

Inventory Report

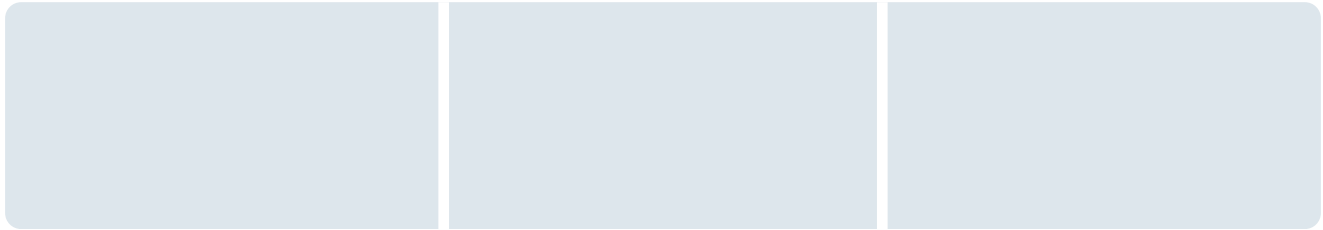
SAMPLE

Property	14 Marlborough Road, London SW19 2HJ
Type	Unfurnished 2-bedroom flat
Report type	Check-in inventory & schedule of condition
Inspection date	24 May 2026
Prepared by	[Your Agency] using The Property AI
Tenancy	AST · deposit protected with TDS

This is a sample report generated by The Property AI from on-site photographs. Every item, condition rating and description is AI-drafted and clerk-reviewed. Conditions follow a Good / Fair / Poor scale with photographic evidence on file for deposit-scheme adjudication.

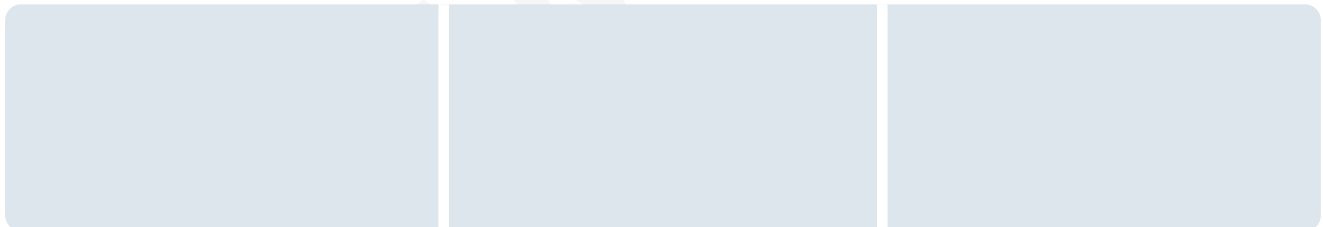
Room-by-room schedule of condition

Living Room



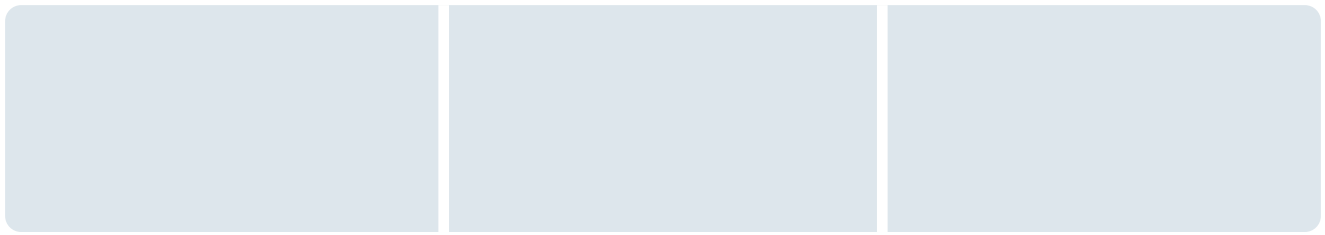
Item	Condition	AI description
Walls · emulsion, magnolia	Good	Uniform finish, no marks or scuffs detected.
Ceiling · emulsion, white	Good	Clean throughout, no cracks or staining.
Carpet · grey twist pile	Fair	Light wear in traffic path by the door; no stains.
Window · uPVC double glazed	Fair	Hairline scratch (approx 4cm) to lower-left pane; opens freely.
Sofa · 3-seat, grey fabric	Good	No tears or marks; cushions intact.
Radiator · white panel	Good	Secure, no rust or leaks observed.

Kitchen



Item	Condition	AI description
Units · matte white, soft-close	Good	All doors aligned and functioning; no chips.
Worktop · oak-effect laminate	Fair	Minor scuff near hob; sealed and intact.
Oven · integrated electric	Good	Clean interior, racks present, seals intact.
Flooring · vinyl, wood-effect	Good	No lifting or scratches; clean throughout.
Sink · stainless steel, 1.5 bowl	Good	No limescale or damage; taps run clear.

Bedroom 1



Item	Condition	AI description
Walls · emulsion, soft grey	Good	Clean; two small filled holes above bed, decorated over.
Carpet · beige loop pile	Good	No marks or wear; recently cleaned.
Wardrobe · built-in, 2-door	Fair	Right door catch slightly loose; otherwise sound.
Window · uPVC double glazed	Good	Clean, seals intact, opens and locks correctly.

SAMPLE

Check-in vs check-out comparison

At check-out, The Property AI overlays the original photographs and flags differences automatically for the clerk to confirm.

Item	Check-in	Check-out	Assessment
Carpet · Living Room	<i>Fair — light wear by door</i>	<i>Poor — 15cm stain near window</i>	Deterioration beyond fair wear
Walls · Bedroom 1	<i>Good — clean</i>	<i>Good — clean</i>	No change

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SAMPLE