BOOKING REF: IPS SAMPLE 02
REPORT DATE: 10th November 2026

DEMONSTRATION COPY



CHECK OUT REPORT

PROPERTY ADDRESS

12 Example Mews

Cambridge

Property Type: Terraced house

Property Size: 1 Bedroom

WORK DETAILS

Conduct Date:	10th November 2026
Booking Ref:	IPS SAMPLE 02
Conducted By:	IPS Demonstration Clerk
On Behalf Of:	Sample Lettings

CHECK OUT REPORT

12 Example Mews, Cambridge

PROPERTY
1 bedroom · Terraced house

FURNISHING
Unfurnished

INSPECTION DATE
10th November 2026

INSPECTOR
IPS Demonstration Clerk

WEATHER AT INSPECTION
Observation unavailable

No verified local weather evidence was available for this visit.

INVENTORY REFERENCE
This Check Out Report refers to a the IPS demonstration team Inventory Report conducted on 2nd September 2026 · Ref IPS SAMPLE 01.

PROPERTY INFORMATION

Water Stopcock	Under the kitchen sink
Boiler	Utility cupboard

GENERAL OVERVIEW

Decoration & Cleaning	Generally clean on the day. Room observations are recorded with their photos.
Rooms / outbuildings accessible	Main living spaces accessible

Services and meter readings

12 Example Mews, Cambridge · 10 November 2026

Each register is paired with its corresponding meter photograph.

METER 01

Electricity

LOCATION
Under stairs cupboard

SERIAL NUMBER
DEMO E01

INVENTORY READING
004128 kWh

CHECK OUT READING
004301 kWh

Sample register readings



Electricity meter
Illustrative photograph

METER 02

Gas

LOCATION
Rear external meter box

SERIAL NUMBER
DEMO G01

INVENTORY READING
001256 m³

CHECK OUT READING
001308 m³

Sample register readings



Gas meter
Illustrative photograph

METER 03

Water

LOCATION
Front boundary box

SERIAL NUMBER
DEMO W01

INVENTORY READING
000284 m³

CHECK OUT READING
000299 m³

Sample register readings



Water meter
Illustrative photograph

Hazard detectors

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Recorded test button response and visible expiry at the sample inspection.

DETECTOR 01

Smoke alarm

Sounded and within date

LOCATION
Entrance hall ceiling

POWER
Mains

TEST RESULT
Sounded on test

EXPIRY
August 2031



Illustrative photograph

DETECTOR 02

Smoke alarm

Expiry not visible

LOCATION
First floor landing ceiling

POWER
Mains

TEST RESULT
Sounded on test

EXPIRY
Label obscured



Illustrative photograph

DETECTOR 03

Carbon monoxide alarm

Expired at inspection

LOCATION
Utility cupboard wall

POWER
Sealed battery

TEST RESULT
Sounded on test

EXPIRY
August 2026



Illustrative photograph

DETECTOR 04

Heat alarm

Sounded and within date

LOCATION
Kitchen ceiling

POWER
Mains

TEST RESULT
Sounded on test

EXPIRY
October 2032



Illustrative photograph

These are sample observations of a test button check.

Living room

12 Example Mews, Cambridge · 10 November 2026

Condition at check out against the sample inventory.

ITEM	DESCRIPTION	CHECK OUT OBSERVATION
Door and frame	White painted four panel timber door, chrome lever handles and white painted architrave.	Latch engages. Lower hinge scuff remains as recorded.
Ceiling and cornice	Smooth white painted ceiling with moulded cornice and a single pendant fitting.	No visible change to ceiling or cornice.
Walls and picture rail	White painted walls with a continuous white picture rail.	Small additional rub mark on wall behind the door.
Skirting	White painted moulded timber skirting around the room.	Light marks at the bay corners as recorded.
Floor and threshold	Oak effect laminate laid towards the bay window. Timber threshold at the doorway.	Light marking unchanged. Floor clear of debris.
Windows and catches	Three white painted timber sash windows with bronze finish fasteners and a painted sill.	Fasteners secure. Sill chips present at inventory.
Curtains and fittings	Bay window left bare. No curtains, blinds or pole supplied.	None supplied at inventory or present at check out.
Heating	White panel radiator with thermostatic valve on the right wall.	Secure with the same faint mark.
Lights and sockets	Single ceiling pendant and white double sockets with a matching switch plate.	Pendant illuminated. Sockets visually intact.

Smoke alarm evidence: entrance hall and first floor landing. See Hazard detectors.

Room evidence

▶ Watch walkthrough



Open room gallery online

View 6 room photos in this report



Sash fastener

Kitchen

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Condition at check out against the sample inventory.

ITEM	DESCRIPTION	CHECK OUT OBSERVATION
Door and frame	White painted panelled timber door with a round metal knob and painted frame.	Closes freely. Handle marks unchanged.
Ceiling and lights	White painted ceiling with a central ceiling light.	Light illuminated. No new marks visible.
Walls and tiles	White painted upper walls and white metro tiles with pale grout around the preparation area.	Light discolouration remains. Tiles wiped clean.
Floor and skirting	Oak effect floor with matching threshold strip and painted skirting.	Light wear consistent with the inventory.
Window and covering	White framed window above sink. No blind or curtain supplied.	Opens and closes. No covering present.
Cabinets	Sage green Shaker cabinets, brushed handles and an under sink cupboard.	Cupboards empty. Existing marks remain.
Worktop and sink	Pale worktop with stainless steel sink and a chrome mixer tap.	Faint scratch remains. Tap runs and sink drains.
Appliances	Integrated oven, black glass hob and stainless steel extractor canopy.	Light residue to oven tray. Other surfaces visually clean.
Heat alarm	White mains heat alarm fitted to the kitchen ceiling.	Sounded on button test. Expires October 2032.

Room evidence

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Sink and worktop

Bathroom

12 Example Mews, Cambridge · 10 November 2026

Condition at check out against the sample inventory.

ITEM	DESCRIPTION	CHECK OUT OBSERVATION
Door and lock	White painted timber door with privacy latch and painted architrave.	Latch operates. Bottom rail mark unchanged.
Ceiling and lighting	White painted ceiling with enclosed light fitting.	Light illuminated. No visible new marking.
Walls and sealant	White wall tiles to shower and basin, with pale grout and white sealant.	Existing discolouration remains.
Floor	Pale tiled floor with grout joints and a threshold strip.	Tiles appear intact. No visible change.
Window and covering	Obscure glazed window with a white frame and fitted latch. No blind supplied.	Latch operates. No blind present.
Basin and taps	White pedestal basin with separate chrome hot and cold taps.	Taps run. Chrome wiped clean.
WC	White close coupled WC with a white seat and lid.	Flush operates. Seat secure.
Shower and screen	Chrome mixer shower and clear glazed screen with white tray.	Screen intact. Limescale at lower edge needs cleaning.

Room evidence



Open room gallery online

View 6 room photos in this report

Evidence notes

See the room photo appendix for additional views of the room and its fittings.

Utility cupboard

12 Example Mews, Cambridge · 10 November 2026

Condition at check out against the sample inventory.

ITEM	DESCRIPTION	CHECK OUT OBSERVATION
Door and frame	White painted cupboard door with round knob and white frame.	Opens freely. Handle mark remains.
Ceiling and walls	Pale painted ceiling and walls with visible pipe penetrations.	No visible change to walls or ceiling.
Floor and skirting	Sealed floor finish with white painted skirting to accessible edges.	Clear of loose items. Threshold scuff unchanged.
Boiler and pipework	White wall mounted combination boiler with copper pipework below.	Casing visually intact. No functional test recorded.
Carbon monoxide alarm	White sealed battery unit mounted on the wall beside the boiler.	Sounded on button test. Label expired August 2026.

Room evidence

▶ Watch walkthrough



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View 6 room photos in this report

Evidence notes

See the room photo appendix for additional views of the room and its fittings.

Living room

12 Example Mews, Cambridge · 10 November 2026

ROOM PHOTOGRAPHS

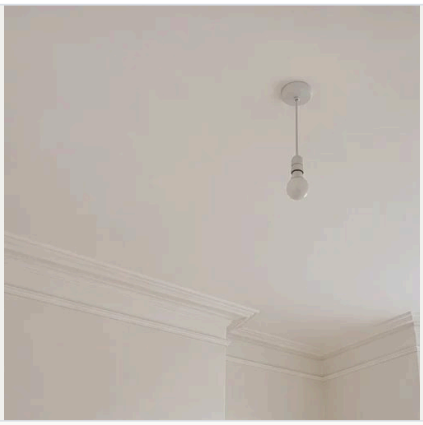
6 illustrative photographs



01 **Living room from the doorway, facing the bay window**



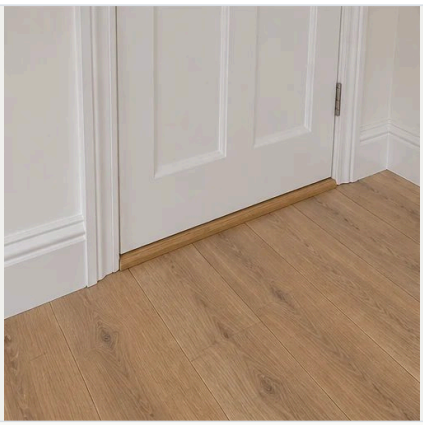
02 **Reverse view towards the entrance door and opposite wall**



03 **Ceiling, pendant light and moulded cornice**



04 **White panel radiator, thermostatic valve and skirting**



05 **Door frame, timber threshold and oak effect floor**



06 **Bronze sash fastener and painted window sill**

Back to room record

Open room gallery online

▶ Watch walkthrough

Kitchen

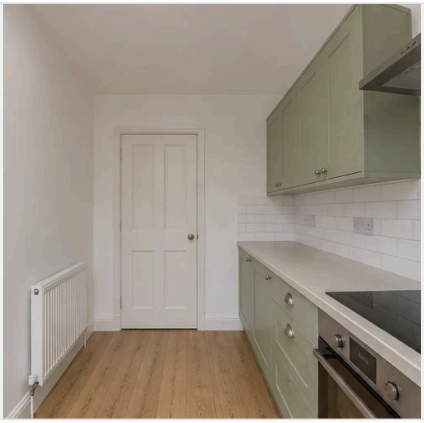
12 Example Mews, Cambridge · 10 November 2026

ROOM PHOTOGRAPHS

6 illustrative photographs



01 **Kitchen from the doorway, showing cabinets, window and worktop**



02 **Reverse view along the cabinet run towards the entrance door**



03 **Integrated oven, black glass hob and steel extractor**



04 **Stainless steel sink, chrome mixer and pale worktop**



05 **Sage cabinet fronts and oak effect floor**



06 **White heat alarm on the kitchen ceiling**

Back to room record

Open room gallery online

Watch walkthrough

Bathroom

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ROOM PHOTOGRAPHS

6 illustrative photographs



01 **Bathroom from the doorway, with pedestal basin, shower and WC**



02 **Reverse view towards the door, with the basin and shower screen**



03 **Pedestal basin and separate chrome taps**



04 **Glazed shower screen, chrome mixer and shower tray**



05 **Close coupled WC beneath the obscure glazed window**



06 **Pale tiled floor, grout and door threshold**

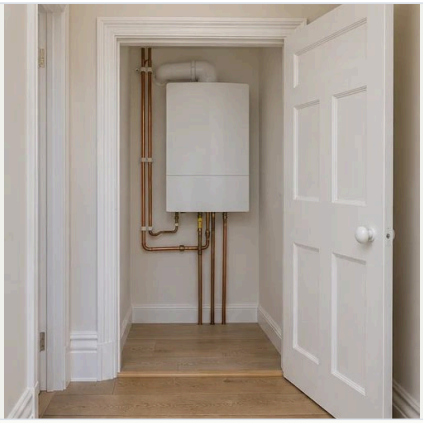
Back to room record **Open room gallery online**

Utility cupboard

12 Example Mews, Cambridge · 10 November 2026

ROOM PHOTOGRAPHS

6 illustrative photographs



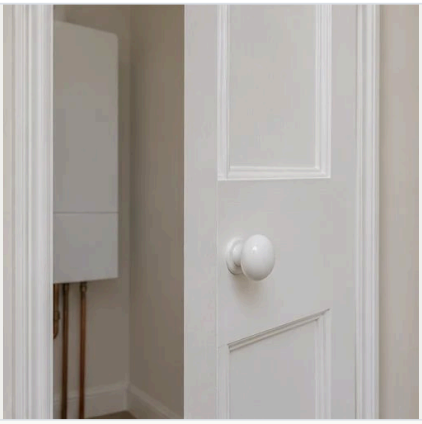
01 **Utility cupboard from the hall, showing the doorway, boiler and floor**



02 **View of the wall mounted boiler and copper pipework**



03 **Boiler casing, exposed copper pipes and connections**



04 **Painted cupboard door, frame and round knob**



05 **Cupboard floor, painted skirting and timber threshold**



06 **Wall mounted carbon monoxide alarm beside the boiler**

Back to room record

Open room gallery online

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