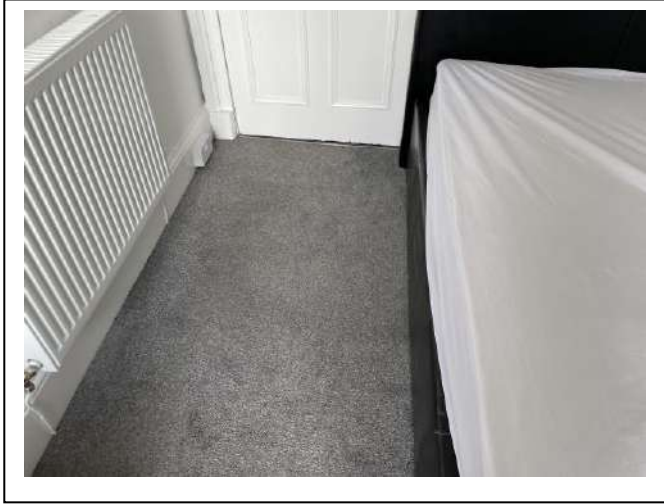
Edinburgh Inventory Services Observations

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

Tenant Comments





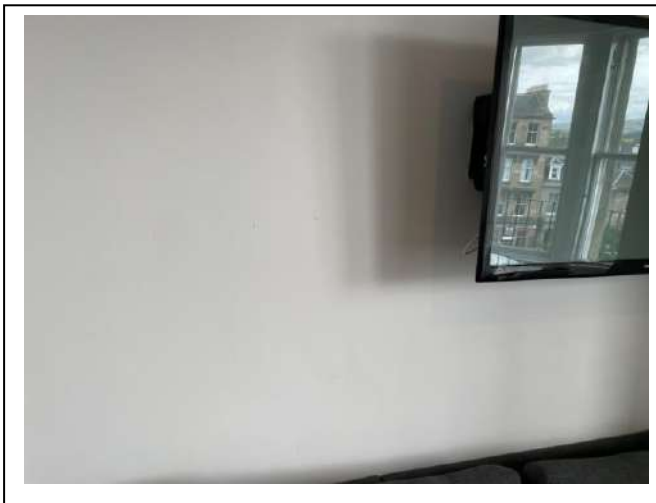


Lounge

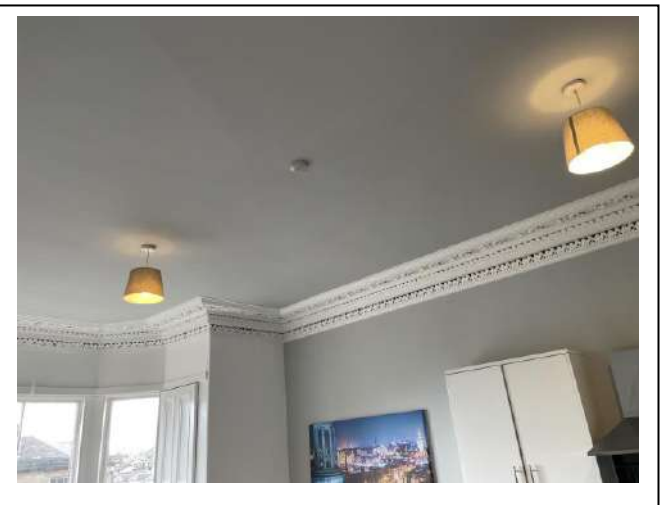
Item	Qty	Condition Check In	Condition Check Out	Comments at Check In	Comments at Check Out
Decoration		2		White emulsion; slightly marked	
Woodwork		1		White gloss	
Flooring		1		Wooden effect laminate	
Windows and Frames	3	1		White gloss sash and case; with fitted shutters	
Lighting	1	1		CM; pendant with beige shade	
Heating	1	2		White; WM; central heating; scuffed	
Couch	2	1		Grey fabric; corner couch	
Dining table	1	1		Metal frame; with glass top	
Scatter cushions	4	2		Assorted fabric	
Dining chairs	4	3		Metal frame; with leather effect seats; seats slightly marked	
Television	1	1		WM; black; Samsung; with remote	
Picture	1	1		WM; canvas	
Bar stool	1	2		Metal base; with black plastic seat	
Wifi router	1	1		Black plastic; Talktalk	
Dustpan and brush	1	1		Plastic	

Edinburgh Inventory Services Observations

Tenant Comments







Kitchen

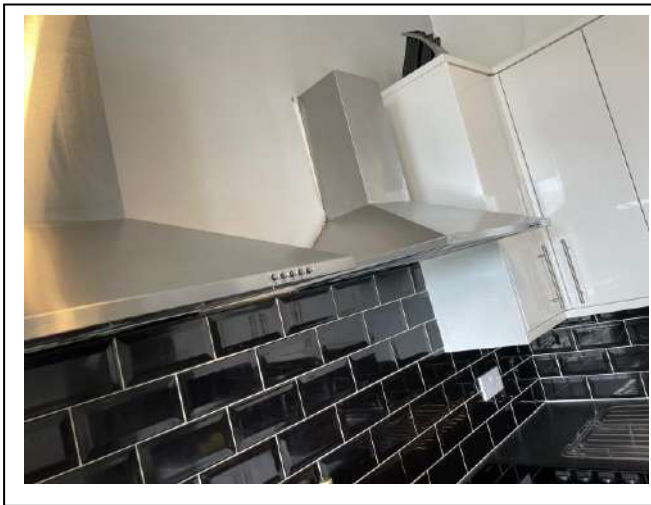
Item	Qty	Condition at check in	Condition at check out	Comments	Comments at check out
Decoration		2		White emulsion; with black ceramic tile splashback	
Woodwork		1		White gloss	
Flooring		2		Wooden effect laminate	
Entry Door	1	1		White gloss; with aluminium fittings	
Lighting	1	2		CM; pendant with white shade	
Worktop		4		Black laminate; slightly worn and scratched; corners chipped	
Units		2		White laminate; with aluminium fittings	
Sink	2	1		Fitted; stainless steel; with mixer tap	
Appliances					
Extractor Hood	2	1		WM; SS	
Hob	2	3		Fitted; Baumatic; with 4x electric burners; 1x crack	
Oven	2	2		Fitted; 1x Lamona; 1x Curry's Essentials	
Fridge Freezer	1	2		Grey; Samsung	
Microwave	1	2		Black; Russell Hobbs; slightly worn	
Kettle	1	2		Grey plastic; George; Home	
Toaster	1	2		White metal; George; Home	
Dish washer	1	1		White; Hotpoint	
Extractor fan	1	2		CM; white plastic; Manrose	
Glassware					
Wine	5	1			
Shot	9	2			
Assorted	10	2			
Crockery					
Dinner Plate	13	2		Assorted; slightly chipped	
Side Plate	16	2		Assorted	
Bowl	19	3		Assorted; slightly chipped	
Mug	10	2		Assorted	
Cutlery					
Knife	24	2		SS	
Fork	14	2		SS	
Tablespoon	13	2		SS	
Teaspoon	9	2		SS	
Other					

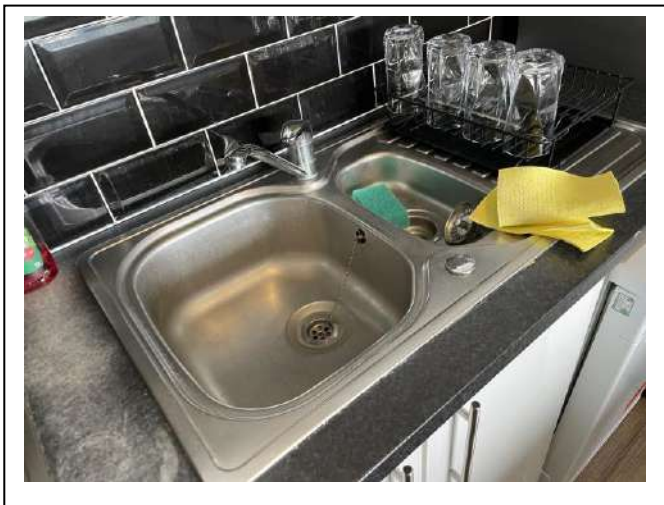
Bin	1	1		Black plastic	
Knife block	1	2		SS	
Mop and bucket	1	2		Plastic	
Kitchen knives	14	3		Assorted	
Tongs	2	1		SS	
Fish slices	4	3		Assorted	
Serving spoon	3	3		Assorted	
Draining spoon	2	2		Assorted	
Ladle	3	2		Assorted	
Whisk	1	2		SS	
Rolling pin	1	3		Wooden; worn	
Masher	1	2		Black plastic and SS	
Spatula	1	2		Plastic	
Peeler	3	2		Assorted	
Cork screw	3	2		Assorted	
Can opener	3	2		Assorted	
Scissors	1	2		Black plastic handle	
Oven glove	1	3		Fabric; worn	
Ramekin	1	2		White	
Colander	2	1		SS	
Sieve	2	2		SS and white plastic	
Chopping board	2	3		Wooden; worn	
Grater	1	2		SS	
Frying pan	2	2		Metal; slightly worn	
Baking tray	5	2		Metal	
Roasting dish	3	2		Glass; slightly stained	
Spoon rest	1	2		Plastic	
Saucepan	6	2		Assorted metal; with lids	

Edinburgh Inventory Services Observations

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