

Demonstration Property Report

Sample one-bedroom flat | London

REPORT TYPE	Illustrative inventory / condition demonstration
REFERENCE	VER-DEMO-001
PROPERTY	Sample Property, London
STATUS	Training and capability demonstration only

IMPORTANT DEMONSTRATION NOTICE

This illustrative sample has been created to demonstrate Veristead's reporting format, evidence presentation and quality standards. It is not a live inspection report and must not be relied upon for a tenancy, deposit dispute, valuation, safety assessment or legal purpose.

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Report scope and method

This demonstration shows how visible condition, cleanliness and photographic evidence can be presented in a concise room-by-room format for inventories, check-ins and check-outs.

Evidence standard

Descriptions distinguish between what is visible, what is recorded and what requires further investigation. Appliances, alarms, utilities and building services are not described as safe or operational unless a documented functional check supports that statement.

Condition scale

Excellent	Very limited signs of use; clean and well presented.
Good	Minor signs of normal use.
Fair	Visible wear, marking or deterioration; still serviceable.
Poor	Substantial wear, damage or cleanliness issue.
Not verified	Presence recorded but function/safety not independently tested.

Summary of material observations

Overall condition	Condition varies from fair to poor across the example evidence.
Overall cleanliness	Recorded as poor overall, broadly consistent with the earlier baseline.
Priority observations	Localised kitchen worktop damage; marking to bathroom fittings; mould growth in a bedroom ceiling corner.
Limitations	Illustrative demonstration only. No live Veristead inspection or functional testing is represented.

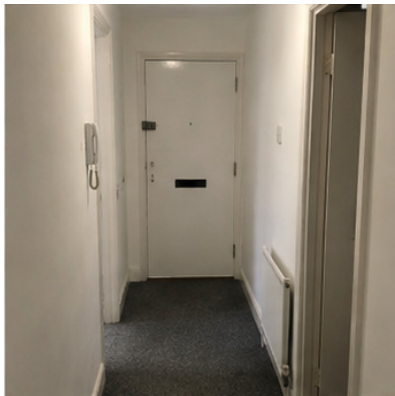
Exterior

Approach	External approach and entrance photographed. General surfaces show weathering consistent with age.	Record / monitor
Entrance door	Door, letterbox and ironmongery present with minor signs of use.	Record
Security	Photographs evidence locks and fittings only; security performance is not certified.	Not verified

Photographic evidence



External evidence image



Entrance and ironmongery detail

Kitchen

General	Compact fitted kitchen with light timber-effect units and dark work surfaces.	Record
Worktop	Localised chip and deterioration visible along the front edge of the worktop.	Repair / seal
Units	Doors, handles and hinges present in the overview image.	Record
Appliances	Appliances and fittings photographed. Operation and safety are not represented as tested.	Not verified

Photographic evidence



Kitchen overview/detail



Condition evidence

Bathroom

Basin	Tap and basin present; fittings show marking and light tarnishing consistent with use.	Clean / monitor
Bath/shower	Bath, shower screen and wall tiling present in the overview image.	Record
Floor/walls	Tiled finishes appear generally intact within the available view.	Record
Services	Sanitary fittings photographed only; operation and drainage not independently tested.	Not verified

Photographic evidence



Bathroom overview/detail



Sanitary fitting evidence

Reception

General	Unfurnished reception with bay window, neutral walls and grey carpet.	Record
Cupboard	Built-in low-level cupboard and door photographed; no functional test represented.	Record / inspect
Walls/floor	Finishes appear generally serviceable within the available views.	Record
Electrical/heating	Fittings present in photographs; function and safety not independently tested.	Not verified

Photographic evidence



Reception overview/detail



Condition evidence

Bedroom

Ceiling/walls	Localised mould growth visible at the ceiling-to-wall junction.	Investigate moisture/ventilation
Window	Window, sill and radiator photographed; operation is not represented as tested.	Record / inspect
Floor	Grey carpet present with minor signs of use visible in the overview.	Record
Radiator	Radiator and valve present; heating performance is not represented as tested.	Not verified

Photographic evidence



Bedroom overview/detail



Mould/finish evidence



Window or floor detail



Bedroom overview/detail

Quality-control review

Before any live Veristead report is released, the clerk will complete a structured quality check covering property identity, room coverage, photograph relevance, condition-cleanliness consistency, meter/key records, safety wording, material defects and delivery details.

Property and instruction verified	Required for live work
All accessible rooms covered	Required for live work
Overview and defect photographs present	Required for live work
No unsupported safety or operational claims	Required for live work
Material issues summarised	Required for live work
Client deadline confirmed	Required for live work

Use of this sample

This anonymised illustrative report demonstrates Veristead's intended layout and reporting principles. Live client reports will contain contemporaneous photographs, verified visit details and a clear audit trail.

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