

<b>Component</b>	<b>Rural Stirling Housing Association</b> <b>Lettable Standard</b>
<b>Private Gardens or Communal Grounds</b>	Gardens and grounds will be free of outgoing tenants belongings/rubbish, with any private garden grass left neatly cut and trees or bushes trimmed so as not to be a security risk or block natural light from house.
	Bin stores will be free from loose rubbish and tenant's belongings i.e. only bins should be left in the store
	Clothes drying facilities will be in sound operating condition.
	Free from any dog fouling.
<b>Outbuildings/Car-ports/Sheds</b>	Sheds will be removed by the outgoing tenant or left for the incoming tenant by agreement. If left, the shed must be in sound, secure and wind & watertight.
<b>Individual Satellite Dishes</b>	Satellite dishes will be removed by the outgoing tenant or left for the incoming tenant by agreement. If left, the dish must be sound and securely fixed. Cabling must be neatly routed and securely fixed.
<b>Individual TV Aerials</b>	Individual TV aerials are commonly within attic spaces and will usually be left for incoming tenants. In any event, it is the responsibility of the tenant to supply and maintain their own, individual aerial.
<b>Windows &amp; External or Flat Entrance Doors</b>	Any door bells will be operational and where applicable have live batteries.
	Where Security chains are fitted on doors, they will be unbroken and securely fixed to the door standard and door.
<b>Internal Pass Doors</b>	Internal doors will be free from holes or serious damage, open/close easily and have handles and latches that are fully operational.
<b>Kitchen</b>	Worktop surfaces will be reasonably free from scratching/scoring/burn-marks etc to allow them to be thoroughly cleaned. The sealant between worktop and tiling will be fully intact next sinks and at adjacent wet areas. Edging will be intact.
	A properly fitting plug and chain will be attached to the sink.
	Any extractor fans will be fully operational & clean.
	All kitchen units will be in good working order and undamaged.

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<b>Bathroom and WC</b>	Seals around the bath/shower and wash hand basin will be clean and in good, effective condition.
	Tiling and grouting will be clean, sound and reasonably free from all mould growth.
	Properly fitting plugs and chains will be attached to both the wash hand basin and the bath.
	The toilet seat will be secure, sound and hygienically clean.
	The toilet pan/cistern, wash hand basin, bath/shower will be undamaged with no chips or cracks.
	Any towel rails and toilet roll holders will be unbroken and fixed securely to the wall.
<b>Standard of cleanliness</b>	The interior of the property will be thoroughly clean and have a pleasant aroma.
	Floors will be swept/hovered and reasonably free from staining. All painted skirtings, door facings and window surrounds will be washed down and be free from any marking, staining, dust and cobwebs.
	Walls and ceilings will free from cobwebs or dust. Walls and ceilings will be washed down, if required, to remove any dirt or staining.
	Washable flooring will be wet mopped clean.
	Internal and external doors will be washed down and be left free of dirty water streaking.
	Cupboards will be emptied and thoroughly cleaned out.
	Kitchen cupboards and worktops will be hygienically clean both inside and out. Cooker spaces will be thoroughly cleaned and be left free of grease marks or staining.
	All bathroom or toilet sanitary fittings will be hygienically clean.
	Electrical switches and sockets will be wiped clean and free from paint splashes/overpaint.
	Radiators will be wiped clean and free from paint splashes and overpaint from walls.
	Window glass and surrounds will be washed down, inside and out, including closing edges (seen when window is open).
	There will be no old mail or papers left behind the door.
	All tenant's belongings and rubbish will be removed from attic spaces (and sheds, garages and outbuildings) and disposed of at a Council amenity site.

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<b>Floors &amp; Floor Coverings</b>	<p>All floor coverings should be lifted prior to returning keys. Floor coverings (including laminate flooring) in good condition may be left for the incoming tenant on the understanding that the new tenant takes full responsibility for their maintenance and renewal or in agreement with your Housing Officer. Laminate flooring is viewed in the same way as a carpet.</p> <p>Laminate flooring is not permitted in flatted properties above ground floor level.</p>
<b>Decoration</b>	<p>Decoration will be in a fresh, clean condition, reasonably free from dirty marks, scuffing, scoring, marking, tobacco and candle staining, cobwebs and dust.</p>
	<p>Sound wallpaper, reasonably free from tears and scuff marks (or that could be painted over), will be left in place.</p>
	<p>Gloss paintwork will be bright and clean and reasonably free from yellowing (white paint only), heavy run marks, chips, scuffing or scoring.</p>
<b>Smoke Detectors</b>	<p>Should be in place, clean &amp; undamaged</p>
<b>Tenant Alterations</b>	<p>All tenant alterations will be left in a safe, sound and serviceable condition.</p>
<b>Keys</b>	<p>Three keys (3) for each front door and back door should be returned in addition to keys for any stair door and communal stores.</p>