



# EAGLE INVENTORY

Independent Inventory Services

## INVENTORY

page 1



2-bed, 1-recep  
Ground floor flat  
Garden & Garage

UNFURNISHED

PROPERTY ATTENDANCE DATES :

Inventory Make : 00 May 2026  
Check-In : 00 May 2026

INSTRUCTED BY :



## 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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Text entries in colour and images marked ■ have been amended since the Inventory Make (or Update) with the agreement, or at the request, of the landlord or the incoming tenant.

## ENTRANCE & HALLWAY



### Description

### Check-In condition



1 Shared front entrance & hallway with No. 12

2 White flush wood panel door & frame, yale lock, overpainted wood handle

3 White ceiling, pendant lights, white tapered drum shade magnolia cross beam, smoke alarm

Cobweb's high level



4 Alcove opposite entrance, white tubular hanging rail

5 Magnolia walls, 2x single light switches, 1x single socket, phone master socket



6 High level fuse switch & old door ring box, Byron door ring box beneath

7 Wall mounted wavy mirror



8 Wall mounted Hive control box

9 Obscure glass window, fronting white wooden uprights, frame & sill

Occasional paint splashes

10 White double radiator,

Discoloured fittings

## ENTRANCE & HALLWAY (c)

### Description

### Check-In condition



thermostat & cap

11 High level cream double cupboard, chrome knobs

Light debris within

12 High level white melamine cupboard, electricity meter & consumer unit within



13 End cream flush wood cupboards, chrome knobs, 2x high level, 2x low level

...

14 ... white interiors, left water cylinder, fuse switches, pipework, Drayton heat/water control box, bare wood baton shelving, bare floor

... occasional scuffs & surface discolouration to interior, stains to loose shelving batons, light floor debris

...

15 ... right side with bare wood baton shelving, gas meter, bare floor

Light floor debris, shelving discoloured



16 White wood skirtings

17 Fitted mid-pile grey flecked carpet, metal threshold

Flattening to walkways, furniture indents



## BEDROOM 1



18 White flush wood door & frame, chrome handles, lock (no key)

19 White ceiling, pendant light, off white tapered drum shade



20 Magnolia walls, single light switch, 4x double sockets, 2x white vent grills, phone socket, black cabling entering left of radiator

21 White plastic curtain rail with loops



22 White upvc 3-pane window unit, 2x operable panes, white separators, grey tiled sill  
Light dust to sill, cracking to right hand tiles, overpainted repairs to right wall

23 White double radiator, thermostat & cap  
Thermostat & cap discoloured



24 White skirtings, phone socket  
Phone socket discoloured

25 Fitted mid-pile grey flecked carpet, metal threshold  
Flattening to walkways



## RECEPTION



26 ENTRY FROM KITCHEN  
White flush wood door & frame, chrome handles

27 White ceiling, pendant light, cream tapered drum shade

28 Magnolia walls, 2x single light switches, 6x double sockets, 1x white vent grill, phone socket, multiple black cabling entering right of hearth ...

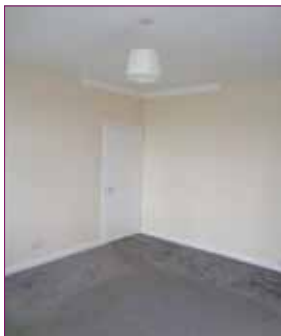
Discolouration to ceiling above patio doors



29 ... plain white high level cornice to one corner, dark areas to window surround

30 White flush wood door, frame, chrome handles (exit to hallway)

Small chip to frame



31 Angled wall incident with red brick shelf

32 Over painted red brick fireplace & hearth, centre wood to block chimney

33 Smart meter screen, cable & plug

Scratched screen, appears disused



34 High level white wood pelmet curtain housing tubular white curtain rail

35 White upvc double patio door unit, coated handles, 2x locks, 2x top vents

2x keys provided



36 Room width high level white wood pelmet

## RECEPTION (c)



37 (left) light wood venetian blind, cords & twist rod adjuster



38 (left) white upvc 4-pane window unit, 2x openers, white separators

39 (centre) light wood venetian blind, cords & twist rod adjuster



40 (centre) white upvc 6-pane window unit, 3x openers, white separators

41 (right) light wood venetian blind, cords & twist rod adjuster



42 (right) white upvc 4-pane window unit, 2x openers, white separators

43 Full width dark tiled sill  
Significant cracking to tiles at centre of sill, surface chips elsewhere, light dust, usage marks



44 White double radiator, thermostat & cap

45 White wood skirtings

46 Fitted mid-pile grey flecked carpet, metal threshold  
Flattening to walkways, furniture indents

## KITCHEN



47 ENTRY FROM REAR DOOR  
Pastel green wood door, white reverse & frame, 2x vertical inset obscure glass panels ...

48 ... chrome handles, lock, letterbox with outer & inner covers, security chain & bracket, spy hole



49 White ceiling, white fluroscent light fitting with cover

50 White walls, white wall tiles to splashback & rear of hob, 2x blanking plates, 2x double sockets, 1x light & 2x fuse switches

2x raw plug holes above hob, dark (mould) marks behind fridge/freezer & pipe work



51 Encased white radiator, thermostat & cap

Thermostat discoloured

52 High level fitted 3x white laminate cupboards, 1x base trim, interior shelving, chrome bar handles

Discoloured & worn interior shelving & edges, usage scuffs to outer surfaces, tarnishing to handles



53 White framed Zanussi metal hob extractor, tinted front glass, front controls, underlighting

Control panel discoloured

54 Grey flecked laminate worktop

3x chips left of hob



55 Inset Bosch 4-ring hob, 2x pan holders

Minor surface cleaning smears

56 Matching undercounter drawer & cupboard left of oven

General surface scuffs, discolouration to shelves & drawer, wear to edges

## KITCHEN (c)



57 Hotpoint oven, double glass door, brush chrome bar handle, chrome shelf, 2x full width grey grill pans, 1x chrome insert & grill pan handle

## Check-In condition

58 Matching undercounter drawer & cupboard right of oven  
General surface scuffs, discolouration to shelves & drawer, wear to edge



59 White upvc single pane opening window unit, white separators, tiled sill  
Light debris to sill, tiles on age

60 High wall mounted Vent-Axia extractor  
Discoloured



61 Wall mounted CO alarm  
Dusty

62 3x wall mounted chrome shelves  
Tarnished & dusty

63 2x matching joined doors to boiler cupboard, white interior, housing Worcester Greenstar boiler  
Discolouration to interior surfaces, roughly painted, 4x holes to laminate base



64 Small white upvc 2-pane window unit, top opener, 1x key, tiled sill  
Wall prevents handle fully closing, light dust to sill

65 Freestanding white Fridgemaster ...



66 ... top fridge, 3x glass shelves, plastic edging, tinted plastic salad drawer, 3x tinted plastic door shelves  
Crack to base of bottom shelf

67 ... bottom freezer, 3x tinted plastic drawers  
Light food debris to bottom drawer

## KITCHEN (c)



### Description

### Check-In condition



68 Further section of grey flecked laminate worktop

69 Inset s/steel sink & drainer, chrome mixer taps, disconnected black plug

Smears to sink, chips to tap surround



70 Matching double undersink cupboard, interior laminate shelving

Surface scuffs, discoloration to shelves & drawers, wear to edges, mould marks to rear

71 White undercounter Indesit 7kg washing machine



72 White wood skirting

73 Dark cloud tile effect lino floor, dark ribbed door mat

Mat in use

## BEDROOM 2



74 White flush wood door & frame, chrome handles, lock (no key)

75 White ceiling, pendant light, peach colour tapered drum shade

Cobwebs to shade

76 Magnolia walls, single

## BEDROOM 2 (c)



### Description

### Check-In condition

light switch, 3x double sockets, 1x high level vent grill, 1x OpenReach socket, overpainted pipework

77 White plastic curtain rail holding pair of gold colour just below sill length curtains



78 White upvc 4-pane window unit, 3x openers, white separators, 1x key, white wood sill

Ill fitting top handle, light debris to sill

79 White double radiator, thermostat & cap

Discoloured fittings



80 White skirtings

81 Fitted mid pile grey flecked carpet, metal threshold

Flattening to walkways



## BATHROOM



82 White flush wood door & frame, chrome handles, twistlock, plastic hook to reverse

83 White ceiling, circular plastic white framed light, pull cord + tip, further pull cord + tip

## BATHROOM (c)



84 White square tiled walls, mid-height brown/grey mosaic tiled frieze, white melamine style surround to bath/shower, high level extractor

## Check-In condition

Plastic hook behind door



85 Obscure glass pane, white wood frame (reverse to hallway)

86 Wall mounted white plastic bar light with razor socket, pull cord

87 Wall mounted white plastic medicine cabinet, mirror front, 2x plastic shelves

Smear to mirror cabinet  
red raw plug holes to cabinet wall surround



88 White hand basin, chrome mixer tap, pop-up waste ...

Minor smears to mixer tap

89 ... white melamine double door underbasin surround, laminate shelf



90 Wall mounted chrome towel rail

91 Encased white radiator, thermostat & cap

92 White upvc 2-pane window unit, 1x opener, white separators, tiled sill

Cobwebs to top hinges, light debris to sill



93 White close coupled toilet & cistern, soft close seat & lid

Light discolouration to seat & lid underside, not thoroughly clean

94 White plastic bath, chrome mixer tap & pop-

Light debris within

## BATHROOM (c)



## OUTSIDE & GARAGE



### Description

### Check-In condition

- up waste
- 95 Chrome hinged side shower screen  
Repairs to wall beside screen hinge, **cracked tiles**
- 96 Wall mounted Triton shower heater unit ...  
2x rawl plug holes nearby
- 97 ... chrome hose to hand held rose, riser & plastic soap tray  
Light surface smears
- 98 Truncated pipe from wall
- 99 White wood raised shelf skirting  
Light surface ab +
- 100 Dark cloud effect lino tiled floor, metal strip threshold  
Light surface discolouration
- 
- KITCHEN ENTRANCE
- 101 Brick wall surround to small concrete base courtyard, wooden picket entry gate, 2x black wheelie bins  
All in seasonal condition, wear & moss to gate struts
- REAR GARDEN
- 102 Area of grass, paved pathway to surround, sectioned corner flower bed, bushes & dead tree  
Significant seasonal leaves, grass tidy but not recently cut, occasional weeds to pathway
- 103 (Right) wooden picket side fence with gate, slide bolt & latch  
Fence weathered, evidence of moss

## OUTSIDE & GARAGE (c)



104 (Left) vertical wood panel fencing

## Check-In condition

Fence weathered, evidence of moss

## GARAGE



105 Rear entry from garden, white wood door, chrome handles, mortice lock

Weathered, scuffs & dirt to reverse face

106 Front entry, metal white up-and-over door, pale blue reverse, chrome handle & lock

Weathered, chrome tarnished but working



107 Interior of brick walls, wood beams supporting roof, concrete floor, fluorescent lighting

Leaves & debris to floor

108 Wall mounted 6x white double metal hooks on wood backboard

Well in use, weathered

109 Stand alone black metal shelving unit, rustic tiles

In use, dusty





## 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 be sure 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 normal practice 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 practicable, 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 not 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 time 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.

Agent/Landlord/Clerk

.....

Signature

.....

Tenant(s) name(s)

.....

Signature(s)

.....

Date

.....