

Inventory & Schedule of Condition



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Property inspected by Paul Phelan

Address

EXAMPLE REPORT ROAD
LONDON
SW1A 2AA



Carried Out

September
8th 2026
08:00

Contents

Disclaimers

Areas

Schedule of Condition

Meter Readings

Keys Handed Over At Check In

Health & Safety | Smoke & Carbon Monoxide Alarms

Keys

Exterior Front

Entrance / Hallway

Lounge

Kitchen

Stairs

Landing

Bedroom 1

Bedroom 2

Bathroom

Rear garden

Declaration

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Disclaimers

PROOF PROPERTY SERVICES

Property Inspection Report – Disclaimer

1. Scope of Inspection

This report records the apparent condition, cleanliness, fixtures, fittings and contents of the property as observed at the date and time of inspection. The inspection is visual and non-invasive, limited to areas and items reasonably accessible and visible at the time. Furniture, personal belongings and appliances are not moved, and fixtures, fittings or floor coverings are not dismantled or lifted.

2. Limitations

No specialist investigations or functional tests are undertaken unless expressly stated. This report does not constitute a structural survey, building survey, electrical or gas safety inspection, damp survey or certification of appliances, installations or services. Concealed, obstructed, inaccessible or otherwise unseen defects may not be identified. The absence of a comment does not confirm that an item or service is defect-free or in working order.

3. Photographs and Observations

Photographs are illustrative and should be read alongside the written descriptions. All observations reflect the inspector’s reasonable professional judgement based on visible evidence at the time of inspection. The report does not independently establish the age, cause or responsibility for any damage or defect.

4. Check-In and Check-Out Comparisons

Where comparisons are made with a previous inventory or condition report, they are based on the information and evidence available. Recorded differences do not, in themselves, establish tenant liability or justify a deposit deduction. Fair wear and tear, the original condition, the tenancy duration, the age and expected lifespan of items, the tenancy agreement and other relevant evidence should be considered. Proof Property Services does not determine liability or make binding decisions regarding tenancy deposit deductions or disputes.

5. Reliance and Liability

This report is prepared for property inspection and inventory purposes only and is not a guarantee of the property's condition or a substitute for specialist advice. It is intended for the commissioning client and any authorised recipients, subject to the scope and limitations stated herein. Nothing in this disclaimer excludes or restricts any liability or rights where doing so would be unlawful under applicable law.

6. General

This report represents a record of the property's apparent condition at a specific point in time. Conditions may change following the inspection. Any factual errors or omissions should be brought to the attention of Proof Property Services as soon as reasonably practicable for review.

Cleaning summary terminology:

Professionally cleaned - Fully professionally cleaned with no signs of further cleaning required.

Professionally cleaned with omissions - The property has clearly been cleaned to a good standard but a few areas have been missed. Can be addressed by the tenant/letting agent easily or a recall of the contractor is required.

Domestically cleaned to a good standard - The property has been domestically cleaned but does not appear professionally done. Please note the property may have been professionally cleaned and if a receipt can be provided, this section of the report may be amended.

Domestically cleaned to a low standard - The Property has been attempted to be cleaned but several areas require further action and would benefit from a professional cleaner.

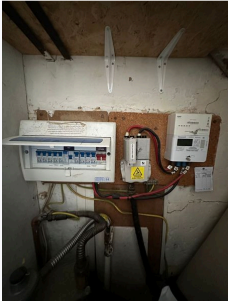
Not clean - No attempts/very little attempt has been made to clean.

1. SCHEDULE OF CONDITION

Ref	Name	Condition
1.1	Overview - Odours	Neutral - no pet / smoking / cooking / odours
1.2	General Cleanliness	Domestically cleaned to a good standard
1.3	Bathroom / En Suite / Toilet(s)	Domestically cleaned to a good standard
1.4	Carpets	Appear new
1.5	Ceiling(s)	Appears newly decorated
1.6	Curtains / Blinds	All in good, working order
1.7	Hard Flooring	Appears new
1.8	Kitchen Area	Domestically cleaned to a good standard
1.9	Kitchen - White Goods	Domestically cleaned to a good standard
1.10	Oven / Hob / Extractor Hood / Cooker	signs of usage - grubby
1.11	Mattress(s)	appear in good order
1.12	Upholstery	appear in good order

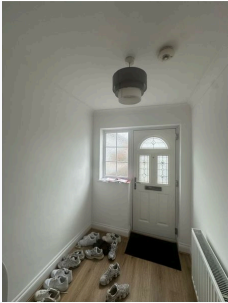
1. SCHEDULE OF CONDITION (CONT.)		
1.13	Wall(s)	Appears freshly painted
1.14	Window(s)	appear in good order (bedroom 1 window condensation in pane)
1.15	Woodwork	appear in good order
 Ref #1		

2. METER READINGS				
Ref	Type	Location	Serial No.	Reading
2.1	Gas Meter	Under stairs	X123456	0.101
2.2	Electric Meter	Under stairs	X1234567	0.202
2.3	Water Meter	Front of property in the street at street stop cock	X12345678	0.303



Ref #2

3. KEYS HANDED OVER AT CHECK IN		
Ref	Name	Description
3.1	FRONT DOOR	X2
3.2	BACK DOOR	X2

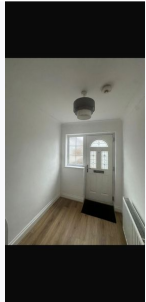
4. HEALTH & SAFETY SMOKE & CARBON MONOXIDE ALARMS			
Ref	Name	Location Room & Floor	Test Result
4.1	Smoke Alarm(s)	Ground floor - Battery operated only	Alarm tested for power only. Audible alarm noted
4.2	Carbon Monoxide Alarm(s)	Hallway - Battery operated only	Alarm tested for power only. Audible alarm noted
4.3	Smoke alarm	1st floor landing - Battery operated only	Alarm tested for power only. Audible alarm noted
 Ref #4  Ref #4  Ref #4  Ref #4			

5. KEYS		
Ref	Name	Description
5.1	Multipoint Door lock	Front door, 3 Star lock. 2 keys provided
5.2	Gas / Electric Meter	FB2 Key required. Tenant responsibility
5.3	Multipoint Door lock	Back door, 3 star lock. 2 keys provided.

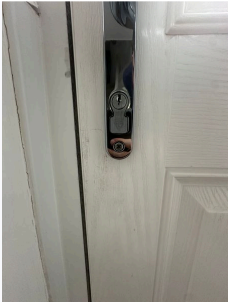
6. EXTERIOR FRONT			
Ref	Name	Description	Condition
6.1	Door	UPVC door	All in good, working order
6.2	Door Frame	UPVC frame	All in good, working order
6.3	Additional Items / Information	Door mat	Good order
6.4	Additional Items	2 plant shrubs in slate covered plant bed	alive and in good condition
6.5	additional items	Step up to property	Good order
 Ref #6			

7. ENTRANCE / HALLWAY			
Ref	Name	Description	Condition
7.1	Door	UPVC door	All in good, working order
7.2	Door Frame	UPVC frame	All in good, working order
7.3	Door Bell / Receiver	RING	rung on testing
7.4	Ceiling	Painted white	Good order
7.5	Lighting	1 light pendant with light shade	Good condition
7.6	Walls	Painted white	Good condition, some scuffing noted going up the stairs
7.7	Skirting	Painted satin white	Good condition
7.8	Window(s) / Sill	Painted satin white	Good condition
7.9	Switch	White 1 way light switch	Good working order
7.10	Sockets	1 x 1 gang socket seen	Appears in working order
7.11	Heating	1 radiator	Good order - not tested for power
7.12	Flooring	Wood hard flooring	Good condition appears new

7. ENTRANCE / HALLWAY (CONT.)



Ref #7



Ref #7



Ref #7



Ref #7

8. LOUNGE



Ref #8.1



Ref #8.5



Ref #8.5



Ref #8.5

8. LOUNGE (CONT.)



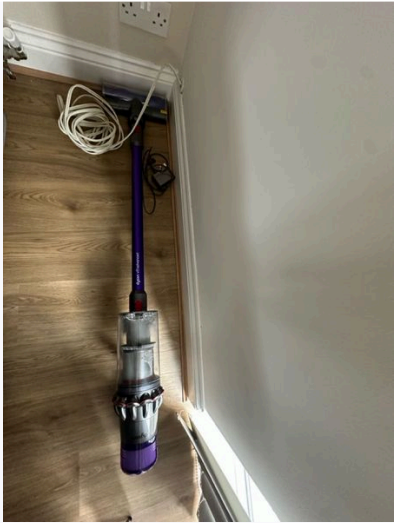
Ref #8.7



Ref #8.9

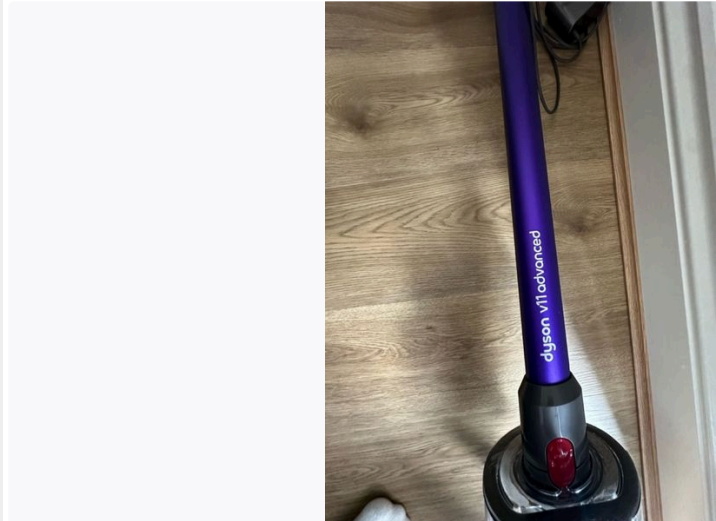


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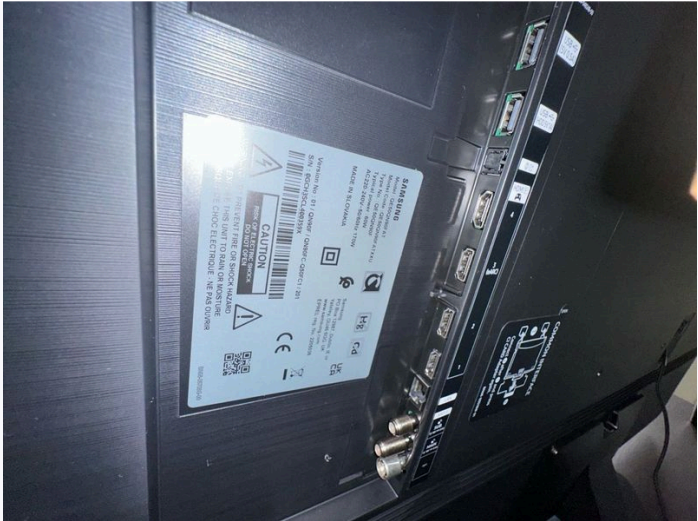


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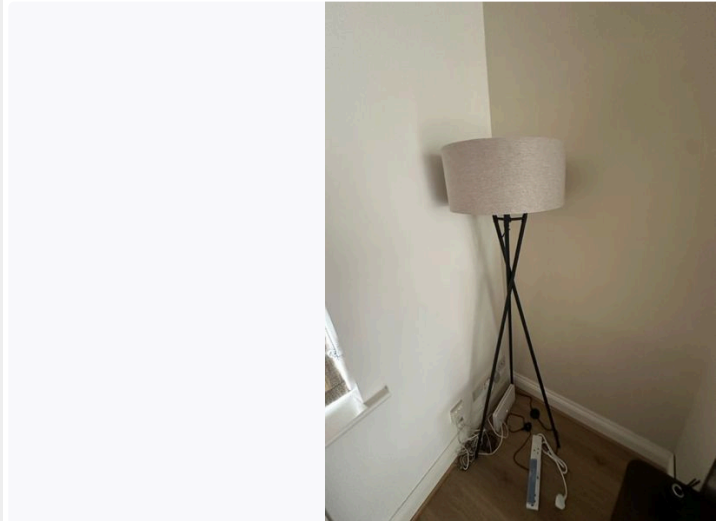
8. LOUNGE (CONT.)



Ref #8.14



Ref #8.15



Ref #8.16



Ref #8.16

8. LOUNGE (CONT.)



Ref #8.17



Ref #8.18

Ref	Name	Description	Condition
8.1	Door	White painted wooden door	Appears freshly painted
8.2	Door Frame	Architrave	Appears freshly painted
8.3	Ceiling	White painted ceiling	Appears freshly painted
8.4	Lighting	8 ceiling lights	All in good, working order
8.5	Walls	2 walls painted white, 2 walls painted in off white	Appears freshly painted
8.6	Skirting	Painted in satin white	Appears freshly painted

8. LOUNGE (CONT.)			
8.7	Window(s) / Sill	Painted in satin white	Appears freshly painted
8.8	Blinds	Ceiling mounted, dark grey roller blinds	All in good, working order
8.9	Switch	White plastic light switch	All in good, working order - paint cracked next to switch
8.10	Sockets	4 x 2 gang sockets seen	Appear in good working order
8.11	Heating	2 x radiators	Appears in good condition
8.12	Flooring	Hard wood flooring	Appears in good condition
8.13	Additional Items / Information	Wooden table	Appears in good condition
8.14	Additional Items	Hoover - Dyson - model V11 Advanced	Appears in good condition
8.15	Additional Items	Samsung TV - Model QE50Q	Appears in good condition - tested with remote
8.16	Additional Items	Corner lamp	Appears in good condition - tested
8.17	Additional Items	TV unit - contains a BOSE pill speaker and TV	Good condition - slight scratch marks to surface
8.18	Additional Items	3 abstract art photo canvases 50 x 50	Appears in good condition
8.19	Additional Items	Olive tree plant (fake)	Appears in good condition

8. LOUNGE (CONT.)

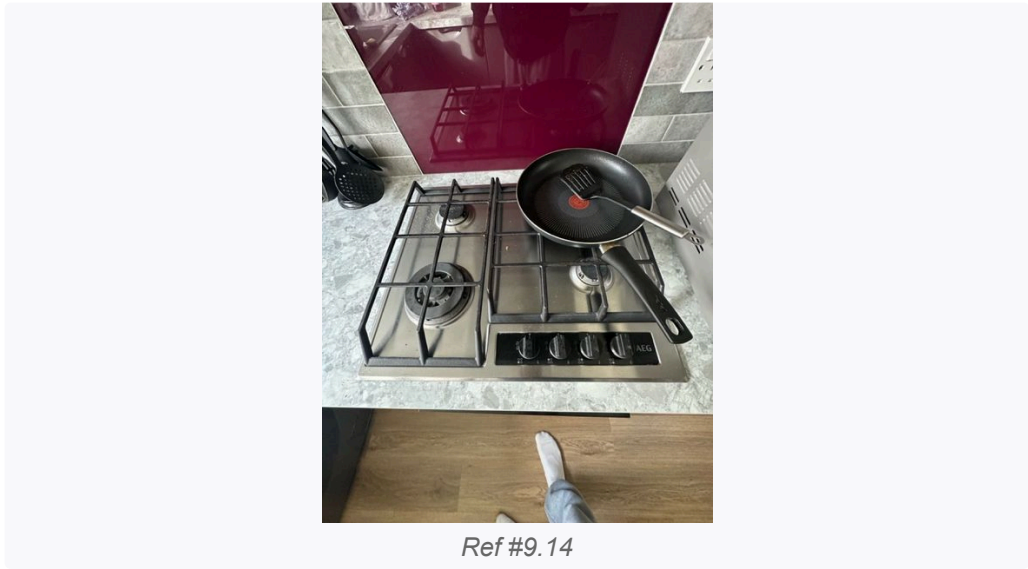
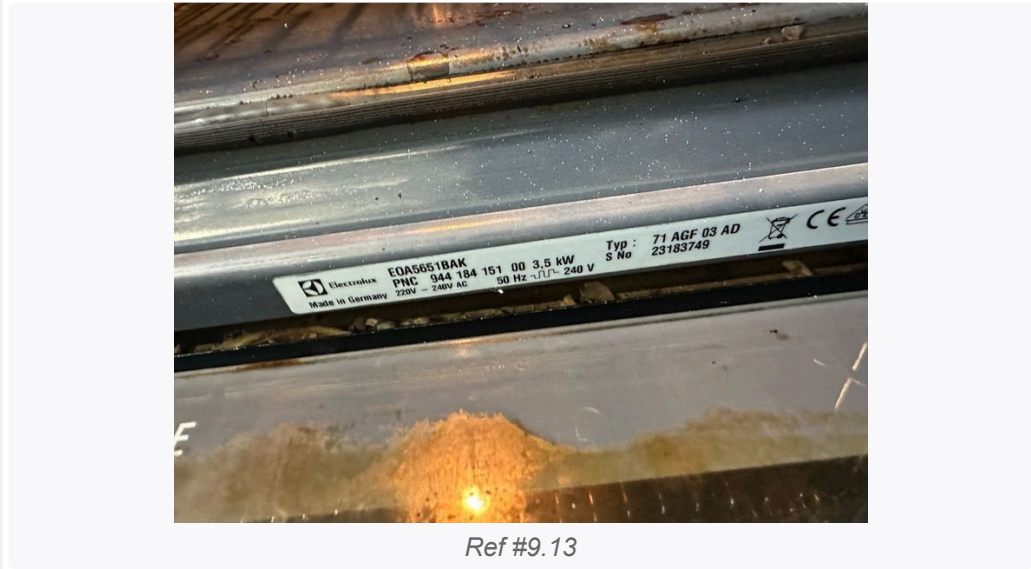
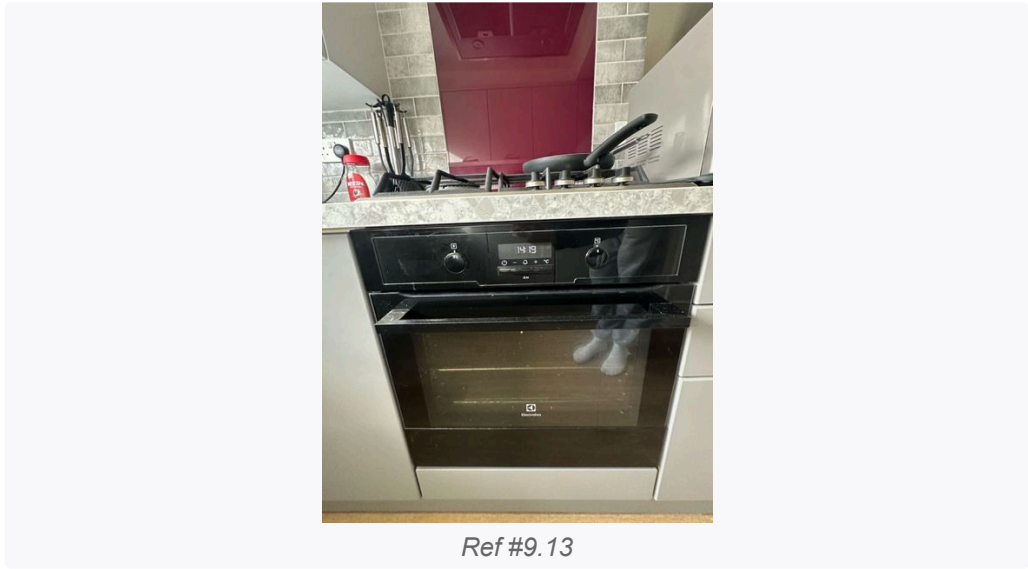
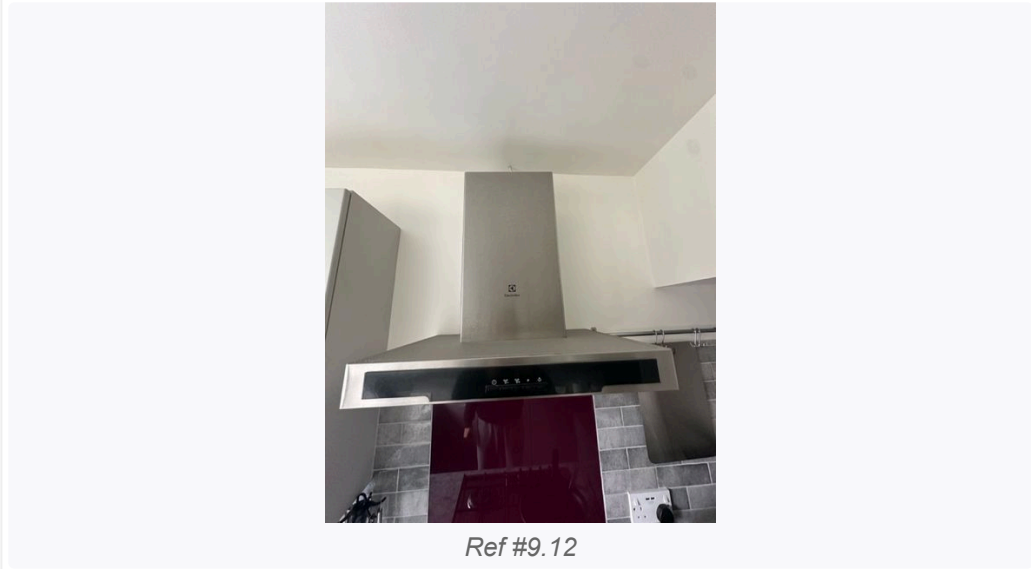


Ref #8



Ref #8

9. KITCHEN



9. KITCHEN (CONT.)



Ref #9.16



Ref #9.17



Ref #9.17



Ref #9.18

9. KITCHEN (CONT.)



Ref #9.18



Ref #9.20



Ref #9.21



Ref #9.21

9. KITCHEN (CONT.)



Ref #9.21



Ref #9.22



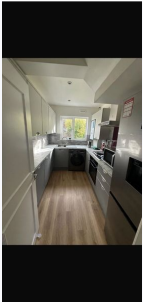
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9. KITCHEN (CONT.)			
Ref	Name	Description	Condition
9.1	Overview	Odours	Neutral - no pet / smoking / cooking / odours Requires further cleaning
9.2	Door	White painted wooden door	Appears freshly painted
9.3	Door Frame	White satin painted	Appears freshly painted
9.4	Ceiling	Painted white	Appears freshly painted
9.5	Lighting	4 x ceiling lights	All in good, working order
9.6	Walls	Painted white	Appears freshly painted
9.7	Skirting	White satin painted	Appears freshly painted
9.8	Window(s) / Sill	White satin painted	Appears freshly painted
9.9	Switch	1 x 1 way light switch	Appears in good condition , tested and working
9.10	Sockets	3 x 2 gang sockets seen	Appear in good working order
9.11	Kitchen Units	Enamel painted cupboards	Aged but in good working order
9.12	Extractor Hood	Electrolux - E551223	Tested for power and in working order

9. KITCHEN (CONT.)

9.13	Cooker	Electrolux - EQA565	Tested for power and working - burnt on grease throughout requires deep cleaning
9.14	Hob	AEG - No model seen Dimensions - 59cm x 52cm (width x depth)	Appears in good condition
9.15	Worktop(s)	Quartz worktop	Require further cleaning - minor food debris only
9.16	Sink	Grey sink with silver metal tap	Appears in good condition
9.17	Fridge / Freezer	Samsung Series 6 RB34C65	Good working order
9.18	Washer Dryer	Samsung WD80TA046GB	Appears in good condition, tested for power only
9.19	Flooring	Wood style flooring	Appears in good condition
9.20	Additional Items / Information	Dualit brand kettle	Appears in good condition
9.21	Additional Items	Vaillant combi boiler - flue pipe leading out ground floor	Appears in good condition - power seen
9.22	Additional Items	Programmable heating thermostat SALUS SHK0054	Tested for power and working

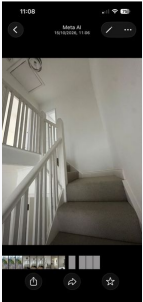
9. KITCHEN (CONT.)



Ref #9

10. STAIRS			
			
Ref #10.1		Ref #10.9	
Ref	Name	Description	Condition
10.1	Ceiling	White painted	Good condition, scuffing on corner leading up the stairs
10.2	Lighting	2 x pendant lights (1 ground floor, 1 1st floor)	All in good, working order
10.3	Walls	White painted	Appears newly decorated
10.4	Skirting	White satin painted	Appears freshly painted
10.5	Window(s) / Sill	White satin painted	Appears freshly painted
10.6	Switch	1 x 2 way light switch ground floor 1 x 2 way light switch first floor	All in good, working order

10. STAIRS (CONT.)			
10.7	Sockets	1 x 2 gang socket ground floor 1 x 1 gang socket ground flood 1 x 2 gang socket 1st floor	All in good, working order
10.8	Heating	1 x radiator downstairs	Appears in good condition, not tested for heating
10.9	Staircase	Grey carpet, thinner ply	Appears in good order, scuffing leading up the stairs on LHS
10.10	Flooring	Grey carpet thin ply	Appears in good condition
 Ref #10  Ref #10  Ref #10  Ref #10			

11. LANDING			
Ref	Name	Description	Condition
11.1	Ceiling	White painted ceiling Smoke alarm	Appears freshly painted
11.2	Lighting	1 x ceiling pendant with light shade	All in good, working order
11.3	Walls	White painted walls	Appears freshly painted
11.4	Skirting	White satin painted	Appears freshly painted
11.5	Switch	1x 2 way light switch	All in good, working order
11.6	Sockets	1 x 2 gang socket	All in good, working order
11.7	Flooring	Grey carpet thin ply	Appears in good condition
 Ref #11  Ref #11  Ref #11			

12. BEDROOM 1



Ref #12.13



Ref #12.13

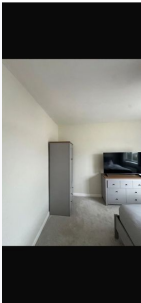
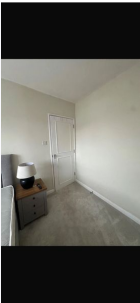
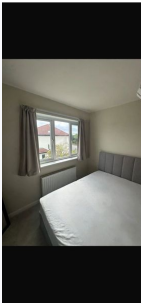


Ref #12.13



Ref #12.13

12. BEDROOM 1 (CONT.)			
 Ref #12.13			
Ref	Name	Description	Condition
12.1	Door	Painted satin white	Appears freshly painted
12.2	Door Frame	Painted satin white	Appears freshly painted
12.3	Ceiling	Painted white	Appears freshly painted
12.4	Lighting	1 x ceiling pendant	All in good, working order
12.5	Walls	Painted off white	Appears freshly painted
12.6	Skirting	Painted satin white	Appears freshly painted

12. BEDROOM 1 (CONT.)			
12.7	Window(s) / Sill	Painted satin white	Appears freshly painted
12.8	Curtains	Grey blackout cotton curtains	Appears in good condition
12.9	Switch	1 x 1 way lightswitch	All in good, working order
12.10	Sockets	3 x 2 gang sockets visible	Appear in good, working order
12.11	Heating	1 x radiator	Appears in good condition
12.12	Flooring	Thick ply cream carpet	All in good, working order
12.13	Additional Items / Information	1x TV 50 Inch Samsung QE50QN 1 x chest of drawers grey base, wood top. 6 drawers 1 x wardrobe, grey base, wood top. 2 drawers. 1 x bedside unit, grey base, wood top. 3 drawers. 1 x TV remote samsung. 1 x lamp, black base, cream shade.	All in good, working order
 Ref #12  Ref #12  Ref #12  Ref #12			

13. **BEDROOM 2**



Ref #13.5



Ref #13.5

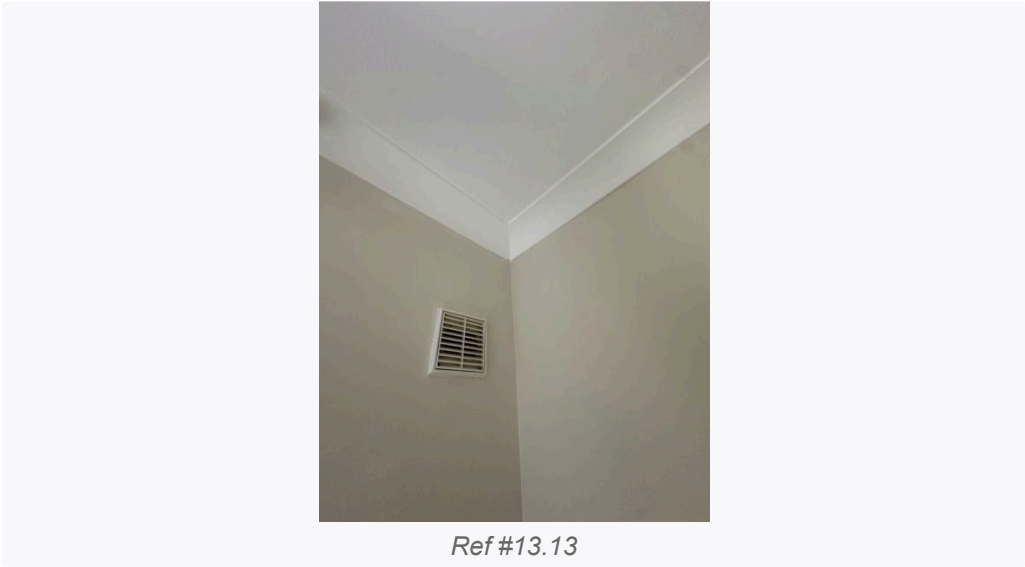
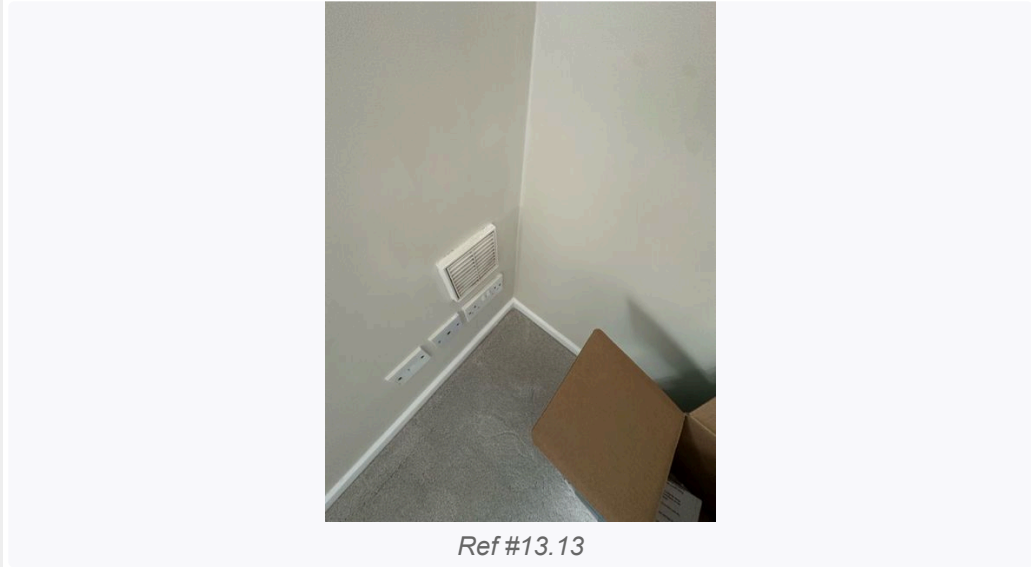


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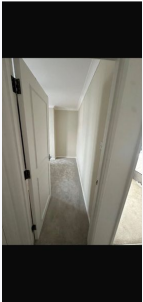


Ref #13.9

13. BEDROOM 2 (CONT.)



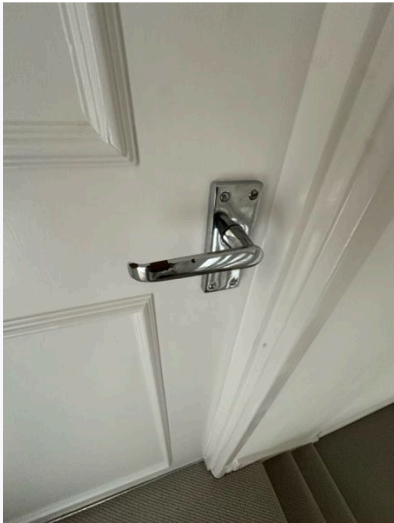
Ref	Name	Description	Condition
13.1	Door	White painted wooden door	Appears freshly painted
13.2	Door Frame	White satin painted	Appears freshly painted
13.3	Ceiling	White painted	Appears freshly painted
13.4	Lighting	1 x light pendent with light shade	All in good, working order
13.5	Walls	Painted off white	Appears freshly painted
13.6	Skirting	Painted satin white	Appears freshly painted

13. BEDROOM 2 (CONT.)			
13.7	Window(s) / Sill	Painted satin white	Appears freshly painted
13.8	Curtains	Light grey curtains on silver curtain pole	Appears in good condition
13.9	Switch	1 way plastic light switch	All in good, working order
13.10	Sockets	3 x 2 gang sockets visible	Appears in good condition
13.11	Heating	1 x radiator	Appears in good condition
13.12	Flooring	Cream thick ply carpet	Appears in good condition
13.13	Additional Items / Information	2 outdoor vents (standard vents no power required) 1 x coaxial TV socket 1 x LAN socket	Appears in good condition
 Ref #13  Ref #13  Ref #13			

14. BATHROOM



Ref #14.2



Ref #14.2



Ref #14.9



Ref #14.9

14. BATHROOM (CONT.)



Ref #14.10



Ref #14.10



Ref #14.11



Ref #14.11

14. BATHROOM (CONT.)



Ref #14.11



Ref #14.11



Ref #14.11



Ref #14.14

14. BATHROOM (CONT.)			
Ref	Name	Description	Condition
14.1	Overview	Odours	Neutral - no pet / smoking / cooking / odours
14.2	Door	1 satin painted door with metal Bathroom door sign	Appears in good condition
14.3	Door Frame	White satin painted	Appears in good condition
14.4	Ceiling	White painted	Appears in good condition
14.5	Extractor Fan	1 x humidistat fan	All in good, working order - activated when light switch turned on
14.6	Lighting	3 x ceiling lights	All in good, working order
14.7	Walls	Grey tiled with grey grouting	Appears in good condition
14.8	Window(s) / Sill	Grey tiled and grey grouting	Appears in good condition
14.9	Toilet	White ceramic toilet with white toilet seat	All in good, working order, toilet seat secure
14.10	Basin	White ceramic basin with silver chrome tap	Appears in good condition and secure
14.11	Bath / Bath Panels	White ceramic bath tub with silver chrome tap and bath shower mixer Silver shower rail with overhead shower head attached Retractable shower hose and head	All in good, working order

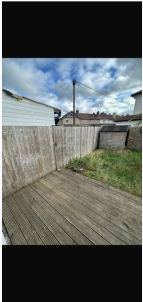
14. BATHROOM (CONT.)			
14.12	Switch	1 x light switch external to bathroom	All in good, working order
14.13	Heating	1 x towel rail radiator	Appears in good condition
14.14	Accessories	Toilet paper holder Toilet brush and holder Grey spongey bath mat Grey laundry bin	All in good, working order “ “ Aged
14.15	Flooring	Black and white ceramic tiled flooring	Appears in good condition
14.16	Additional Items / Information		



Ref #14

15. REAR GARDEN			
Ref	Name	Description	Condition
15.1	Ground	Wooden decking	Aged but in satisfactory condition
15.2	Storage	Shed	Could not access during inspection - key lock
15.3	Greenery	Grass Shrub Large berry plant	Overgrown Overgrown In ok condition
Accessories			
15.3.1	- Outdoor tap	“	Appears in good condition not tested
15.3.2	- black rubber mat	“	-Aged but satisfactory condition
15.3.3	- Satelite dish	“	Appears in good condition
15.3.4	- Bags of green waste	“	Require removal
 Ref #15  Ref #15  Ref #15  Ref #15			

15. REAR GARDEN (CONT.)



Ref #15



Ref #15



Ref #15

Declaration

I/We the undersigned, affirm that if I/we do not comment on the Inventory in writing within seven days of receipt of this Inventory then I/we accept the Inventory as being an accurate record of the contents and condition of the property.

Signed by the

Signatures

Print Name

Date / /

Signed by the

Signatures

Print Name

Date / /