

**Company Name:** 149 County Road Management Limited

**Inspector Name:** Thomas Dellow MIRPM

**Inspection Date:** 21 November 2023

### Purpose

This site inspection record is used when undertaking regular site inspections and is solely for the purpose of recording and monitoring the common (communal) parts on behalf of the above company.

### What Is Included

The below report comments on the general condition of the interior and exterior communal parts (where applicable) as they were found at the time of this inspection.



**Please note:** This inspection is carried out visually by the property manager or a competent person instructed by the property manager and should not be used for any other purpose than to comment and record the general state and condition of the common (communal) parts that are inspected during a routine site visit. Where further investigation, testing or remedial work is required, a competent person is instructed by the property manager.



Internal Inspection	Acceptable	Not Acceptable	N/A	Comments	Action
<b>Entrances</b> (Main doors)	✓			The main entrance door was secure.	None
<b>Hallway</b> (Communal Lobbies and Stairs)	✓			The hallways and stairs were clear of obstruction.	None
<b>Lighting</b> (Standard and Emergency Lighting)	✓			The lighting was in good visual condition, the emergency lighting was tested with no faults.	None
<b>Internal Doors</b> (Compartment Doors)			✓	There are no internal compartmenting doors.	None
<b>Cupboard Doors</b> (Electrical Cupboard Doors)	✓			The electrical cupboard was locked and secure.	None
<b>Windows</b> (Communal Windows)			✓	There are no communal windows.	None
<b>Signage</b> (Communal Notices)	✓			The communal notice board was accessible.	None
<b>Additional Comments</b>					None



# BLOCK MANAGEMENT LTD

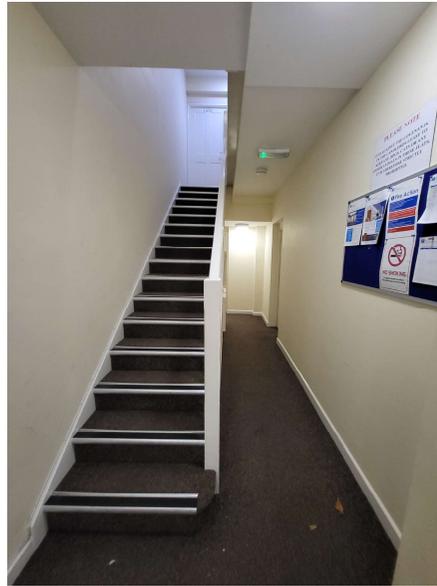
PROFESSIONAL PROPERTY MANAGEMENT

External Inspection	Acceptable	Not Acceptable	N/A	Comments	Photos
<b>Exterior Structure</b> (The Building)	✓			The exterior appeared in good condition. It is noted that there is damage to the rear wall.	Review
<b>Guttering</b> (Gutters and Fascia)	✓			The guttering appeared in fair condition.	None
<b>Roofing</b> (Tiles and Cladding)	✓			The roofing appeared in good condition.	None
<b>Communal Grounds</b> (Gardens and Common Areas)	✓			The grounds were clear of obstruction.	None
<b>Bin Store</b> (Waste Disposal Areas)	✓			The bin area was tidy.	None
<b>Car Park</b> (Vehicle Parking)	✓			The rear car park was clear of obstruction.	None
<b>Bike Store</b> (Bicycle Areas)			✓	There is no bike store.	None
<b>Additional Comments</b>					None

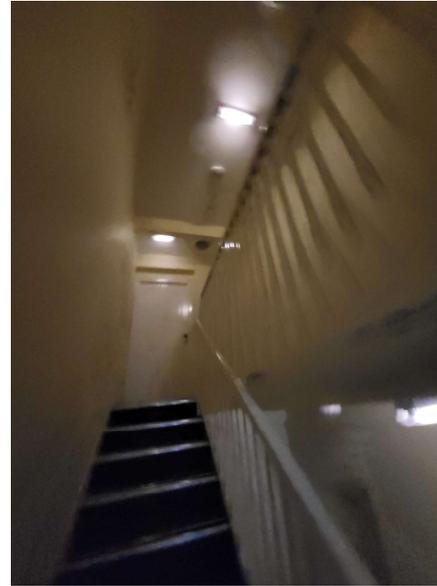
**Entrances (Main Doors)**



**Hallway (Communal Lobbies and Stairs)**



**Lighting (Standard and Emergency Lights)**

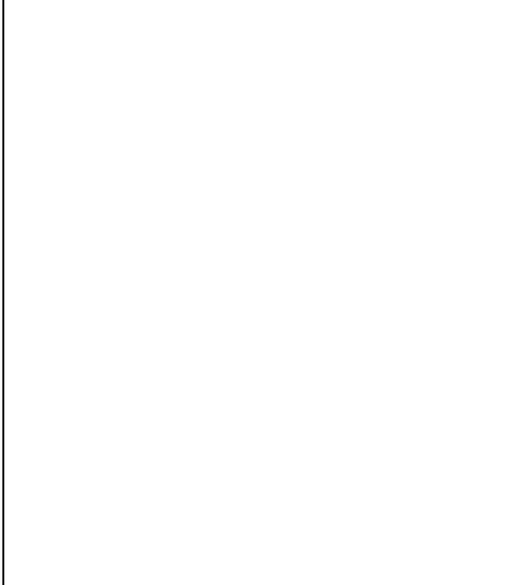


**Internal Doors (Compartment Doors)**

**Cupboard Doors (Electrical Cupboard Doors)**



**Windows (Communal Windows)**



**Signage (Communal Notices)**



**Additional Photos**



Exterior Structure (The Building)	Guttering (Gutters and Fascia)	Roofing (Tiles and Cladding)	Communal Grounds (Gardens and Common Areas)
			
Bin Store (Waste Disposal Area)	Car Park (Vehicle Parking)	Bike Store (Bicycle Areas)	Additional Photos