



EAGLE INVENTORY

Independent Inventory Services

CHECK-IN

page 1

DATE :

00 May 2026

PROPERTY ADDRESS :



INSTRUCTED BY :



The purpose of the check-in is not only to transfer keys and confirm utility meter readings but also to allow the tenant the opportunity to acknowledge and accept both the inventory and the general condition of the property. It is important for agreement to be reached as any differences, damages or dilapidations that may occur during the term of occupancy will be recorded at check-out at which time the responsibility for any potential financial liability will be assessed given due allowance for fair wear and tear and consideration for respective landlord and tenant responsibilities.

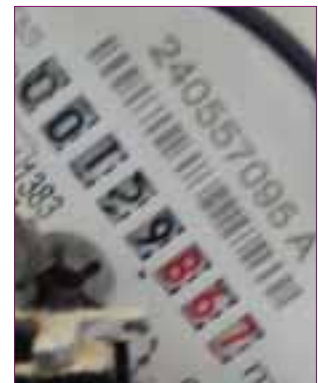
Electricity meter



Gas meter



Water meter



READINGS : 00069

00170.955

00159.867

SERIAL No. : 24J*****

E6S0*****

240557095A

MP REF No. : 19000*****

-

LOCATION : Communal cupboard on ground floor

External box near kitchen window

External footpath by front gate

PROVIDER: E.ON ENERGY
(contact No.) (0808 501 5200)

OVO GAS
(0330 303 5063)

SES Water
(01737 772000)

Definitions of condition and cleanliness

Unless otherwise stated, it can be assumed that all items listed on the inventory are in good condition with a cleanliness standard of 'good domestic clean'. Standards can vary as follows :

Condition

BRAND NEW, UNUSED CONDITION - still in packaging with all labels attached.

GOOD CONDITION - signs of light wear, lightly worn.

FAIR CONDITION - signs of general usage and age, light marks/scuffs/stains, discolouration.

POOR CONDITION - significant/extensive signs of wear, tear and marking/usage but still usable.

VERY POOR CONDITION - Obviously and extensively damaged, misused, faulty and marked.

Cleanliness

PROFESSIONAL CLEAN - everything thoroughly clean and dust free with appliances and sanitary ware spotless inside and out, carpets hoovered & pro-cleaned, all floors and surfaces clean especially in both kitchen and bathroom(s) with a Company cleaning receipt available.

HIGH STANDARD CLEAN - similar to a professional clean but no Company cleaning receipt available.

GOOD DOMESTIC CLEAN - floors hoovered & swept, appliances clean and free of stains & debris with no surface grease, dust allowed only in areas not normally on view, sanitary ware properly cleaned.

AVERAGE DOMESTIC CLEAN - floors hoovered/swept but signs of dust to woodwork and surfaces plus obvious areas that require additional cleaning especially kitchen, sanitary ware and appliances.

POORLY CLEANED - Carpets require hoovering, items dusty/dirty, further cleaning required throughout.

Summary Report

	Check-In condition	Issues raised
1 General property condition & cleanliness	Good condition, walls recently redecorated, good domestic clean	
2 Decoration	Good condition, walls recently redecorated, good domestic clean	
3 Skirting & wood work	Good condition, some skirtings recently repainted, good domestic clean	
4 Lighting	All bulbs present & working EXCEPT 1x inset bulb in en suite 1	
5 Flooring	Occasional deep marks to recently cleaned carpets, wood panel style vinyl floors lightly worn, good domestic clean	

	Check-In condition	Issues raised
6	Windows	Good condition, average domestic clean
7	Curtains/blinds	Vertical blinds in good condition
8	Kitchen units	Good condition, good domestic clean
9	Oven	Good condition, good domestic clean
10	Hob	Good condition, good domestic clean
11	Extractor	Good condition, good domestic clean
12	Fridge/freezer	None fitted
13	Washing machine	None fitted
14	Dishwasher	None fitted
15	Sanitary ware	Newly fitted as part of refurbishment Both toilet seats & lids loose, En-suite 1 fitting may be broken
16	Heating	Electric heating via Ecostrad ceramic radiators
17	APPLIANCE MANUALS (In kitchen drawer)	LAMONA OVEN LAMONA CERAMIC HOB LAMONA CANOPY COOKER HOOD GLEDHILL HEATING SYSTEM ECOSTRAD RADIATORS
18	Outside areas	None ----- END

Keys



◀
2x front door
(2 keys)
*Other keys as listed
on the Inventory.*

Smoke/heat Alarms

CO Alarm

ENTRANCE	1st LANDING	KITCHEN	2nd LANDING
no date seen TESTED ✓	exp 04/2035 TESTED ✓	exp 03/2035 TESTED ✓	exp 05/2035 TESTED ✓

KITCHEN
exp 01/2036 TESTED ✓

Declaration

We are in agreement with the utility meter readings and the above Summary Report that has been prepared in conjunction with the Inventory. I (the tenant) also acknowledge safe receipt of the keys as shown above.

Inventory clerk name

Signature

Tenant(s) name(s)

Signature(s)

Date