



# EAGLE INVENTORY

Independent Inventory Services

## INVENTORY

page 1

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



2-bed, 1-rec  
Semi-detached house  
UNFURNISHED

PROPERTY ATTENDANCE DATES(S) :

Inventory Make : dd month year  
Check-In : dd month year  
Check-Out : dd month year

INSTRUCTED BY :

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

## Introduction

This inventory has been prepared by Eagle Inventory Services as being an accurate assessment of the contents, fixtures and fittings upon or just prior to the commencement of a tenancy. Every effort has been made to carefully check the property and its contents but if any difficulties have been encountered regarding access or locations then details will be noted. For reasons of Health & Safety this report may not include attics or other locations that cannot easily be accessed.

This inventory does not imply any expertise in fabrics, woods, art/antiques or horticulture so should not be used for professional valuation purposes nor should it be taken to be in any way representative of a structural survey. Gas, electricity and water meter readings will be recorded on the check-in/out reports but if the meters are obstructed, inaccessible or their whereabouts are not known then the lack of a reading is not the responsibility of Eagle Inventory Services.

IN THE EVENT THAT ANY RELEVANT PARTY (LANDLORD/AGENT/TENANT) CONSIDERS THERE TO BE A DISCREPANCY IN THIS INVENTORY THEN IT MUST BE REPORTED TO EAGLE INVENTORY WITHIN 7 DAYS OF THE RELEVANT DATE SHOWN ON PAGE 1. FAILURE TO REPORT ANY DISCREPANCY MAY RESULT IN AN INACCURATE RECORD FOR WHICH EAGLE INVENTORY CANNOT BE HELD RESPONSIBLE, NEITHER CAN EAGLE INVENTORY BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. IF THE CONDITION COLUMN SHOWS NO COMMENT THEN IT IS TO BE ASSUMED THAT THE RELEVANT ITEM IS FREE FROM OBVIOUS DEFECTS, DAMAGE OR SOILING.

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## ENTRANCE & HALL



- |   | Description  | Check-In condition  | Check-Out condition |
|---|--|---|---------------------|
| 1 | Mint green wood panelled front door, black frame, upper square of obscure glass + separators, black iron cross bars, centre knob, letterbox, mortice lock, brass yale lock | Door stiff to open, alarm contact to inner frame, cobwebs |                     |
| 2 | Door bell to black frame, lantern style porch light  |   |                     |



- |   |  |  |  |
|---|--|--|--|
| 3 | Reverse of door white painted, wood ledges, 2x star key locks, chrome yale lock, black iron handle | Light dust to ledges, lower ledges slightly adrift from panels |  |
|---|--|--|--|

- |   |                                |                      |  |
|---|--------------------------------|----------------------|--|
| 4 | Wood threshold, inset coir mat | Cross to wood, dusty |  |
|---|--------------------------------|----------------------|--|

- |   |   |  |  |
|---|---|--|--|
| 5 | White painted ceiling & coving, 2x inset lights, smoke detector | Cobwebs high level, especially corners |  |
|---|---|--|--|



- |   |  |  |  |
|---|--|--|--|
| 6 | White walls, 1x double & 1x single light switch, 1x double power socket, alarm control box, sensor | Painted over repair/indent to left wall, repair near alarm box |  |
|---|--|--|--|

- |   |                                  |  |  |
|---|----------------------------------|--|--|
| 7 | White radiator, cap & thermostat |  |  |
|---|----------------------------------|--|--|

- |   |   |  |  |
|---|---|--|--|
| 8 | Raised tile skirting & stone effect tiled floor |  |  |
|---|---|--|--|

## CLOAKROOM



- |   |   |  |  |
|---|---|--|--|
| 9 | White wood panel door, cream frame & reverse, chrome knobs, turn-a-lock |  |  |
|---|---|--|--|

- |    |   |  |  |
|----|---|--|--|
| 10 | Cream painted ceiling & coving, 2x inset lights |  |  |
|----|---|--|--|

- |    |  |  |  |
|----|--|--|--|
| 11 | Cream walls, stone effect patterned tiles to half height, 1x light switch, |  |  |
|----|--|--|--|

## CLOAKROOM (c)



	Description	Check-In condition	Check-Out condition
--	-------------	--------------------	---------------------

12	extractor, isolator switch, plastic hook to wall		
----	--	--	--

13	White radiator, cap & thermostat		
----	----------------------------------	--	--

14	Wall mounted frameless mirror		
----	-------------------------------	--	--

15	Glass shelf over hand basin, chrome fittings		
----	--	--	--



16	Pedestal hand basin, central chrome mixer tap and pop-up waste		
----	--	--	--

17	Wall mounted chrome effect hand towel holder		
----	--	--	--

18	White toilet, seat and lid, hidden cistern, tile access, chrome push waste	Underseat buffers worn, hinges rusty, seat crooked but secure	
----	--	---	--

19	Chrome toilet holder with base		
----	--------------------------------	--	--

20	Chrome toilet roll stacker		
----	----------------------------	--	--

21	Stone effect tiled floor		
----	--------------------------	--	--

## RECEPTION



22	White wood panelled door & frame, chrome knobs		
----	--	--	--

23	White painted ceiling & coving, 12x inset lights, smoke detector	Cobwebs to corners & areas of coving	
----	--	--------------------------------------	--

24	Cream walls except one pastel green, 1x triple, 2x double, 1x single light	Painted over hatch behind door, light scuffs over	
----	--	---	--

## RECEPTION (c)



### Description

### Check-In condition

### Check-Out condition

switches, 4x double, 4x single power sockets, tv & double phone socket, cabling for sky

25 High level door bell box

26 High corner alarm sensor



27 Wall mounted heating thermostat control

Dusty to top

28 2x cream radiators each with cap & thermostat

29 (Front) white upvc patio doors clear glass + separators, chrome handles & lock, 4x star key locks, rubber backed mat

Scuffs to low level, paint chips to top of doors & frame, handles lightly scratched



30 White wood slatted venetian blind, adjuster & raiser cords + knob ends

Blind prevented by skirting to base

31 White upvc 3x pane windows, clear glass + separators, vents, 2x white coated handles, white wood sill



32 White wood slatted venetian blind, adjuster & raiser cords + knob ends

Right end pull cord shortened and difficult to operate

33 (Rear) white upvc patio doors clear glass + separators, chrome handles & lock, 4x star key locks



34 White wood slatted venetian blind, adjuster & raiser cords + knob ends

Blind prevented by skirting to base

## RECEPTION (c)



35 Understairs cupboard, panel door, chrome handle, flush reverse, clip and magnet catches, hardboard ceiling, part painted cream walls & skirting, fuse box, electricity meter, 'Sterling 10' alarm control box, stored glass panel with separators plus spare floor strips, extension to wood effect strip reception floor

## Check-In condition

Plasterboard ceiling, light usage marks to walls, dark scuffs to door reverse

## Check-Out condition



36 White painted wood skirting

Cablings over part skirting



37 Dark wood effect strip floor

Small chip/indent near rear patio doors, scratches at base of stairs

## KITCHEN



38 White wood panelled door & frame, chrome knobs, single star lock

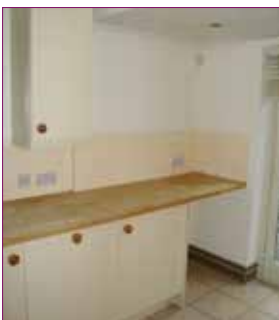
Movement to some door panels, paint flaking

39 White painted ceiling & coving, 8x inset lights

1x n/w, another surround scratched & damaged

40 Cream walls, part tiled above worktop, fully tiled oven wall, double light switch, 5x visible double power sockets, tv socket, corner alarm sensor

Many splashback tiles show scratches & chips to paint and discolouration, mainly behind sink



41 Matching cream wall cabinet and drawer fronts, light wood knobs



## KITCHEN (c)



42 Indesit fridge behind fitted door, 4x glass white fronted shelves, 2x plastic salad drawers, 3x door shelves

43 Freezer behind fitted door, 4x white plastic pull out drawers, vent to base

### Check-In condition

Chips to top door edge, finger marks to reverse, top drawer cracked

### Check-Out condition



44 High level cupboards to left wall, shelves within

45 Stainless steel extractor with hood, 2x filters, 2x underlights

Extractor dusty (replaced since photo), wall surrounding unit unpainted



46 Wall mounted utensil rack, 4x hooks

Loose to wall



47 High level cupboards on window wall

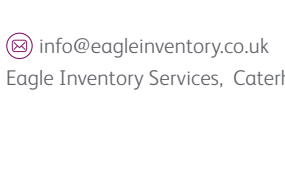
48 White upvc window unit, separators, 2x openers, coated handles, white wood sill

Handles scratched, one loose, light scratches to sill, painted over repair



49 White wood batted venetian blind, pull-up & adjuster cords, some tips

Front fascia detached



50 Heavy wood style worktop

Discoloured in places through usage, paint splashes far end right

51 Inset ceramic hob, 4x knobs

Light usage marks to right front ring

52 Inset stainless steel sink, centre chrome mixer tap, filter plug, drainer panels in worktop

Taps loose, discolouration to drainer

## KITCHEN (c)



53 Chrome plate drainer basket to fit drainer  
Low level 5-drawer set, fitted cutlery tray to top drawer



54 Newworld fitted oven, 2x fascia knobs & display, 2x chrome shelves, double glass door, cross handle  
Handle and chrome shelf supports slightly loose, inner door surround lightly grease splashed



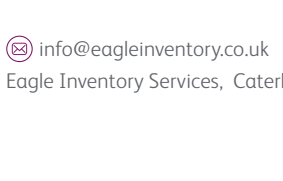
55 Drawer beneath, grill pan, chrome insert, 2x grill pan handles  
Drawer edge discoloured, burnt on grease to grill pan, light marks on insert



56 Low level cupboards right of oven and under sink



57 Indesit DI620 dishwasher behind fitted door, 2x white coated drawers, bi-plastic cutlery holder  
Light staining to door edges, rust to hinges



58 Indesit IWME127 washing machine  
Possibly new/unused, incl instruction booklet

59 White upvc double door patio unit, separators, brush chrome handles, 4x star locks  
Scuffs to doors low level

60 White wood battened venetian blind, pull-up & adjuster cords with tips  
Heavy to operate, prevented by skirting to base

61 Single white radiator, cap & thermostat

62 Raised tile skirting & stone effect tiled floor, cream wood kickboards  
Paint flaking to right end kickboard



## STAIRS & LANDING



63 White painted newel, posts with egge cup style tops, hand rails, uprights

### Check-In condition

Top of all newel posts usage worn

### Check-Out condition



64 White painted ceiling and angle, 2x inset lights, smoke detector

Cobwebs to corners, light scuffs to left wall on stairs,



65 Pastel wall in stairwell, white elsewhere, corner alarm sensor, double light switch, double power socket



66 White upvc 3x pane windows, obscured glass + separators, 2x white coated handles, vent, white wood sill, 1x keyhole

Handles worn, right handle loose to fitting



67 White radiator, cap and thermostat

Leakage marks to carpet/ skirting from left cap

68 White wood skirtings

69 Fawn fitted carpet to stairs and landing

Flattened to walkways, dust/darkening to edges

## BEDROOM 1



70 White wood panelled door & frame, chrome knobs

Cobwebs to corners

71 White painted ceiling, 7x inset lights, loft access door + frame

72 Cream walls except one pastel grey, 1x double, 3x

## BEDROOM 1 (c)



### Description

### Check-In condition

### Check-Out condition

single light switches, 3x double, 3x single power sockets, tv & phone sockets, isolator switch

73 Cream radiator with cap & thermostat

2x small scuffs to face

74 White upvc 4x pane windows, clear glass + separators, 2x white coated handles, vent, white wood sill

Light cracking & brush marks to sill

75 2x white wood slatted venetian blinds, each with adjuster & raiser cords + knob ends to adjuster

76 White painted wood skirting

77 White panel door & frame, chrome knob to cupboard, cream reverse, fitted mirror, white ceiling, pastel walls, shelf with chrome hanging rail under, empty strip light fitting over door inside, cream skirting, matching carpet, metal threshold

Crack to fitted mirror top left corner, scuff marks and indents to top of door/frame & upper panels, cracking to wall/ceiling edges, scuffs to walls low level, dusty carpet,

78 MegaFlow immersion tank, pipes & wall switch

79 Fawn fitted carpet

Discoloured in places, flattening to walkways, furniture indents, 2x rings marks to corners, splash stains to corner

## EN SUITE 1



80 White wood panelled door & frame, chrome knobs, chrome double hook to reverse, twistlock

### Check-In condition

Movement to one door panel, paint flaking

### Check-Out condition



81 White painted ceiling, 4x inset lights

82 Cream walls, tiled to half height, fully tiled to bath surround, inset white wood shelf, shaver power socket over, extractor

Usage marks to shelf, extractor dusty



83 Wall mounted round cornered mirror over shelf

84 Wall mounted chrome heated towel rail, 2x tap

Light dust to surfaces



85 White toilet, seat and lid, hidden cistern, chrome flush waste

Splash stains to pedestal, seat crooked but secure, underseat buffers worn



86 Pedestal hand basin, central chrome mixer tap and pop-up waste

87 Chrome toilet roll stacker



88 Chrome shower fittings, riser, hose, soap dish, handle head & wall controls

Limescale to riser, soap dish & shower rose, dust to support, smears to controls

89 Glass shower screen, chrome surround



90 White inset bath, chrome water inlet, pop-up waste, tiled side panel

Repair to bath base (size of 10p piece), light mold to sealant corners

91 Stone effect tiled floor

Cobwebs low level

## BEDROOM 2



92 White wood panelled door & frame, chrome knobs

93 White painted ceiling, 5x inset lights

Cobwebs

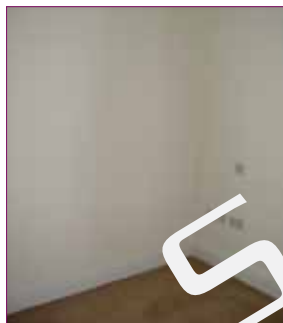
94 Cream walls, 1x double & 2x single light switches, 3x double, 3x single power sockets, tv & phone sockets, isolator switch

Cobwebs to corners



95 Wall mounted CO2 detector

96 Cream radiator with cap & thermostat



97 White upvc 2x pane windows, clear glass + separators, 2x white coated handles, vent, white wood sill

Light staining to edge and end of sill

98 White wood slatted venetian blind, adjuster & raiser cords + knob ends to adjusters

Restricted use, only rises half way



99 White painted wood skirting

100 White panel door & frame, chrome knob to cupboard, cream reverse, cream ceiling & walls, shelf & chrome hanging rail, empty strip light fitting over door inside, 2x plain wood battened shelves, Drayton central heating control, boiler & TV booster switches

LED push light - very dim, usage scuffs and marks to ceiling and walls, cobwebs



## BEDROOM 2 (c)



	Description	Check-In condition	Check-Out condition
101	Potterton HE Promax Plus boiler, cylinder + pipes	Cylinder, cables & pipes all dusty	
102	Fawn fitted carpet, metal thresholds	Flattening to walkways, furniture indents, darkened/dust to edges, raised pile to centre, very dusty carpet in cupboard	

## EN SUITE 2



103	White wood panelled door & frame, cream reverse, chrome knobs, chrome hook to reverse, twist lock	Movement to one door panel, paint flaking	
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104	White painted ceiling, 4x inset lights	1 light n/v	
105	Cream walls tiled half height, fully tiled shower cubicle & left wall, shower socket, white plastic hook under window	1x cracked tile with rawlplug over shower frame	



106	Shower cubicle, chrome frame, fold-in door, chrome controls, hose, riser, handset & soap tray, fitted double wall shelves	Dust to shower frame, limescaled shower head, soap tray & corner shelves, sealant discoloured, chrome waste tarnished	
107	Round topped wall mounted mirror with attached glass shelf		



108	Pedestal hand basin, central chrome mixer tap and pop-up waste		
109	White upvc 2x pane window unit, clear glass + separators, 2x white coated handles, tiled sill	Cobwebs	

## EN SUITE 2 (c)



110 Cream roller blind, chain pull

## Check-In condition

Spot and splash marks to blind, resists lowering

## Check-Out condition



111 High level white wood unit, 2x mesh baskets, 4x wall hooks beneath

112 White toilet, seat and lid, hidden cistern, tile access, chrome push waste

Underseat buffers worn, seat & lid slightly loose, base not thoroughly clean

113 Chrome toilet roll stacker

114 Wall mounted chrome heated towel rail, 2x caps

Dusty

115 Stone effect tiled floor

1x tile star cracked left of wc

## OUTSIDE



116 Black iron gated entrance, paving stone surround, 2x plant pots, area of lawn, fence & hedge borders, 2x wall mounted lantern style lights, wall sky dish

Leaf strewn but generally tidy for season, borders slightly overgrown, hedges not recently trimmed, grass not recently cut



117 Cream wood slant roofed hut, 8x glass panels, door, twist restrainers, hasp & staple, no padlock

Appears relatively new, some paint pots within

118 2x bins with lids, garden hose on mobile reel

2x wooden garden seats

Worn and weathered







## EAGLE INVENTORY

Independent Inventory Services

## Check out tips

These tips are a guide to help you achieve a satisfactory check-out and in so doing may also save you money. Some of these tips can be easily forgotten so best to read them all and avoid what could result in a deduction from your deposit. Eagle Inventory do not allow time for further cleaning once the check-out has commenced so please ensure you are ready.

**It is not necessary for the Tenants to be present for the duration of the check-out.**

- 1 Check your Tenancy Agreement to ensure that you know what is expected of you.
- 2 Return ALL items to their original location and make sure they are easily visible.
- 3 Clean all windows inside and, where practical, on the outside.
- 4 If the carpets were professionally or steam cleaned at the start of tenancy then this needs to be done prior to check-out, unless agreed otherwise with the landlord or Agent.
- 5 If any curtains were professionally cleaned at the start of tenancy then this needs to be done prior to check-out, unless agreed otherwise with the landlord or Agent.
- 6 Ensure that both the oven, hob and surrounds are clean and grease-free, inside and out.
- 7 Clean cooker hood and extractor, replace filter with new if this was done at start of tenancy.
- 8 Empty, defrost and clean both fridge and freezer, switch off and leave door(s) open.  
**If doors are left closed when switched off mould will collect which will result in the need for a further clean and a possible charge.**
- 9 Clean all kitchen cabinets inside and out, including doors and shelves.
- 10 Ensure that all surfaces are clean and dust free, including skirtings and wall switches.
- 11 Wipe over paintwork especially around door handles, door edges, radiators and in the vicinity of light switches.
- 12 Remove all food, rubbish and personal possessions.
- 13 Vacuum throughout including under cushions and furniture, moving items where necessary.
- 14 Ensure that all light bulbs are in working order (light bulbs are chargeable items).



# EAGLE INVENTORY

Independent Inventory Services

## INVENTORY

### Disclaimer

This inventory has been prepared by Eagle Inventory to include all the contents present and as seen at the time of inspection. Unless otherwise recorded all items should be considered to be in good and undamaged condition. The terminology used in describing the items herein may not be absolutely accurate and it is accepted that all phraseology is principally for identification purposes and so, as such, the inventory should not be used as an accurate description of each and every item or for the purpose of either a structural or a property survey.

Lighting, appliances and machinery may be tested for power only where considered safe and practical to do so and where possible such findings will be recorded. The inventory clerk cannot be expected to undertake a search of any inaccessible places, including overcrowded cupboards and drawers, nor to undertake the moving of any heavy furniture. The inventory will be checked at the end of each tenancy and all items should be in acceptable clean condition and preferably situated in the same location as listed.

### Safety

This inventory relates only to the furniture, fittings, furnishings and all the landlord's possessions as seen at the property. It is no guarantee of either the safety or the adequacy of any listed item simply a record that such contents exist in the property at the date of inspection and the superficial condition of such items.

### Declaration

I/we acknowledge receipt of this inventory and confirm that all items listed are in a good clean condition unless otherwise stated. I/we have read and checked this inventory and schedule of condition and agree that it is a true record at the time of occupation.

**SUBJECT TO A 7-DAY PERIOD FROM THE DATE SIGNED TO NOTIFY EAGLE INVENTORY BY E-MAIL OF ANY ERRORS OR OMISSIONS AFTER WHICH TIME THE ABOVE INVENTORY WILL BE CONSIDERED ACCURATE.**

Landlord / Agent / Clerk .....

Signature .....

Tenant(s) name(s) .....

Signature(s) .....

Date .....