

# miServices Inventory Report

 House

 Detached

 54321

789 Elm Street, Springfield, ABC

Generated on October 11, 2025

## About This Inventory Report



### What is this Report?

The miServices Inventory Check-in Report provides an accurate, impartial record of the property's condition at the start of a tenancy.

It documents both the overall state of the premises and the condition of individual items where applicable.



### Why is it Valuable?

This report is essential for avoiding deposit disputes at the end of a tenancy.

Official guidance recommends independent inventory services to record the property's state at both start and end of the rental period.



### Who Can Use This?

As an impartial report from an independent provider, it can be relied upon by:

- Landlords
- Tenants
- Letting Agents



## What's Included?

- Room-by-room breakdown of condition
- Documented defects with photos
- Items not mentioned are assumed in good condition



## What's Not Covered?

- Safety compliance assessments
- Structural soundness checks
- Valuation or building survey
- Personal belongings or valuables



## Inspection Scope

**Includes:** Visible areas of main building, accessible outbuildings and gardens

**Excludes:** Common areas in flats, roof spaces, locked areas, and overfilled storage spaces

## Important Disclaimer

Every effort has been made to ensure the accuracy of this inventory; however, miServices cannot guarantee absolute accuracy. It is the responsibility of both the landlord and tenant to review this document carefully and confirm its correctness by signing below. This report records the furniture, furnishings, and landlord-owned items present in the property on the date of inspection. It does not provide a guarantee of adequacy, safety, or compliance — it simply confirms the existence and observed condition of these items at the time of the inventory. By signing this document, the undersigned agree that, subject to any notes or amendments, it represents a fair and accurate record of the property's condition and contents. The tenant and/or landlord has seven (7) days from receipt of this report to notify the landlord, agent or miServices of any discrepancies.



## Property Summary



1

Tenants



1

Utilities



2

Detectors



3

Rooms



1

Documents



2

Keys



## Property Details

Address

789 Elm Street, Springfield, ABC

Postcode

54321

Property Type

House

Detachment

Detached

Front Photos

3 available

Other Views

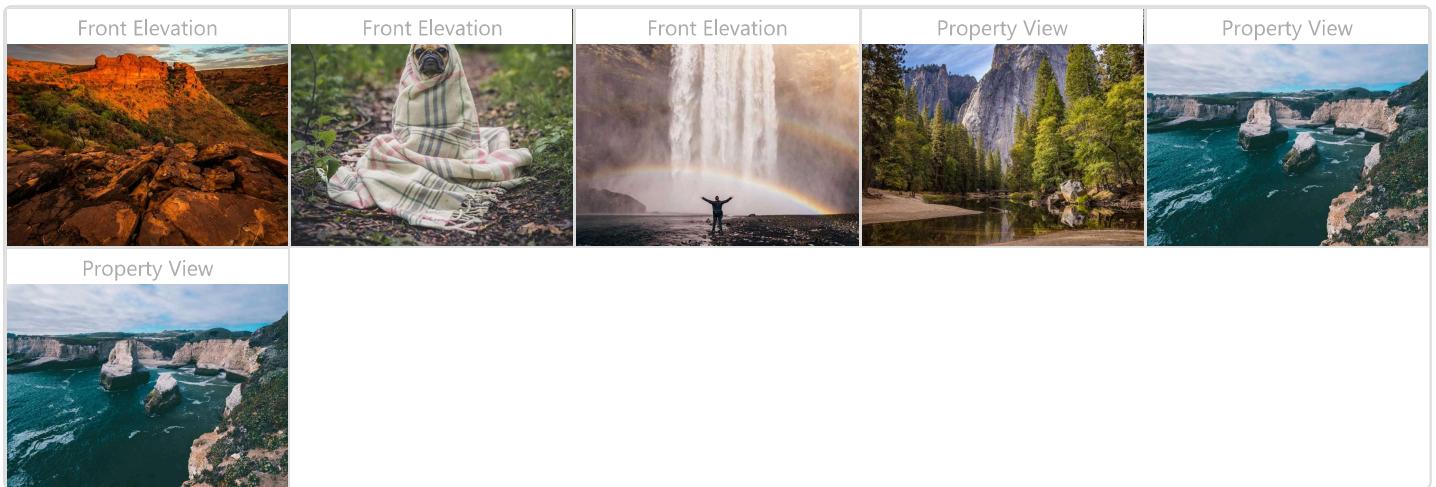
3 available

Inspected By

Ahmed



## Property Photos



## Tenants 1

Name	Contact	Notes
Robert Brown	+1239876543 <a href="mailto:robert.brown@example.com">robert.brown@example.com</a>	Works night shifts, prefers afternoon inspections.



## Utilities 1

### Gas Meter

Serial: GM98765432

Reading

75.50

Serial Number

GM98765432

Notes

All meters functioning normally.

Gas Meter Photo



Gas Meter Photo



### Electricity Meter

Serial: EM87654321

Reading

210.00

Serial Number

EM87654321

Electricity Meter Photo



Electricity Meter Photo



### Water Meter

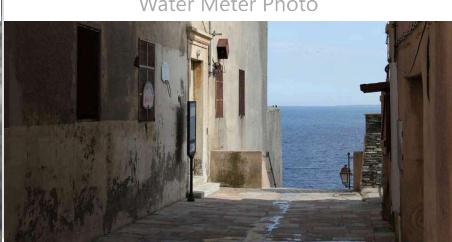
Serial: WM56781234

Reading

150.25

Serial Number

WM56781234



## Heat Meter

Serial: HM87654321

Reading

90.00

Serial Number

HM87654321



## Other Meter (Solar)

Serial: SM12398765

Reading

45.00

Serial Number

SM12398765



Stopcock Location

**Under Kitchen Sink**

Fusebox Location

**Garage**



## Detectors 2

! Smoke Detectors 1

Present	Working	Location	Notes	Photo
Yes	Yes	Landing	Checked and operational.	 The first photograph shows a smoke detector mounted on a rocky cliff face at sunset, with warm sunlight illuminating the rocks. The second photograph is a duplicate image of the same scene.

! CO Detectors 1

Present	Working	Location	Notes	Photo
Yes	Yes	Living Room	Tested, battery OK.	 The first photograph shows a CO detector mounted on a rocky cliff face overlooking the ocean, with white cliffs and waves in the background. The second photograph is a duplicate image of the same scene.

## Detector Compliance

**Detectors Compliant** Yes

**Solid Fuel Device Present** No



Rooms 3

## Living Room

### Room Overview

Room Overview



Room Overview



## Wooden

Good

Finish

**Polished**

Color

**Brown**

Frame Type

**Wood**

Features

**Standard lock**



## Glass

Excellent

Finish

**Clear**

Color

**Transparent**

Frame Type

**Aluminium**

Features

**Patio sliding door**



Windows 1**Casement**

Good

Glass Type

**Double Glazed**

Frame Type

**PVC**

Sill Type

**Wood**

Frame Color

**White** Ceilings 1**Painted**

Good

Color

**White**

Fittings

**Chandelier**

## ≡ Floors 1

### Carpet

Fair

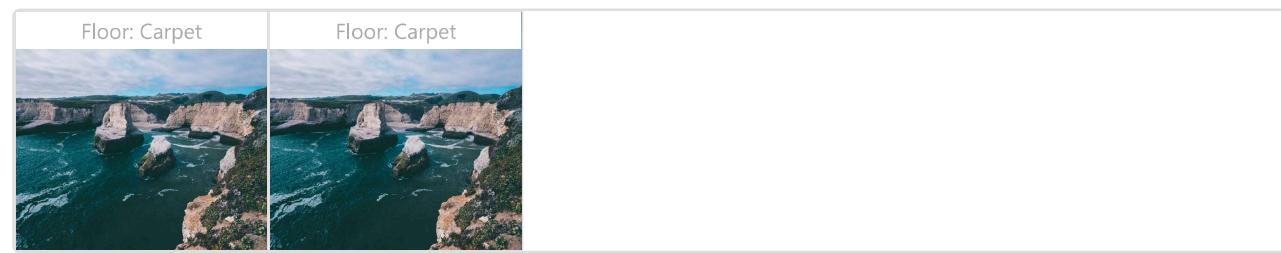
Color

Beige

Items

Area rug

**Notes:** Slight wear near entrance.



## ≡ Walls 1

### Smooth plastered walls

Good

Color

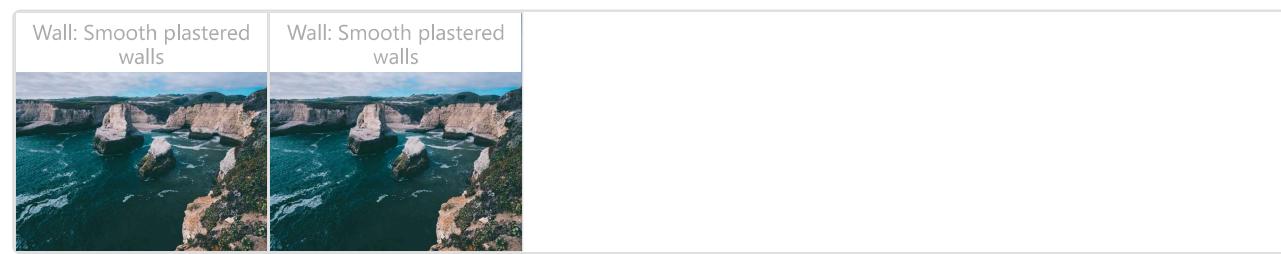
Light Blue

Skirting Type

Wood

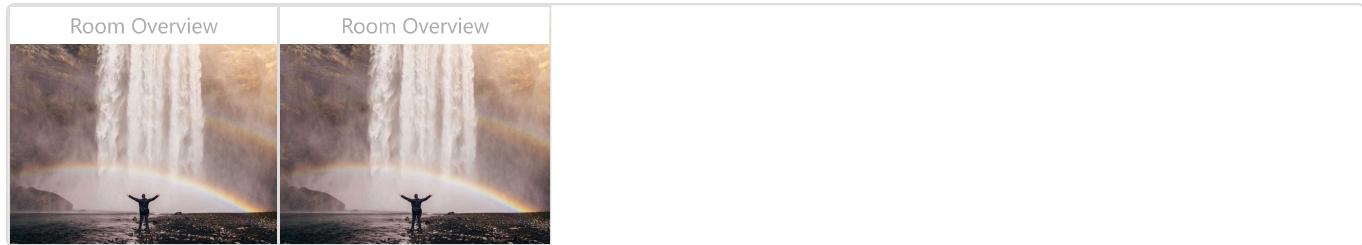
Skirting Color

White



## 🏠 Kitchen

## Room Overview



## Doors 1

### Wooden

Good

Finish

Gloss

Color

White

Frame Type

PVC

Features

**Standard handle**



Windows 1

## Sliding

Good

Glass Type

Tempered

Frame Type

Aluminium

Sill Type

Stone

Frame Color

Grey

 Ceilings 1

## Painted

Good

Color

White

Fittings

LED Tube



## Tile

Good

Color

Grey

Items

rugs

Floor: Tile



## Walls 1

### Tiled backsplash near counters

Good

Color

White

Skirting Type

Tile

Skirting Color

White

Wall: Tiled backsplash  
near counters



## Refrigerator

Good

Brand

LG

Color

Silver

Tested

Yes

**Notes:** No issues.

Refrigerator



## Oven

Excellent

Brand

Bosch

Color

Black

Tested

Yes

**Notes:** Recently serviced.

Oven



Oven



## Sink and Tap

Good

Light Switches

1

Plug Sockets

6

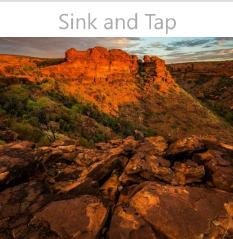
Light Tested

Yes

Plug Sockets Tested

Yes

**Notes:** No leaks, water pressure normal.



## Bedroom

### Room Overview



## Door 1

### Wooden

Good

Finish

**Matt**

Color

**White**

Frame Type

**Wood**

Features

**Standard handle**

Door: Wooden



## Windows 1

### Casement

Excellent

Glass Type

**Double Glazed**

Frame Type

**PVC**

Sill Type

**Wood**

Frame Color

**White**

Window: Casement



Window: Casement



Ceilings 1**Painted**

Good

Color

White

Fittings

Pendant Light

Ceiling: Painted

**Floors** 1**Carpet**

Good

Color

Light Grey

Items

Small Rug

Floor: Carpet



## Walls 1

### Smooth painted walls

Good

Color

Cream

Skirting Type

Wood

Skirting Color

White

Wall: Smooth painted walls



## Documents 1

### Tenancy Agreement

Notes

Signed hard copy available.

Tenancy Agreement



Tenancy Agreement





Keys 2

## Main Entry Key

Notes

**1 original, 2 duplicates.**

Main Entry Key ... ...	Main Entry Key ... ...	
------------------------------	------------------------------	--

## Garage Key

Notes

**Only 1 copy.**

Garage Key ... ...	
--------------------------	--



## Cleaning Standards

### Overall Cleaning Standard

Medium

Standard

Notes

Medium

Needs additional carpet cleaning.



## External Surfaces 1

### Brick

Good

Location

Notes

Front Wall

Good condition, no visible damage.

Brick



Brick





## External Features 1

### Garden Shed

Fair

#### Notes

Roof needs minor repair.

Garden Shed



Garden Shed



### Boundaries 1

### Wall

Good

Color

Quantity

Notes

Red Brick

2

No issues noted.

Wall



Wall



## Signatures

Landlord/Agent Signature

Tenant Signature

Signature will appear here

Signature will appear here

Landlord / Agent: \_\_\_\_\_

Tenant: \_\_\_\_\_

- (i)* By signing this document, you acknowledge that you have reviewed and agree with the contents of this property inventory report.

Property Full Report • Generated on Oct 11, 2025