BOOKING REF: IPS SAMPLE 01
REPORT DATE: 2nd September 2026

DEMONSTRATION COPY



INVENTORY AND SCHEDULE OF PLIGHT AND CONDITION

PROPERTY ADDRESS

12 Example Mews

Cambridge

Property Type: Terraced house

Property Size: 1

WORK DETAILS

Conduct Date:	2nd September 2026
Booking Ref:	IPS SAMPLE 01
Conducted By:	IPS Demonstration Clerk
On Behalf Of:	Sample Lettings

GENERAL INFORMATION

Inspection Date	2nd September 2026
Inspector	IPS Demonstration Clerk
Client / Agent	Sample Lettings
Property Type	Terraced house
Furnished Status	Unfurnished
Bedrooms	1

> Demonstration inventory of the main living spaces and fittings.

Services and meter readings

12 Example Mews, Cambridge · 2 September 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

Sample register readings



Electricity meter

Illustrative photograph

METER 02

Gas

LOCATION

Rear external meter box

SERIAL NUMBER

DEMO G01

INVENTORY READING

001256 m³

Sample register readings



Gas meter

Illustrative photograph

METER 03

Water

LOCATION

Front boundary box

SERIAL NUMBER

DEMO W01

INVENTORY READING

000284 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

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Description and condition recorded at the sample inventory.

ITEM	DESCRIPTION	CONDITION AT INVENTORY
Door and frame	White painted four panel timber door, chrome lever handles and white painted architrave.	Latch engages. Light scuff beside lower hinge.
Ceiling and cornice	Smooth white painted ceiling with moulded cornice and a single pendant fitting.	Even finish. No visible staining.
Walls and picture rail	White painted walls with a continuous white picture rail.	Light rub mark beside the doorway.
Skirting	White painted moulded timber skirting around the room.	Light marks at the bay corners.
Floor and threshold	Oak effect laminate laid towards the bay window. Timber threshold at the doorway.	Boards lie flat. Light marking at threshold.
Windows and catches	Three white painted timber sash windows with bronze finish fasteners and a painted sill.	Fasteners secure. Small paint chips to sill.
Curtains and fittings	Bay window left bare. No curtains, blinds or pole supplied.	None supplied.
Heating	White panel radiator with thermostatic valve on the right wall.	Secure. A faint mark on the front panel.
Lights and sockets	Single ceiling pendant and white double sockets with a matching switch plate.	Visually intact. Pendant illuminated.

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

Room evidence

▶ Watch walkthrough



Open room gallery online



Sash fastener

View 6 room photos in this report

Kitchen

12 Example Mews, Cambridge · 2 September 2026

Description and condition recorded at the sample inventory.

ITEM	DESCRIPTION	CONDITION AT INVENTORY
Door and frame	White painted panelled timber door with a round metal knob and painted frame.	Closes freely. Minor marks by the handle.
Ceiling and lights	White painted ceiling with a central ceiling light.	Visually even. Light illuminated.
Walls and tiles	White painted upper walls and white metro tiles with pale grout around the preparation area.	Tiles secure. Light discolouration behind the sink.
Floor and skirting	Oak effect floor with matching threshold strip and painted skirting.	Light wear in the main walking area.
Window and covering	White framed window above sink. No blind or curtain supplied.	Opens and closes. No covering supplied.
Cabinets	Sage green Shaker cabinets, brushed handles and an under sink cupboard.	All visible doors open and close. Light marks inside sink cupboard.
Worktop and sink	Pale worktop with stainless steel sink and a chrome mixer tap.	Faint scratch left of the sink. Tap runs.
Appliances	Integrated oven, black glass hob and stainless steel extractor canopy.	Visually clean. No functional test recorded.
Heat alarm	White mains heat alarm fitted to the kitchen ceiling.	Sounded on button test. Expires October 2032.

Room evidence

▶ Watch walkthrough



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Sink and worktop

Bathroom

12 Example Mews, Cambridge · 2 September 2026

Description and condition recorded at the sample inventory.

ITEM	DESCRIPTION	CONDITION AT INVENTORY
Door and lock	White painted timber door with privacy latch and painted architrave.	Latch operates. Small mark near bottom rail.
Ceiling and lighting	White painted ceiling with enclosed light fitting.	Light illuminated. No visible moisture marks.
Walls and sealant	White wall tiles to shower and basin, with pale grout and white sealant.	Minor discolouration in lower shower sealant.
Floor	Pale tiled floor with grout joints and a threshold strip.	Tiles appear intact. Light wear at doorway.
Window and covering	Obscure glazed window with a white frame and fitted latch. No blind supplied.	Latch operates. No blind supplied.
Basin and taps	White pedestal basin with separate chrome hot and cold taps.	Taps run. Light water marks to chrome.
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. Minor marks at the lower edge.

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 · 2 September 2026

Description and condition recorded at the sample inventory.

ITEM	DESCRIPTION	CONDITION AT INVENTORY
Door and frame	White painted cupboard door with round knob and white frame.	Opens freely. Light mark beside handle.
Ceiling and walls	Pale painted ceiling and walls with visible pipe penetrations.	Light marks behind pipework. No visible staining.
Floor and skirting	Sealed floor finish with white painted skirting to accessible edges.	Clear of loose items. Light scuff at threshold.
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

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Evidence notes

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

Living room

12 Example Mews, Cambridge · 2 September 2026

ROOM PHOTOGRAPHS

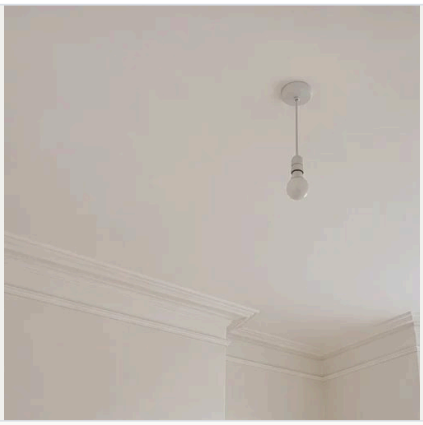
6 illustrative photographs



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



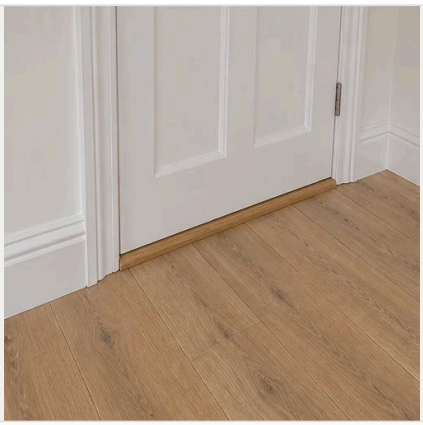
02 **Reverse view towards the entrance door and opposite wall**



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

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Kitchen

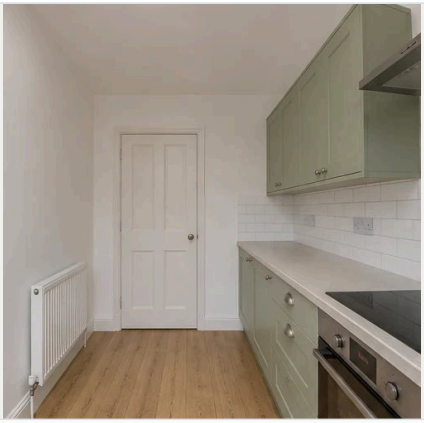
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ROOM PHOTOGRAPHS

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

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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**

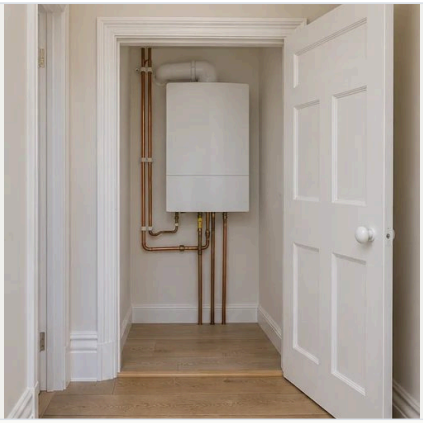
Back to room record **Open room gallery online**

Utility cupboard

12 Example Mews, Cambridge · 2 September 2026

ROOM PHOTOGRAPHS

6 illustrative photographs



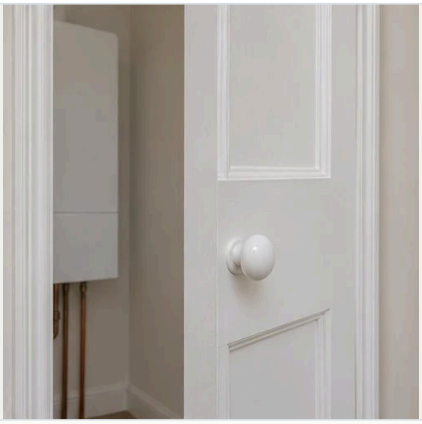
01 **Utility cupboard from the hall, showing the doorway, boiler and floor**



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**

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