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*Amatron*

**Inventory Consultants & Contractors**

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# **CHECK-IN REPORT**

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# AMATRON

Inventory Consultants & Contractors

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14<sup>th</sup> May 2012

Knight Frank  
81 High Street  
Wimbledon Village  
London SW19 5EG

## Check In Report 10<sup>th</sup> May 2012

**This Check-In Report should be read in conjunction with the main Inventory document.**

### Comments

Front Approach:

Entryphone unit not tested.

Grey metal pedestrian and automatic drive gates chipping and variously rusted as noted on Inventory. Middle left bar to the automatic drive gates is also badly misshapen.

Exterior stove lights not tested.

Block brick driveway mossed, weedy, shows many oil stains and light leaf cover.

Bulkhead light above garage door not tested.

Black slate steps to front door with odd leaves.

Planted bed to left of steps in good seasonal condition but shrubs are overflowing onto pathway.

Various green algae staining on the glass panels.

Slate paving directly towards entrance door with hairline scratching.

Porched area requires brushing down, shows some cobwebs.

Bell not heard working.

Porch lights are in working order.

Entrance Hallway:

Walls fresh painted, show various slight angle wear.

Condition of wooden flooring as noted on Inventory.

Smoke detector bleeping. May require new battery.

**Proprietor: Charmaine Hains**

**continuation of Check-In Report ...**

**Comments**

Downstairs Cloakroom:	Two under-halogen shelf lights not working. Condition of wooden flooring as noted on Inventory. Vent-Axia not tested.
Reception One (Rear):	Wooden flooring with a number of scattered deep heel indents as noted on Inventory. Scattered scuffs to skirting boards as noted. Curtains and blinds vacuumed but linings sunfaded.
Balcony:	Decking is weathering. Handrail rusting, weathering to the underside.
Reception Two (Front):	Wooden flooring with scattered heel indents. Woodwork with odd dark scuff marks as noted on Inventory. Many slats to the mid/lower areas of the plantation shutters with multiple small indenting.
Stairs Down:	No adverse conditions to report.
Basement Hallway:	Stone flags to the floor with multiple chips, various cracks, scratches as noted on Inventory. One halogen light not working. Smoke detector not tested.
Play Room:	All decoration heavily marked, including what appears to be water damage to the far wall. Carpet not cleaned, with heavy usage, heavy staining, spotting and damage. All paintwork to the exterior cupboards heavily discoloured and interior paintwork variously heavily marked. <i>Cleaning Schedule:</i> <i>Paintwork to skirtings and fitted cupboards not fully washed down.</i>
Systems Room:	All decoration needs attention to update. Carpet heavily marked, not cleaned. Two hook battens loosening.

**continuation of Check-In Report ...**

**Comments**

Systems Room cont'd ....	Entertainment system not tested.  Alarm in working order.  Handles variously loose to meter cupboard doors.  <i>Cleaning Schedule:</i> <i>This area generally not well cleaned.</i>
Utility Room:	Condition of decoration as noted on Inventory.  Stone flooring variously cracked, chipped, marked as per Inventory.  <i>Cleaning Schedule:</i> <i>Washing machine.</i> <i>Tumble dryer.</i> <i>Fitted cupboard door requires further attention.</i> <i>Paintwork to skirting and door panels.</i> <i>Tank and boiler cupboard in full.</i>
Downstairs Cloakroom:	Ceiling with water type stains above mirror.  Condition of decoration as noted on Inventory.  Condition of stone flooring as noted on Inventory.  Plug would not operate on sink.
Kitchen/Dining Room:	Condition of decoration as noted on Inventory.  Wall paint generally discoloured and signs of furniture marks.  Condition of stone flooring as noted on Inventory, there is cracks, chips, colour variation.  Both fridge/freezer doors snag the stainless steel vent cover when opened and the vent cover is dented and loosening.  One interior crisper shelf trim badly damaged and taped and drawer will not run evenly.  TV not tested.  <i>Cleaning Schedule:</i> <i>Ceiling cobwebs.</i> <i>Window frame.</i> <i>Interior larder unit.</i> <i>Underside of extractor canopy slightly greasy.</i> <i>All shelving and trays to the oven with heavy burnt on deposits.</i>
First Stairs and Landing:	Some odd soil marks to stair carpet.  No other adverse conditions to report.

**continuation of Check-In Report ...**

**Comments**

Bedroom One (Front):	<p>Walls with some overpainted dents and patchy roller marks.</p> <p>No other adverse conditions to report.</p> <p><i>Cleaning Schedule:</i> <i>Entrance door panel to finish.</i> <i>Lower window frame to finish.</i></p>
Bedroom Two (Master Suite):	<p>Walls with patchy roller marks, some wear to angles and one obvious low level touched-up dent.</p> <p>Carpet is heavily marked from bed removal and there are several resin type stains within pressure marks around the old bed area.</p> <p>Backing rods protruding through the fabric of the roman blind. Cording to the blind is discoloured and the cleat is loose.</p> <p>TV not tested.</p> <p><i>Cleaning Schedule:</i> <i>Some high level cobwebs.</i> <i>Entrance door to finish.</i> <i>Skirting board to main room.</i></p>
En-Suite Bathroom:	<p>Cluster of blisters to the ceiling paintwork above the shower and similarly to the high level wall paintwork in the same area.</p> <p>General loss of shine, solvent spotting and edge chips to the floor tiles.</p> <p>The double wall light fitting not seen working and also requires cleaning.</p> <p>The wall tiles are solvent streak marked under the bath controls.</p> <p>The tiles in the shower cubicle variously chemically drip stained as per Inventory and the ledge severely stained.</p> <p>Loss of shine to the shower head which has been descaled.</p> <p>Toilet roll holder loosening.</p> <p><i>Cleaning Schedule:</i> <i>Vent-Axia fan.</i></p>
Second Stairs and Landing:	<p>Walls fresh.</p> <p>Condition of woodwork as noted on Inventory.</p> <p>Skylight windows majority clean, some weathering, a few odd leaves.</p>
Bedroom Three (Front):	<p>Condition of decoration as noted on Inventory.</p> <p>Semi-sheer blind is discolouring and has irregular marks within the fabric.</p>

**continuation of Check-In Report ...**

**Comments**

- Bedroom Three cont'd .... Door to the corner cupboard springs open.
- En-Suite Bathroom: Pale water stain to ceiling at the extractor and group of grey stains above the bath.  
Wall tiling with white chemical/hard water drip stains below the mixer tap to the bath.  
Two small chips to the left of the sink bowl and two tiny enamel scuffs to the right of the sink bowl.
- Family Bathroom: Condition of wall tiles as noted on Inventory.  
Condition of floor tiles as noted on Inventory (many deep edge chips, one cracked, loss of shine, chemical spotting).  
No plug found for bath.  
Wall tiles with two white solvent drips under the control and riser to the shower.  
*Cleaning Schedule:*  
*Shower stall to finish.*
- Bedroom Four (Rear Left): Condition of decoration as noted on Inventory.  
One fluorescent star to the ceiling and multiple fairy transfers, some of which are lifting on the wardrobe doors.
- Bedroom Five (Rear Back): Condition of decoration as noted on Inventory.  
A dozen plus small sticker pads to one section of ceiling.
- Exterior Rear: Paving to the courtyard and steps up is weathering and requires sweeping from a light recently blossom fall.  
Rendered walls are variously weather streaked, have signs of old cracking and the tops of the walls are very worn and flaking.  
Decking has light blossom fall.  
Lawn has small worn patches back to mud, but otherwise cut.  
Bark mulch is tidy.  
Child's trampette is weathered.  
Beds and shrubs are in good seasonal condition.  
Patio heater cover is very weathered and heater has not been examined under.

**continuation of Check-In Report ...**

**Schedule of Condition**

Decoration:	Walls are mostly fresh, otherwise as noted.
Cleanliness:	Professionally cleaned – odd snagging issues – see Report.
Windows:	Cleaned inside and outside.
Sanitary Ware:	Clean.
Carpets:	Professionally cleaned some months prior to Check-In.
Curtains/Blinds/Nets:	Good condition, site cleaned, majority are near new appearance.
Upholstery:	N/A.
Mattresses:	N/A.
Bedding/Linen:	N/A.
Cooker/Appliances:	Oven, extractor, washing machine, tumble dryer, all require additional cleaning.
Fridge/Freezer:	Defrosted and clean.
Kitchen Utensils/Contents:	N/A.
Garden:	Good seasonal condition.
Garage:	N/A.

<b>Keys:</b>	Three Sky remote One JVC TV remote One Sony remote One DVD remote Two learning remotes One Marantz remote One Philips DVD remote One water stopcock Three remotes for drive gates Four patio door keys One front door Yale type (fits both locks) Two + one side door Yale type
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<b>Meters:</b>	Gas: Serial No: G4 A0380547 07 01 – reading: 14493 Electric: Serial No: S07A18892 – reading: 51685
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**The readings should be checked by the relevant utility companies as Amatron cannot be held responsible for any discrepancies.**

**Gas Safety Record: Dated 8<sup>th</sup> May 2012 – copy left for Tenant**

**Energy Performance Certificate: Dated 16<sup>th</sup> November 2011 – copy left for Tenant.**

**continuation of Check-In Report ...**

**Smoke Alarm:**                   **Yes – one is bleeping.**

**Carbon Monoxide  
Alarm:**                   **Not seen.**

Yours sincerely,

(Mrs) Charmaine Hains

Copy to: