

Company Name: Cricklade Road Management Company Limited

Inspector Name: Thomas Dellow AIRPM

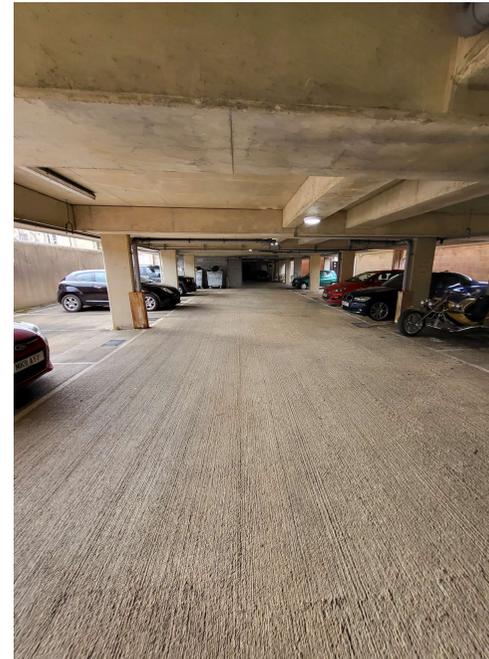
Inspection Date: 10 February 2023

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 main doors are secured via fob entry system and were locked and operational on inspection. | None |
| Hallway (Communal Lobbies and Stairs) | ✓ | | | The hallways were free from obstruction on inspection. | None |
| Lighting (Standard and Emergency Lighting) | ✓ | | | The lighting appeared in good working order. The emergency lighting is tested monthly and recorded. | None |
| Internal Doors (Compartment Doors) | ✓ | | | The internal compartmenting doors were functional. | None |
| Cupboard Doors (Electrical Cupboard Doors) | ✓ | | | The cupboard doors were secure and locked. | None |
| Windows (Communal Windows) | ✓ | | | The communal windows were in working condition. | None |
| Signage (Communal Notices) | ✓ | | | The communal notice board was accessible. | None |
| Additional Comments | | | | | None |

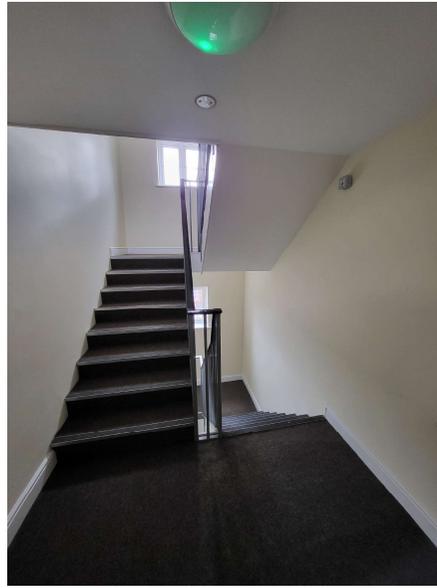


| External Inspection | Acceptable | Not Acceptable | N/A | Comments | Action |
|---|------------|----------------|-----|---|--------|
| Exterior Structure (The Building) | ✓ | | | The exterior appeared in good visual condition. | None |
| Guttering (Gutters and Fascia) | ✓ | | | The gutters appeared in good visual condition. | None |
| Roofing (Tiles and Cladding) | ✓ | | | Due to the height of the building, the roof was visually inspected from the ground. No faults were visible. | None |
| Communal Grounds (Gardens and Common Areas) | | ✓ | | Items were being stored in the undercroft car park area. Residents are reminded to keep the communal areas sterile. | Review |
| Bin Store (Waste Disposal Areas) | ✓ | | | The bin store was tidy on inspection. A cleaner is engaged to clear the communal areas and bin store area. | None |
| Car Park (Vehicle Parking) | ✓ | | | The car park was accessible. | None |
| Bike Store (Bicycle Areas) | ✓ | | | There are areas to secure bikes in the undercroft car park which were accessible on inspection. | None |
| Additional Comments | | | | | None |

Entrances (Main Doors)



Hallway (Communal Lobbies and Stairs)



Lighting (Standard and Emergency Lights)



Internal Doors (Compartment Doors)



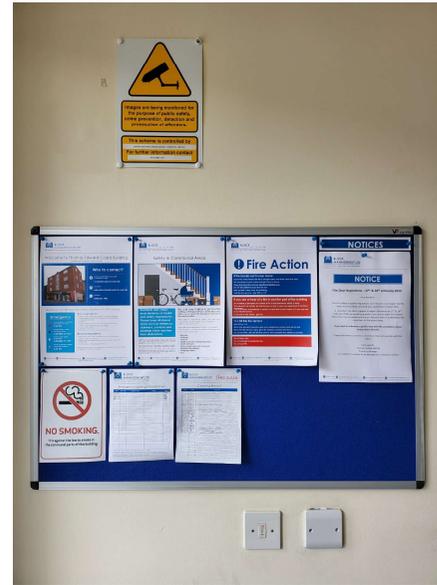
Cupboard Doors (Electrical Cupboard Doors)



Windows (Communal Windows)



Signage (Communal Notices)



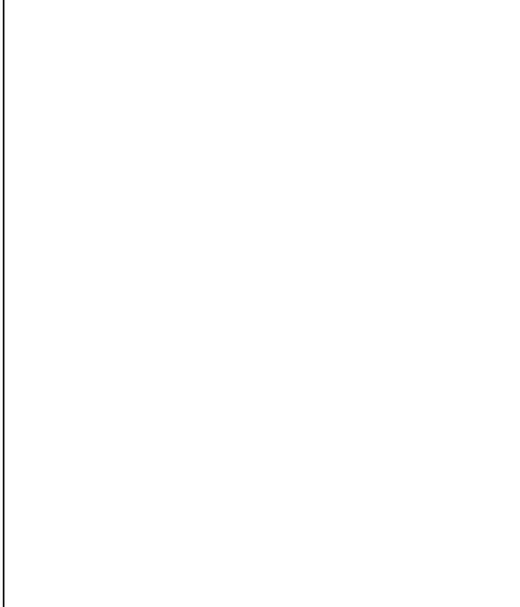
Additional Photos



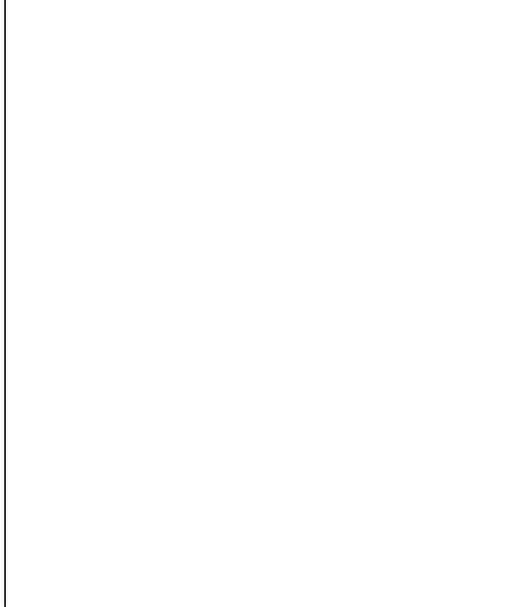
Exterior Structure (The Building)



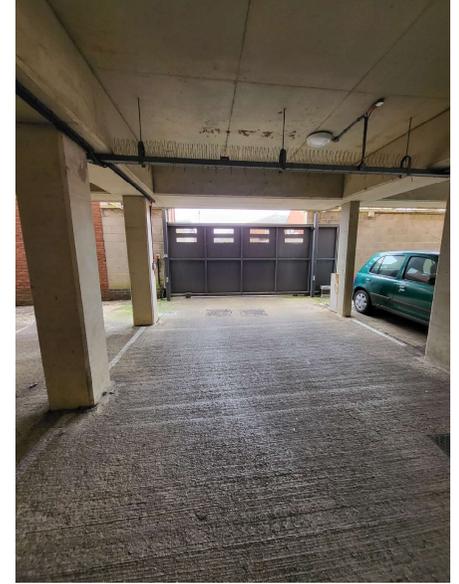
Guttering (Gutters and Fascia)



Roofing (Tiles and Cladding)



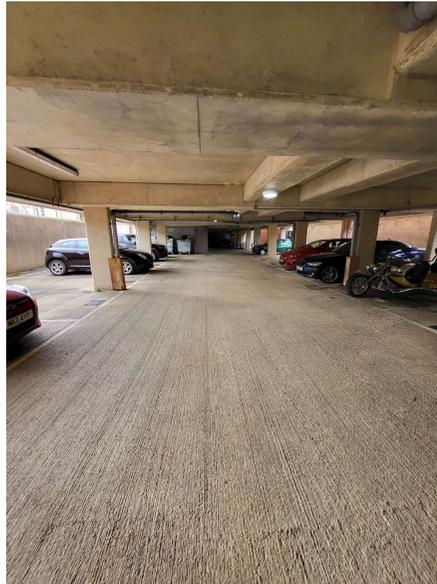
Communal Grounds (Gardens and Common Areas)



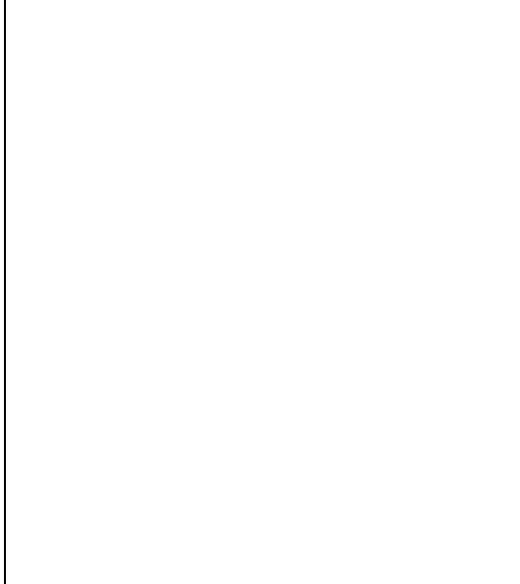
Bin Store (Waste Disposal Area)



Car Park (Vehicle Parking)



Bike Store (Bicycle Areas)



Additional Photos

