



Our mission is simple:

We provide an inventory outsourcing service that specialises in providing a professional, comprehensive, unbiased and independent property inventory reports; we are here to help you and your clients protect their investment.

In-Going and Mid term Inventory Reports

A clear and easy to follow statement of condition on a room-by-room basis to assess how the property is being occupied and maintained.

Check In / Check-Out Reports

A transparent and easy to follow report signed by both parties detailing the condition of the property either at the start or the end of the tenancy.

2D Floor Plan Drawings

A floor plan is often the first detail potential buyers or tenants look for, to plan and visualise the space on offer. Our floor plan provides an accurate measurement of each room's dimensions and included facilities to aid that visualisation of space and purpose.

Photography for Marketing Purposes

First impressions count; presenting a property well to a potential buyer or tenant will ensure that the property is shown at it's finest. Our photography captures the detail to reveal the full potential of each property.

Virtual Video Tour

Property owners are adopting virtual video tours to showcase their property to potential buyers and tenants. Our virtual video tour facilitates a real sense of the property, allowing viewers to see what is on offer and form an emotional response by exploring every angle of the property at their leisure, whilst being able to virtually take family and friends to the property at the share of a link.

Abandonment Notice

We provide and display a written statement of abandonment notice to form a protection from unlawfully evicting the tenant.

Vacant Property Inspection Reports

An audit traceable statement of condition for a vacant property to formally check that the property remains secure, or to deal with any property management issues promptly.

Domestic & Non-Domestic EPC

An EPC calculates the energy efficiency of the property and provides a rating of **A** (very efficient) to **G** (very inefficient) (the minimum standard (MEES) is a rating of **E** which should be achieved before it can be rented out. Soon to be increased to minimum of **C** by 2025. This assessment is a legal requirement and should be valid within the last 10 years. We provide an accredited DEA Assessor to produce an EPC for your domestic or commercial property.

Legionella Risk Assessment Report

In accordance with the Health & Safety at Work Act 1974, a Legionella Risk Assessment should be carried out to identify and assess the exposure to legionella bacteria from water systems on the premises of any residential property. It is vital for anyone responsible for hot and cold-water systems in property and should be conducted by a qualified person. We provide a qualified Legionella Risk Assessment (which should be given to your tenant as it contains practical advice on how to keep the water system safe in domestic dwellings).

Retrofit Assessment

It is vital that there are significant improvements made to the energy efficiency of the UK's existing building stock if the country is to meet its carbon reduction commitments. Government grants for energy performance upgrades are available but the project needs to be conducted within the framework of PAS 2035 legislation, **AND** by a qualified Retrofit Assessor. We provide an accredited Retrofit Assessor to produce an RdSAP Report.





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