

Company Name: Sweet Briar Court Management Limited

Inspector Name: Thomas Dellow AIRPM

Inspection Date: 12 January 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
Entrances (Main doors)	✓			The main apartment doors are secured via a fob entry system which was in good working order during this inspection.	None
Hallway (Communal Lobbies and Stairs)		✓		There are items in the communal area which require removal. Notices have been sent to the respective owners requesting compliance.	Review
Lighting (Standard and Emergency Lighting)		✓		A standard flick test was undertaken and the results noted on the inspection record. An electrician has been engaged to make minor remedials.	Review
Internal Doors (Compartment Doors)	✓			The doors were functioning and appeared in good working order.	None
Cupboard Doors (Electrical Cupboard Doors)	✓			The electrical cupboard doors were secured at the time of inspection.	None
Windows (Communal Windows)	✓			The communal windows appeared in good working condition.	None
Signage (Communal Notices)	✓			The communal signage was updated during the visit.	None
Additional Comments	Notices were posted on the communal notice board and to houses notifying of tree work due to take place in January 2023.				None



BLOCK MANAGEMENT LTD

PROFESSIONAL PROPERTY MANAGEMENT

External Inspection	Acceptable	Not Acceptable	N/A	Comments	Photos
Exterior Structure (The Building)	✓			The building appeared in good visible condition.	None
Guttering (Gutters and Fascia)	✓			The gutters, fascia and soffits on all blocks have now been replaced and is in excellent condition.	None
Roofing (Tiles and Cladding)	✓			The roof appeared in good visible condition.	None
Communal Grounds (Gardens and Common Areas)	✓			The grounds were in good visible condition.	None
Bin Store (Waste Disposal Areas)	✓			The bin stores were in fair condition.	None
Car Park (Vehicle Parking)	✓			The car park was accessible.	None
Bike Store (Bicycle Areas)			✓	There is no bike store.	None
Additional Comments					None

Entrances (Main Doors)



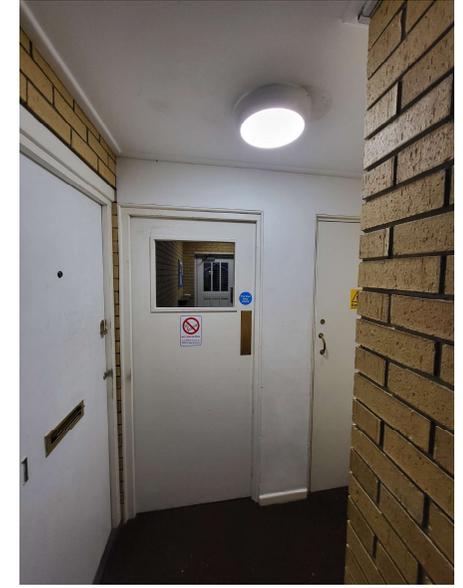
Hallway (Communal Lobbies and Stairs)



Lighting (Standard and Emergency Lights)



Internal Doors (Compartment Doors)



Cupboard Doors (Electrical Cupboard Doors)



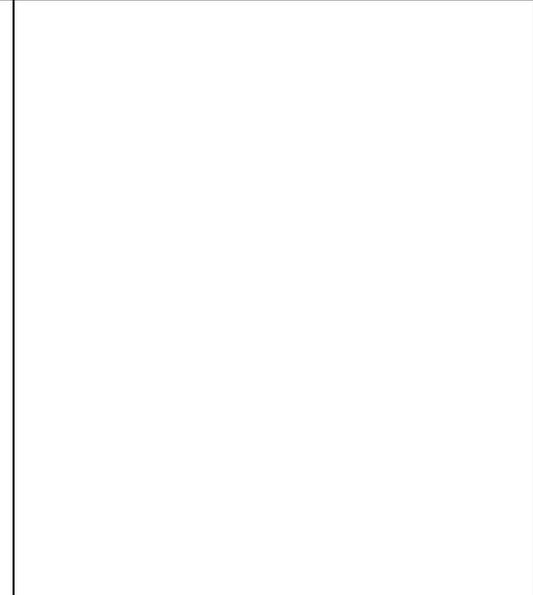
Windows (Communal Windows)



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
			