



EAGLE INVENTORY

Independent Inventory Services

PERIODIC

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INSPECTED BY : Inventory Clerk Name

DATE : dd month year

PROPERTY ADDRESS :

Address line one
Address line two
Address line three
Address line four
Postcode

INSTRUCTED BY :

Address line one
Address line two
Address line three
Address line four
Postcode

This is a periodic (mid-term) inspection report and the comments recorded are as a result of a brief assessment of general condition for information purposes. The Inventory is not used for comparison. It is an opportunity for any maintenance issues to be recorded but if none are noted this does not imply that none exist. The compiler of this report is neither a surveyor nor qualified to make judgement on structural or other defects, simply comment on observations. It is preferred that the occupying tenant be present during the inspection but this is not an obligatory requirement.

Inspection Report

	Location	Cleanliness/condition	Further comments raised
1	General property condition & cleanliness	Generally in good and clean condition throughout, evidently being well looked after by tenant in occupancy	Tenant advises that he employs both a regular domestic cleaner and the services of a gardener
2	Entrance & hallway, including cupboards	In good & clean visual condition, no obvious issues or damage	
3	Kitchen area	In good & clean visual condition, no obvious issues or damage	Extractor over hob not properly cleaned, as a result function is slightly restricted - tenant advises that this is historic
4	Reception (dining) area	In good & clean visual condition, no obvious issues or damage	
5	Reception (lounge)	In good & clean visual condition, no obvious issues or damage	

	Location	Cleanliness/condition	Further comments raised
6	Stairs & landing	In good & clean visual condition, no obvious issues or damage	
7	Bathroom	In good & clean visual condition, no obvious issues or damage	Shower controls functioning with difficulty, also shower head jets require regular cleaning
8	Bedroom 1	In good & clean visual condition, no obvious issues or damage	
9	Bedroom 2	In good & clean visual condition, no obvious issues or damage	
10	Bedroom 3 & en suite	In good & clean visual condition, no obvious issues or damage	Light sensor on hanging rail in right wardrobe malfunctioning. Shower controls functioning with difficulty (similar to bathroom)
11	Bedroom 4	In good & clean visual condition, no obvious issues or damage	
12	Garage	Swept and tidy, no obvious issues or damage	
13	Outside areas & gardens	Shrubs and grass not recently trimmed or cut, appears lightly overgrown, pathways tidy. Patio furniture appears weathered	Gardener not recently attended due to adverse weather, due within days to remedy and tidy. One garden chair arm broken

Detector/alarms :

	Present	Tested	Location(s)
SMOKE	Yes	Yes	(1) Hallway ceiling (2) Landing ceiling
CARBON MONOXIDE	No		

General comment

The property visit took place on time as arranged and with the tenant present. The tenant was polite and courteous and the inspection was carried out without hindrance or restriction. Minor maintenance issues were discussed and are noted under 'further comments raised'.

END