

Inventory & Schedule of Condition

REDACTED SAMPLE REPORT



Property inspected by ATD Inventory

Sample Property
London

Carried Out

July
21st 2026

Property image removed
for privacy

Executive Summary

The inventory and schedule of condition for this sample property records the property as clean and generally well maintained throughout. Minor cosmetic issues include scuff marks and chips to walls, scratches to selected furniture items and wear consistent with general use.

Notable defects include a broken front door chain, mould and discolouration to bathroom sealant, cracked window sills and minor chipping to some kitchen units. One bathroom spotlight did not illuminate at the time of inspection. Essential appliances appeared clean and serviceable based on a visual inspection.

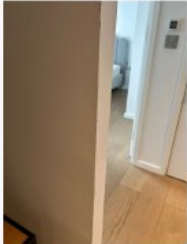
1. SCHEDULE OF CONDITION

Ref	Name	Condition
1.1	General Cleanliness	Cleaned to a professional standard
1.2	Bathroom / En Suite / Toilet(s)	Generally in good condition; mould visible to sealant around bath.
1.3	Hard Flooring	In good condition.
1.4	Ceiling(s)	In good condition.
1.5	Wall(s)	Generally in good condition with scuff marks, marks and chips throughout.
1.6	Window(s)	Frames and glazing generally in good condition; chips and cracks visible to sills.
1.7	Curtains / Blinds	Generally in good condition; black marks and a tear visible to the living room curtains.
1.8	Furnishings	Fair condition with signs of general use.
1.9	Kitchen Area	In good condition.
1.10	Oven/Hob/Extractor Hood/Cooker/ Undercounter/Washing Machine	All in good condition.
1.11	Smoke Alarm	Audible alarm noted when tested for power only.
1.12	Fire & Safety Labels	Present as seen.

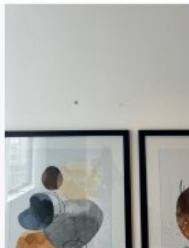
4. HEALTH & SAFETY | SMOKE & CARBON MONOXIDE ALARMS

Ref	Name	Location Room & Floor	Test Result
4.1	Smoke Alarm(s)	Kitchen Bedroom 1 Bedroom 2	Alarm tested for power only. Audible alarm noted Alarm tested for power only. Audible alarm noted Alarm tested for power only. Audible alarm noted
4.2	Carbon Monoxide Alarm(s)	Kitchen	Alarm tested for power only. Audible alarm noted

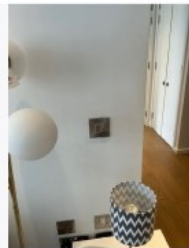
6. OPEN PLAN LOUNGE/KITCHEN AND HALLWAY

Ref	Name	Description	Condition
6.1 	Overview		
  Ref #6.1 Ref #6.1			
6.2	Ceiling	Painted white	In good condition throughout.
6.3 	Lighting	Spotlights; Brass coloured floor lamp with two spherical white glass shades and a third, matching fitting missing.; Small table lamp with a chevron patterned fabric shade and brass base	Floor lamp has a missing globe shade and exposed fitting - remaining shades appear intact; Table lamp shade in good order with no obvious damage
 Ref #6.3			
6.4 	Walls (Lounge, Hallway & Kitchen)	Painted plaster walls in a white finish with integrated electrical switches and control panels.	Scuff marks, light surface dirt, and a few small paint chips and blemishes visible in several areas
    Ref #6.4 Ref #6.4 Ref #6.4 Ref #6.4			

6. OPEN PLAN LOUNGE/KITCHEN AND HALLWAY (CONT.)



Ref #6.4



Ref #6.4



Ref #6.4

6.5	Skirting	Painted white Doorstopper	Clean with some scuffing and a hairline crack near front door; In working order, sturdy.
6.6	Window(s) / Sill	Large double-glazed aluminium-framed windows with white painted wooden sills.	Window sills show a visible crack running across one section, some surface marks, and minor wear, otherwise frames and glazing intact.



Ref #6.6



Ref #6.6



Ref #6.6



Ref #6.6



Ref #6.6

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Ref #6.7



Ref #6.7



Ref #6.7



Ref #6.7

6.8	Switch	Brushed metal switch plates with rocker and socket switches in silver finish fitted flush to wall surfaces in the lounge kitchen and hallway.	Switches and plates generally in good order with some minor surface marks visible no obvious damage or significant wear.
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6. OPEN PLAN LOUNGE/KITCHEN AND HALLWAY (CONT.)



Ref #6.8



Ref #6.8



Ref #6.8



Ref #6.8



Ref #6.8

6.9
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Flooring (Lounge,
Hallway & Kitchen)

Wood flooring in a light oak finish with visible grain patterns throughout the lounge, hallway and kitchen areas

Clean and generally well maintained, with scratches visible throughout.



Ref #6.9



Ref #6.9



Ref #6.9



Ref #6.9

6.10
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TV Stand

Rectangular TV stand with a black top and white sides featuring two drawers and modern black handles

No visible damage or wear, surfaces appear clean and intact.



Ref #6.10

6.11
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Chair

Grey chair

In good condition, used wear.

6. OPEN PLAN LOUNGE/KITCHEN AND HALLWAY (CONT.)



Ref #6.11



Ref #6.11

6.12



Side table

Black square side table with a smooth surface and straight legs positioned in a corner adjacent to a window and wall.

Surface is clean and free from visible scratches or damage.



Ref #6.12

6.13



Sofa

Grey fabric two-seater sofa with button-tufted back cushions and square arms cushions in white and green placed on one side.

Small white mark to left front corner otherwise no obvious signs of damage. ;
Bedding items stored underneath sofa



Ref #6.13



Ref #6.13



Ref #6.13



Ref #6.13



Ref #6.13

6.14

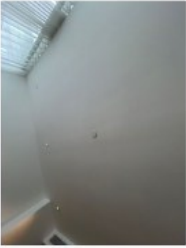


Coffee table

Round coffee table with a white marble-effect top and black metal wire base, featuring internal storage area currently holding cushions.

The table top and base appear clean with no visible scratches, stains, or damage.

7. KITCHEN

Ref	Name	Description	Condition
7.1 	Ceiling	Smooth white plaster ceiling with multiple recessed spotlights and a central smoke detector.	Ceiling surface appears intact with no visible marks, stains, or damage.
 Ref #7.1			
7.2	Lighting	Spotlights Under unit lights	
7.3 	Kitchen Units	Kitchen units feature a mix of matt dark interior and white exterior laminate finishes, with integrated shelving, soft-close drawers, and built-in electrical sockets.	All kitchen units appear structurally sound with minor surface marks and light dusting inside some cabinets and drawers; no visible damage or significant wear.
 Ref #7.3  Ref #7.3  Ref #7.3  Ref #7.3			
 Ref #7.3  Ref #7.3  Ref #7.3  Ref #7.3			
 Ref #7.3  Ref #7.3  Ref #7.3  Ref #7.3			

7. KITCHEN (CONT.)



Ref #7.3



Ref #7.3

7.4
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Hob

Black glass induction hob with touch controls and four cooking zones by Miele.

Hob surface clean with no visible damage or significant wear



Ref #7.4

7.5
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Oven

Built-in Miele oven with stainless steel trim, digital and rotary controls, and glass front panel.

Oven exterior and interior appear clean with no visible damage or signs of wear.



Ref #7.5



Ref #7.5



Ref #7.5



Ref #7.5



Ref #7.5

7.6
📷

Worktop(s)

Light beige solid surface worktops with a smooth finish and integrated stainless steel sink and inset hob area.

Worktops are in good condition with no visible chips or scratches and only minor surface marks.

7. KITCHEN (CONT.)



Ref #7.6



Ref #7.6



Ref #7.6

7.7
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Sink

Stainless steel rectangular sink with an integrated overflow and chrome mixer tap set in a light-coloured worktop.

Sink and tap are clean with minor water marks and no visible damage or significant wear.



Ref #7.7



Ref #7.7



Ref #7.7



Ref #7.7

7.8
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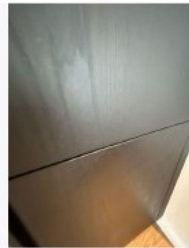
Fridge / Freezer

Integrated Miele fridge freezer with black wood-effect cabinet doors, interior comprising multiple glass shelves, clear drawers and door shelves.

Exterior cabinet doors in good condition with minimal visible wear, interior clean and intact with no signs of damage or staining, all drawers and shelves present and undamaged.



Ref #7.8



Ref #7.8



Ref #7.8



Ref #7.8



Ref #7.8



Ref #7.8



Ref #7.8



Ref #7.8

7. KITCHEN (CONT.)



Ref #7.8



Ref #7.8



Ref #7.8



Ref #7.8



Ref #7.8



Ref #7.8



Ref #7.8



Ref #7.8

7.9



Dishwasher

Integrated Miele dishwasher with stainless steel interior, white plastic racks and cutlery holder, upper and lower spray arms, and detergent dispenser.

No visible signs of wear or damage, interior and racks appear clean and intact.



Ref #7.9



Ref #7.9



Ref #7.9



Ref #7.9

7.10



Miscellaneous Items

Clear plastic tray with a raised edge; chrome wire dish rack with a sectioned design for plates

Plastic tray is cracked and shows surface dirt wire dish rack appears structurally intact with minor marks.



Ref #7.10



Ref #7.10

7.11



Extractor fan

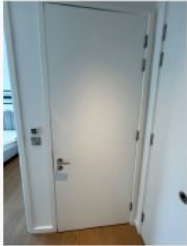
Stainless steel extractor fan with a rectangular pull handle and integrated vent controls.

Extractor fan casing clean with no visible scratches dents or damage.

8. UTILITY ROOM

Ref	Name	Description	Condition
8.1 	Overview		
 Ref #8.1			
8.2 	Door	White double-leaf panel door with recessed handles and metal hinges.	Good condition with no visible damage, marks or scratches.
 Ref #8.2			
8.3	Lighting	1x ceiling mounted light	Illuminated at inspection. Sensor light remained on and did not switch off.
8.4 	Washing Machine	White front-loading washing machine with digital control panel, stainless steel drum, clear glass door and three-compartment detergent drawer.	Drum and detergent drawer are clean, door glass is unmarked, minor marks visible on inner rubber seal, otherwise well maintained.
 Ref #8.4  Ref #8.4  Ref #8.4  Ref #8.4			
 Ref #8.4  Ref #8.4			

9. BATHROOM

Ref	Name	Description	Condition
9.1 	Overview		
 Ref #9.1			
9.2 	Door	White painted wooden door with silver metal handle and modern hinges.	Minor visible pinkish stains near the handle nothing appears broken or damaged.
 Ref #9.2  Ref #9.2  Ref #9.2			
9.3 	Ceiling	White painted plasterboard ceiling with recessed downlights, extractor fan, and an access hatch.	Ceiling appears intact with no visible signs of water damage, staining, or cracks.
 Ref #9.3			
9.4 	Extractor Fan	White circular extractor fan installed on the bathroom ceiling with a minimalistic design.	Extractor fan appears to be in good condition with no visible signs of damage or wear.
 Ref #9.4			

9. BATHROOM (CONT.)

9.5
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Lighting

Spotlights
Pendant light with brass ceiling rose, black suspension cord, and white frosted glass shade, fitted above bathroom sink

One spotlight did not illuminate at inspection. Remaining visible fittings were intact, with no cracks, chips or discolouration.



Ref #9.5

9.6
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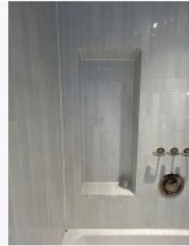
Walls

Bathroom walls finished with glossy white vertical ceramic tiles and some areas painted in a light neutral shade

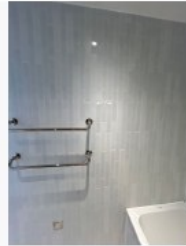
Walls are in good condition with no visible cracks chips stains or signs of water damage



Ref #9.6



Ref #9.6



Ref #9.6



Ref #9.6



Ref #9.6



Ref #9.6

9.7
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Toilet

White ceramic toilet with matching white plastic seat and lid, dual flush design, fixed against tiled wall.

Toilet appears clean with no visible cracks, chips or stains, minimal signs of wear on the seat and hinges.



Ref #9.7



Ref #9.7

9. BATHROOM (CONT.)

9.8
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Basin

White ceramic round countertop basin with chrome wall-mounted tap and black vanity unit with open shelf and wicker basket below.

Basin appears clean with no visible chips or cracks, taps and fittings show minor surface tarnishing.



Ref #9.8



Ref #9.8



Ref #9.8

9.9
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Bath / Bath Panels

White acrylic rectangular bath with matching smooth bath panels, built-in chrome overflow, and adjacent glass shower screen.

Bath surface appears clean with no visible chips or cracks, but there is significant black mould and discolouration to sealant at wall and bath panel junctions.



Ref #9.9



Ref #9.9



Ref #9.9



Ref #9.9



Ref #9.9



Ref #9.9



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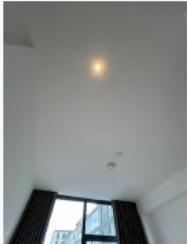
Ref #9.9

9.10
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Flooring

Large light grey ceramic or porcelain tiles with a subtle stone effect finish

No visible cracks or chips some light surface marks and mild discolouration near the wall

10. BEDROOM 1			
Ref	Name	Description	Condition
10.1 	Overview		
   Ref #10.1 Ref #10.1 Ref #10.1			
10.2 	Door	Solid white internal door with a plain surface, fitted with a silver lever handle and three chrome hinges.	Door and handle appear in good condition with no visible damage, marks or signs of wear.
  Ref #10.2 Ref #10.2			
10.3	Door Frame	Painted white	Frame has scuff marks to the right. Reverse side also white with a small chip to the right edge.
10.4 	Ceiling	White plasterboard ceiling with recessed spotlights, ventilation grilles, and a smoke detector.	No visible stains, cracks, or damage on the surface, fittings appear intact.
  Ref #10.4 Ref #10.4			
10.5 	Lighting	Spotlights 2x Table lamp with a grey and white zigzag patterned fabric shade and a brushed metal base fitted with a black power lead and plug	Shade, base and cord are in good order with no visible damage or signs of wear

10. BEDROOM 1 (CONT.)



Ref #10.5



Ref #10.5

10.6



Walls

Painted smooth plaster walls in white with fitted electric sockets and white skirting boards throughout Bedroom 1.

Walls show multiple scuffs, minor marks, two visible areas with paint/plaster damage, and localised surface scratches.



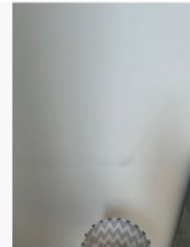
Ref #10.6



Ref #10.6



Ref #10.6



Ref #10.6



Ref #10.6



Ref #10.6



Ref #10.6



Ref #10.6

10.7

Skirting

Painted white

Doorstopper behind door

Noticeable dark scuff mark opposite the bed. Additional scuffs behind the door.

Sturdy

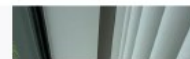
10.8



Window(s) / Sill

Large double-glazed aluminium frame window in black finish with a white painted sill and integrated window locks.

Window frame and glass in good order, sill has visible cracks and minor paint wear in areas, no signs of moisture damage.



10. BEDROOM 1 (CONT.)



Ref #10.8

11 length grey fabric curtains with a pleated sign covering a large window.

Curtains are intact with no noticeable stains, tears or damage.



Ref #10.9

10.10 Switches & Sockets

Multiple sockets and switches throughout - photographed for reference

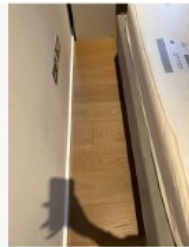
10.11 Flooring

Light oak coloured wooden flooring laid in planks with visible wood grain patterns throughout the bedroom area.

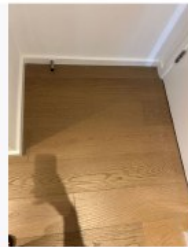
Flooring is clean and in good repair with no visible stains, scratches or signs of damage.



Ref #10.11



Ref #10.11



Ref #10.11



Ref #10.11

10.12 Bedside tables & Table lamps

Pair of white gloss-finish two-drawer bedside tables with integrated handles, each topped with a silver metal table lamp featuring a cylindrical patterned lampshade and black electrical cord.

Both bedside tables and table lamps show no visible damage, cracks or stains, drawers appear functional and clean, minor surface wear to be expected from normal use.



Ref #10.12



Ref #10.12



Ref #10.12



Ref #10.12

10. BEDROOM 1 (CONT.)



Ref #10.12



Ref #10.12



Ref #10.12



Ref #10.12



Ref #10.12

10.13 📷	Mattress and Bed	Grey fabric headboard, wooden slatted base, and light-coloured double mattress	Mattress and bed appear well maintained with no visible damage or stains, frame and slats in good condition.
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Ref #10.13

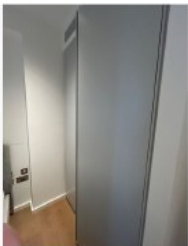


Ref #10.13



Ref #10.13

10.14 📷	Built in wardrobe	Tall built in wardrobe with grey matt finish doors, internal dark wood effect shelving, hanging rail, and compartmentalised storage sections.	Wardrobe doors and internal fittings appear well maintained with no visible signs of significant damage or wear .
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Ref #10.14



Ref #10.14



Ref #10.14



Ref #10.14

11. BEDROOM 2

Ref	Name	Description	Condition
11.1 	Overview		
 Ref #11.1  Ref #11.1			
11.2 	Door	White flush internal door with silver lever handle and three visible hinges.	No visible signs of wear or damage present on the door or handle.
 Ref #11.2  Ref #11.2			
11.3	Door Frame	Painted white	In good condition
11.4 	Ceiling	Smooth white plasterboard ceiling with recessed spotlights and smoke detector.	Ceiling appears clean and free from visible damage or marks.
 Ref #11.4			
11.5 	Lighting	Spotlights ; Table lamp with a metal base and a grey and white chevron patterned fabric shade with a UK plug	Lamp appears clean with no visible damage and the cable and plug are intact

11. BEDROOM 2 (CONT.)



Ref #11.5

11.6



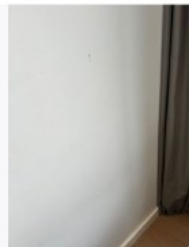
Walls

Painted plaster walls in off-white colour with skirting boards and electrical sockets, artwork mounted above bed

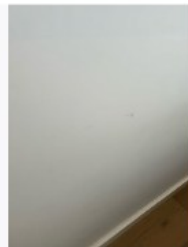
Walls show marks, scuffs, some dirt near floor, minor paint chips and wear around sockets, loose socket cover visible



Ref #11.6



Ref #11.6



Ref #11.6



Ref #11.6



Ref #11.6



Ref #11.6

11.7

Skirting

Painted white

In good condition, clean. Scuff mark visible.

11.8

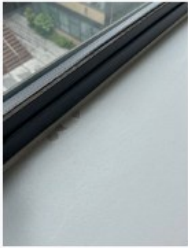


Window(s) / Sill

Large double-glazed window with black metal frame and white painted sill.

Sill has visible cracking, paint chips, and some general surface marks. Water damage evident to sill.

11. BEDROOM 2 (CONT.)



Ref #11.8



Ref #11.8



Ref #11.8

ns of wear, damage or staining, with
ing smooth throughout.

completely.



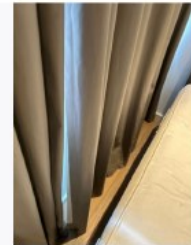
Ref #11.9



Ref #11.9



Ref #11.9



Ref #11.9

11.10 Switches & Sockets

Multiple sockets and switches throughout -
photographed for reference

One socket cover detached to the left of
the wardrobe. Sockets were not tested.

11.11 Flooring



Light oak effect laminate flooring with wide planks
and a natural wood grain finish.

Flooring appears clean and well maintained with
no visible signs of damage or significant wear.



Ref #11.11



Ref #11.11



Ref #11.11



Ref #11.11

11.12 Bedside table & Table lamp



White bedside table with two drawers and
integrated handles, paired with a metal-based
table lamp featuring a black and white zigzag
patterned lampshade.

Bedside table and drawers are in good condition
with no visible marks or damage; table lamp is
intact and functional with no signs of wear.



Ref #11.12



Ref #11.12



Ref #11.12



Ref #11.12

11. BEDROOM 2 (CONT.)

11.13 📷	Mattress & Bed	Grey fabric headboard with wooden slatted base and white button-tufted mattress	Mattress shows visible staining and some surface marks, headboard and bed frame appear intact and in good order, slats are generally intact with minor wear.
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Ref #11.13



Ref #11.13



Ref #11.13

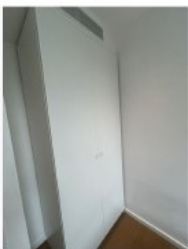


Ref #11.13



Ref #11.13

11.14 📷	Built-in Wardrobe	White built-in wardrobe with two full-height doors, internal shelves, hanging rail and storage shelf, made of laminate or painted wood.	Wardrobe is in good overall condition with no visible signs of significant wear or damage, minor marks may be present on interior surfaces.
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Ref #11.14



Ref #11.14



Ref #11.14



Ref #11.14

11.15 📷	Picture frame	Rectangular black frame with glass front containing monochrome geometric artwork on white mount.	No visible damage or wear, glass and frame appear intact and clean.
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Ref #11.15



Ref #11.15



Ref #11.15