

Company Name: **Amber Court Management (No.4) Limited**

Inspector Name: **Thomas Dellow AIRPM**

Inspection Date: **14 February 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

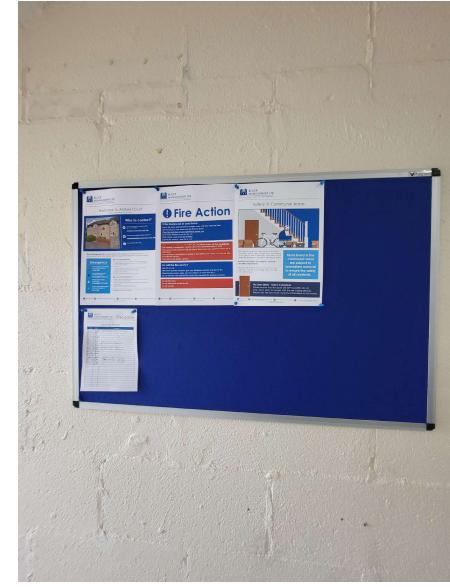
The below report comments on the general condition of the interior and exterior communal parts (where applicable) as they were found at the time of this inspection.



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 front and rear entrances were secure.	None
Hallway (Communal Lobbies and Stairs)	✓			The hallways were clear of obstruction.	None
Lighting (Standard and Emergency Lighting)	✓			The lighting appeared in working order.	None
Internal Doors (Compartment Doors)	✓			The internal compartmenting door was functional.	None
Cupboard Doors (Electrical Cupboard Doors)	✓			The communal cupboard doors were secure.	None
Windows (Communal Windows)	✓			The communal windows were in good visual condition.	None
Signage (Communal Notices)	✓			The communal notice board was accessible.	None
Additional Comments					None

External Inspection	Acceptable	Not Acceptable	N/A	Comments	Action
Exterior Structure (The Building)	✓			The exterior appeared in good visual condition.	None
Guttering (Gutters and Fascia)	✓			N.B. a section 20 notice is active for repairs to the fascia, soffit and gutters.	Review
Roofing (Tiles and Cladding)	✓			The roof appeared in good visual condition.	None
Communal Grounds (Gardens and Common Areas)	✓			The communal gardens were tidy.	None
Bin Store (Waste Disposal Areas)	✓			The bin store area was clear and free from obstruction.	None
Car Park (Vehicle Parking)	✓			The car park was accessible.	None
Bike Store (Bicycle Areas)			✓	There is no communal 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
			