

Check-in Report

REF	DESCRIPTION/ITEM	CONDITIONAL COMMENTS TO REPORT
Reception / Kitchen		
	Front door exterior	Light scuff to LHS of spy hole, scuffs and indentations to mid level LHS
	Front door interior	Water staining to low level
	Ceiling	Shrinkage cracking forward of window
	Walls	Removal shading low level LHS of door, 2 picture hooks, 4 screws, 1 removal hole, shrinkage cracking RHS of door and low level LHS of door, scuffs to mid level RHS of extractor and low level RHS of counter, shrinkage cracking above shelving unit
	Smoke alarm	Has been removed
	Set of open shelves	Light rub marks and paint chips to front edge in various places
	Windows	Unable to view exterior side due to furnishings, lightly soiled to exterior
	Heating	1 Cap missing to RHS of window
	Skirting	Shrinkage cracking throughout
	Flooring	Large stains to LHS and forward of window, liquid stains below radiator RHS of entrance door
	Part oak flooring	Light scuff to centre, residue to surface
	Worktop	Residue to top, <i>no longer seen with matching up-stand</i>
	Draining area	Surface residue
	Kitchen units	Swivel bar is broken, door to corner unit RHS of sink is uneven and possibly broken – unable to open, light scuffs throughout kickboards
	Fridge freezer	Egg tray <i>not seen</i> , light NW
	Extractor hood	Light NW
	Cooker	Soiled, burnt on grease to trivets
	Double oven	Residue to surface, grill pan handles <i>not seen</i> , rotisserie unit <i>not seen</i>
	Dishwasher	Residue to interior
	Washer dryer	NT, door loose, residue to drawer and seal
	Mirror	Residue to surface
	2 Table lamps	NT
	Black small lamp	<i>Not seen</i>
	2 Floor standing lamps	NT, 1 now seen in bedroom
	2 Chrome floor standing lamps	NT
	2-Seater sofa	Rear top corners have rub marks, scratch and indentation to LHS arm
	Armchair	Rub marks to front of arms, rear top corners have rub marks
	Small grey table	Rub marks throughout
	Clear plastic tenants folder	<i>Not seen</i>
	Saucepan set	1 Saucepan <i>not seen</i>
	4 Assorted oven pans and trays	3 <i>Not seen</i>
	Steam iron	<i>Not seen</i>
	16 Piece cutlery set	6 Knives seen, 9 tablespoons seen, 7 forks seen, 6 teaspoons seen
	Stainless steel fish slice	<i>Not previously mentioned</i>
	Wooden spoon	<i>Not previously mentioned</i>
	Selection of china crockery	3 Plates, 2 side plates and 1 bowl seen
	Wooden knife block with knives	2 Knives missing
	Smoke alarm	<i>Not seen</i>

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REF	DESCRIPTION/ITEM	CONDITIONAL COMMENTS TO REPORT
Reception / Kitchen (cont)		
	Chopping board	<i>Not seen</i>
	Oven glove	<i>Not seen</i>
	Sound system	NT
	Red dustpan and brush	<i>Not previously mentioned, well in use</i>
	Magimix black and stainless steel cordless kettle	<i>Not previously mentioned</i>

Room Photo:



Overall Condition:

Seen in fair condition with usage marks, staining and other defects as noted

