

## Schedule of Furnishings and Appliances

The Housing (Standards for Rented Houses) Regulations 2017 apply, as amended. Each rented dwelling must be in good structural repair and must have a WC, a fixed bath or shower with continuous supply of cold water and a facility for the piped supply of hot water. Each habitable room must have a permanent source of heating and where necessary carbon monoxide detectors and alarms must be installed

All rooms or parts of the property must have an appropriate floor covering. All windows should have blinds or curtains.

Windows with an opening section which is more than 1400mm above external ground level must have suitable safety restrictors fitted.

Each bathroom should include a bathroom cabinet and shower units should have an adequate shower screen/curtain, floor coverings should be water resistant.

Each bedroom should have an appropriate sized bed for that room, having regard to the household size likely to be allocated the property i.e. single bed, bunk beds or double bed and include a bed base and mattress. One wardrobe, fitted or free-standing per bedroom should be included.

The Dining area should have a table and an adequate number of chairs to suit the occupancy level and the living area should include a minimum of a suite of furniture appropriate to the room size.

The Kitchen should include a

- 4 ring hob with oven and grill
- Cooker hood or extractor fan to effectively remove fumes/moisture to the external air
- Fridge and freezer or fridge-freezer
- Microwave oven
- Sink with potable cold water and piped supply of hot water
- Suitable and adequate number of kitchen presses for food storage
- Washing machine or access to communal washing machine facility
- Where the house does not contain a garden or yard a dryer (vented or recirculation type or access a communal dryer facility
- Fire blanket

Every room should have adequate ventilation and adequate natural lighting, and bathroom windows should be adequately screened to ensure privacy

Each unit shall contain a fire detection and alarm system and emergency lighting should be provided in common areas within a multi-unit building.

Apartments will also need to have an emergency evacuation plan fixed to the back of the entrance door to their dwelling

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<b>Rooms</b>
<b>Kitchen</b>
-Appropriate Floor Covering (in good condition)
-Blinds/Curtains (in good condition)
-Cooker (in good working order)
-Cooker Hood or Extractor Fan (in good working order)
-Refrigerator / Freezer (in good working order)
- Microwave
-Washing Machine (in good working order)
-Dryer (if applicable i.e. no outside area for drying clothes)
-Fire blanket
-Kitchen presses for storage
<b>Living Room</b>
-Floor Covering(s) (in good condition)
-Suite of furniture (appropriate to room size and in good condition)
-Blinds/Curtains (in good condition)
<b>Dining Area</b>
-Floor Covering(s) (in good condition)
-Table & Chairs (appropriate to property size and in good condition)
-Blinds/Curtains (in good condition)
<b>Bedrooms</b>
-Floor Covering(s) (in good condition)
-Bed/Mattress (appropriate to room size, new/fairly new)
-Blinds/Curtains (in good condition)
-Wardrobe (appropriate to room size and in good condition)
- If the dwelling is a two-bedroom 4-person unit the 2 <sup>nd</sup> bedroom should have twin or bunk beds appropriate to the room rather than a double bed.
<b>Bathroom/En-suite</b>
-Appropriate Floor Coverings- non slip (in good condition)
-Bathroom Cabinet (in good condition)
-Shower screen/curtain (in good condition)
-Window Blind (in good condition)
- Appropriate manuals for future tenants on any systems installed e.g. heating controls, intercom, alarms, security etc.

The property to be leased must be clean and tidy and pass an inspection by a representative from Dún Laoghaire-Rathdown County Council.

Please note all furniture and appliances supplied needs to be in full working order and fit for purpose and you are responsible for any repair or replacement of these items which are notified to us in the first 60 days of the lease *except* where the damage has been caused by a malicious act.

Under the lease Dún Laoghaire-Rathdown County Council is not responsible for repair, maintenance, loss or damage of furniture or appliances supplied and is not obliged to return same at end of the lease period.