



EAGLE INVENTORY

Independent Inventory Services

PERIODIC

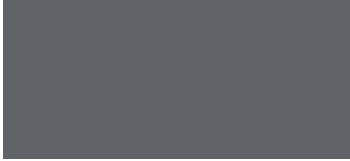
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INSPECTED BY :

DATE :

00 May 2026

PROPERTY ADDRESS :



INSTRUCTED BY :





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. In the interest of tenant privacy no photographs are taken during a periodic property inspection.

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.	
6 Stairs & landing	In good & clean visual condition, no obvious issues or damage.	

Location	Cleanliness/condition	Further comments raised
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.

Smoke Alarms

KITCHEN	BEDROOM
	
no date seen TESTED ✓	exp 05/2027 TESTED ✓

CO Alarm

KITCHEN

exp 01/2036 TESTED ✓

General comment

The property visit took place on time as arranged.
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'.

Maintenance

These notes are recorded for general information with comments for guidance purposes given the nature of the issue highlighted. Photographic evidence is supplied where possible and appropriate unless the provision of such evidence is either difficult due to inaccessibility or the tenant has specifically requested that interior photography is not permitted.

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



ENTRANCE - Both front door handles working loose.



KITCHEN - A wall mounted safety cleat is required to be fitted to secure the window blind cord.



BEDROOM 2 - The left wall to the cupboard is showing signs of damp that needs to be investigated.

Moisture levels (optional extra)

The following readings have been taken by request with the use of a DryZone moisture meter. Wall '1' is entry wall then after clockwise upon entering each room with readings taken at high (H) and low (L) level as indicated. No photographic evidence is supplied but suspected or significant damp accompanied by marks and/or discolouration will appear under Maintenance.

TO AVOID INACCURATE INFORMATION ENSURE THAT READINGS ARE CHECKED BEFORE ANY ACTION IS TAKEN.

Hallway	Wall 1 (H)	1.0%	Hallway	Wall 1 (H)	1.0%
Hallway	Wall 1 (L)	2.5%	Hallway	Wall 1 (L)	2.5%
Reception	Wall 2 (H)	1.8%	Reception	Wall 2 (H)	1.8%
Reception	Wall 2 (L)	0.9%	Reception	Wall 2 (L)	0.9%

GUIDE TO MOISTURE READINGS

MOISTURE LEVEL (%)	CATEGORY	RECOMMENDATION	MOISTURE LEVEL (%)	CATEGORY	RECOMMENDATION
0 -10	Dry	No action needed	17-20	Moderate damp	Investigate & fix
11-16	Slightly damp	Aerate & monitor	21-25	Damp	Act to stop damage

IF THE READING EXCEEDS 25% URGENT ATTENTION IS REQUIRED - SEEK PROFESSIONAL ADVICE