



EAGLE INVENTORY

Independent Inventory Services

CHECK-OUT

page 1

DATE :

00 May 2026

PROPERTY ADDRESS :



INSTRUCTED BY :

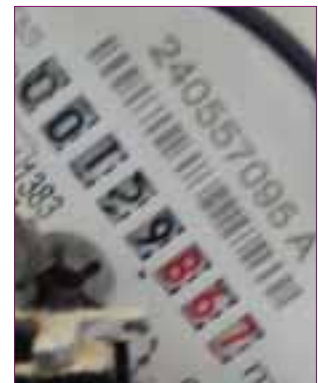


It is not a requirement for the tenant to be present at Check-Out other than for the purpose of returning keys and reporting any issues. This Report is to ensure an accurate appraisal of the property condition at the end of tenancy to compare with the Inventory and Check-In Reports. In the absence of an Inventory this Check-Out Report will provide a summary of overall condition and cleanliness highlighting potential issues and recording utility meter readings. Guidance regarding landlord or tenant liability is provided in the event of dilapidations arising and noted on this Report.

Electricity meter

Gas meter

Water meter



READINGS : 00069

00170.955

00159.867

SERIAL No. : 24J*****

E6S*****

240557095A

MP REF No. : 1900*****

-

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	Check-Out condition
1 General property condition and cleanliness	Good condition, good domestic clean	Same as Check-In
2 Decoration	Good condition, good domestic clean, evidence of recent redecoration	Same as Check-In except evidence of damp to some walls (see p5&6)
3 Skirting and wood work	Good condition, good domestic clean	Same as Check-In
4 Lighting	All bulbs present and working	Same as Check-In
5 Flooring	Fair condition, average domestic clean	Same as Check-In except marks to bedroom carpet (see p6)
6 Windows	Fair condition, good domestic clean	Same as Check-In

	Check-In condition	Check-Out condition
7 Curtains & blinds	No curtains, blind fitment in reception/kitchen devoid of verticals	Same as Check-In except blind fitment in reception replaced
8 Kitchen units	Good condition, good domestic clean	Same as Check-In
9 Oven	Good condition, good domestic clean	Good condition, poorly cleaned
10 Hob	Good condition, good domestic clean	Same as Check-In
11 Hob extractor	Good condition, good domestic clean	Same as Check-In
12 Fridge	Good condition, avge domestic clean	Same as Check-In except still defrosting with door open
13 Washing machine	Good condition, good domestic clean	Same as Check-In
14 Dishwasher	N/A	N/A
15 Sanitary ware	Good condition, good domestic clean	Fair condition, good domestic clean except dilaps (see p5&6)
16 Heating	Electric heaters not tested	Same as Check-In
17 APPLIANCE MANUALS	NONE GIVEN	Same as Check-In
18 Alarm system	N/A	N/A
19 Outside	Allocated parking space	Items left behind outside flat door and also on street for Council collection (see p6).
	----- END	----- END

Dilapidations (*tenant liability unless otherwise stated*)

Kindly note that any rooms/items not referred to in this report have been duly checked and have been found to be in similar condition to that stated on the Inventory, allowing for fair wear & tear. For guidance, with the aid of accepted industry standards, decisions are subject to the terms of the Tenancy Agreement, the wording of which may in some cases overrule, but generally speaking ... MISSING OR DAMAGED items may need to be replaced at full cost unless they are of age, of poor quality or condition in which case an allowance should be made and an apportioned cost calculated. STRUCTURAL DAMAGE OR DAMAGE TO DECOR resulting in the need for repair or repaint should be costed on the basis of 'making good' and not 'making better' as the latter is not permitted. All issues are at the LANDLORD'S DISCRETION so if ignored the Inventory will simply be updated.

Any potential deposit deductions must be proportionate to the age & item condition at start of tenancy and the length of tenancy must also be taken into account.

Cleaning (*tenant liability unless otherwise stated*)

Issues relating to cleaning arise when a comparison is made between condition at Check-Out and the condition recorded on both the Inventory and the Check-In Report. If it can be established that a professional property clean was carried out immediately prior to the start of tenancy then it can be reasonably expected for a professional property clean to be required at end of tenancy. Where the property was not professionally cleaned prior to the tenancy then the expectation is for the condition to be at least as described in both the Inventory and the Check-In Report and no worse.

* GUIDANCE NOTES on MOULD (*actual or apparent*)

MOULD often becomes the subject of discussion in that the cause can be either lack of sufficient & reasonable ventilation, in which case the tenant may be held liable, OR an inherent damp problem, internally or externally, in which case it may have become a maintenance issue for the L/L to investigate.

Maintenance (*for the attention of L/L or Managing Agent*)

Where it is established that integral parts of the property, or its appliances and fittings, have worn, failed or become unusable through normal domestic usage & treatment then it is reasonable to expect the item(s) to be replaced or repaired by the Landlord in accord with the terms of the Tenancy Agreement. This is general maintenance & therefore not the responsibility of the Tenant.

OVERVIEW

This tenancy commenced on 25/04/2022 so has been current for nearly 4 years.

The general condition of this property is considered to be acceptable in proportion to the length of tenancy taking account of general wear & tear, *excepting the dilapidations that follow.*

There is visible evidence of damp to external walls in the reception/kitchen areas and also (what may be historic) water ingress to the kitchen ceiling. Suggest all areas need investigation.

The carpets & floor coverings are in acceptable order given their age & condition at start of tenancy, except marks to the bedroom carpet (see p6).

What follows are references to the general condition that require attention, listed room by room, all of which are tenant liability except where highlighted as Maintenance.

THE ILLUSTRATED ITEM NUMBERS CROSS REFERENCE TO ENTRIES ON THE APPROPRIATE INVENTORY.

TOILET ROOM

9 - MAINTENANCE



13 - MAINTENANCE



9 - MAINTENANCE : Signs of tiles bowing to left wall beside toilet, attention required to secure.
13 - MAINTENANCE : Toilet seat & lid fitting loose, attention required to secure.

SHOWER ROOM

24 - MAINTENANCE



27 - DILAP



27 - DILAP



24 - MAINTENANCE : Pop-up waste plug detached, attention required to repair/refit.
27 - DILAP : Chrome double soap dish missing from wall screw fixing, tenant liability to replace although age & life expectancy of item may prove meritless.

RECEPTION

32 - MAINTENANCE



32 - MAINTENANCE



33 - CLEANING



32 - MAINTENANCE : Evidence of damp to external wall pillar corners, investigation suggested.
33 - CLEANING : Smears to high level window glass, needs proper clean at minimal cost.

KITCHEN

38 - MAINTENANCE



41 - MAINTENANCE



50 - MAINTENANCE



53 - CLEANING



- 38 - MAINTENANCE : Evidence of damp due to (possibly historic) water ingress, investigation suggested.
- 41 - MAINTENANCE : Evidence of damp to walls under left end of worktop, investigation suggested.
- 50 - MAINTENANCE : Mixer tap loose to fittings, attention required to secure.
- 53 - CLEANING : Trays & chrome insert within oven in poor condition, proper cleaning required, tenant liability.

BEDROOM 1

69 - CLEANING



- 69 - CLEANING : Group of brown stain marks near window, attempts to remove may prove successful upon correct cleaner, otherwise proportionate liability to tenant allowing for age & condition of carpet.

Keys



2x outer door yale
2x flat door yale
1x letterbox

(5 keys)

Smoke Alarms

KITCHEN

BEDROOM



no date seen
TESTED ✓

exp 05/2027
TESTED ✓

CO Alarm

KITCHEN



exp 01/2036
TESTED ✓

General

Telephone disconnected : Not known

Windows/doors secured : Yes

Heating : OFF

Carpets pro-cleaned : No receipt seen

Fridge & freezer : OFF (doors open)

Property pro-cleaned : No receipt seen

Pets during tenancy : No

Intruder alarm set : N/A

TENANT FORWARDING DETAILS

Contact number

NOT KNOWN

Email

NOT KNOWN

Forwarding address

NOT KNOWN