



Our Inventory services

An 'Inventory Report' forms part of the contract between a Landlord and Tenant. A properly compiled Inventory will provide an accurate and detailed record of ALL parts of a property, and the associated condition of these parts, at the start of a Tenancy period. Without a proper Inventory Report a property cannot be fairly or fully assessed when a Tenant leaves.

An Inventory Report is NOT a list of items within a property; it is a carefully laid out and worded document which adequately and fairly details everything which is 'part' of the property (i.e. doors and windows and their furniture and glazing, window coverings, switches, sockets, ceilings, walls, woodwork, flooring, lighting, kitchen units, appliances, sanitary ware, etc.), together with gardens and any outside structures such as garages and sheds. Please note any items or furniture contained within the property is only a small part of a properly compiled Inventory Report.

Our Inventory Reports are extremely detailed and accurate, clearly laid out, and are worded and phrased to not only be admissible evidence in a court of law, but also to be used by tenancy deposit schemes. [A sample Inventory Report can be viewed on our website.](#)

The process...

1. Carry out assessment of rental property and using digital dictation create a clear and comprehensive Inventory Report itemising all elements of the property as described above, together with each part (or items) condition at that time. Photographs are also taken of the interior and exterior of the property. This assessment usually takes between 1.5 and 4 hours depending on the size of the property.
2. The dictation is downloaded at our office in Whiteparish, and is then typed into a report by one of our two in-house typists. The report is then formatted with photographs added where appropriate.
3. The completed Inventory Report is then emailed to the Landlord and/or Agent within 72 hours from the time of property assessment. This Report should then be checked, and agreed to, by the ingoing tenant. We are also able to offer a **Check-In** service; please see separate information sheet.

Prices start from £85.00

TIP: Photos and Videos; although photographs (and even videos) are sometimes included in or with reports these provide a general overview of a property part or item and should only be used as such. It is rare that the detail or condition of a property part or item is accurately or completely shown in a photograph; such detail or condition should be fully described in 'text'. Be very cautious of Inventory Reports (or Check-Out Reports) which rely heavily on photographs!