

Company Name: Cricklade Road Management Company Limited

Inspector Name: Thomas Dellow MIRPM

Inspection Date: 26 October 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 entrance doors and vehicle gate were secure and accessible. | None |
| Hallway (Communal Lobbies and Stairs) | ✓ | | | The communal hallways and lobbies were clear and accessible. | None |
| Lighting (Standard and Emergency Lighting) | ✓ | | | The emergency lighting was tested with satisfactory results. | None |
| Internal Doors (Compartment Doors) | ✓ | | | The internal compartmenting doors appear in good visual condition. | None |
| Cupboard Doors (Electrical Cupboard Doors) | ✓ | | | The cupboard doors were secure. | None |
| Windows (Communal Windows) | ✓ | | | The communal windows appear in good visual condition. | None |
| Signage (Communal Notices) | ✓ | | | Signage is present and up to date. | None |
| Additional Comments | | | | | None |



| External Inspection | Acceptable | Not Acceptable | N/A | Comments | Action |
|---|------------|----------------|-----|--|--------|
| Exterior Structure (The Building) | ✓ | | | The exterior structure appears in good visual condition. Consideration could be given to soft washing the walls. | Review |
| Guttering (Gutters and Fascia) | ✓ | | | The guttering appears in good visual condition, consideration could be given to clearing the gutters and downpipes. | Review |
| Roofing (Tiles and Cladding) | ✓ | | | The roof appears in overall good visual condition. There are some areas requiring remedial work, a roofer was in attendance to investigate. | Review |
| Communal Grounds (Gardens and Common Areas) | ✓ | | | There are minimal communal grounds in the undercroft area which were in reasonable condition. | None |
| Bin Store (Waste Disposal Areas) | | ✓ | | The bin store was tidy however there are fly-tipped items next to the eurobins. The fly-tipper will be identified and asked to remove the waste. | Review |
| Car Park (Vehicle Parking) | ✓ | | | The car park was in good visual condition with spaces accessible to residents. | None |
| Bike Store (Bicycle Areas) | ✓ | | | The bike store areas are accessible. | None |
| Additional Comments | | | | | None |

Entrances (Main Doors)



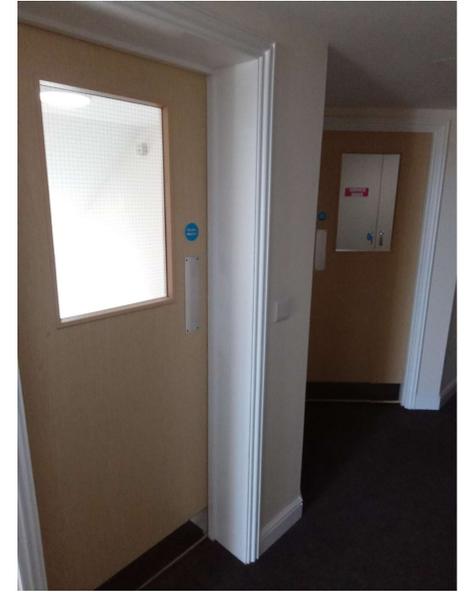
Hallway (Communal Lobbies and Stairs)



Lighting (Standard and Emergency Lights)



Internal Doors (Compartment Doors)



Cupboard Doors (Electrical Cupboard Doors)



Windows (Communal Windows)



Signage (Communal Notices)



Additional Photos



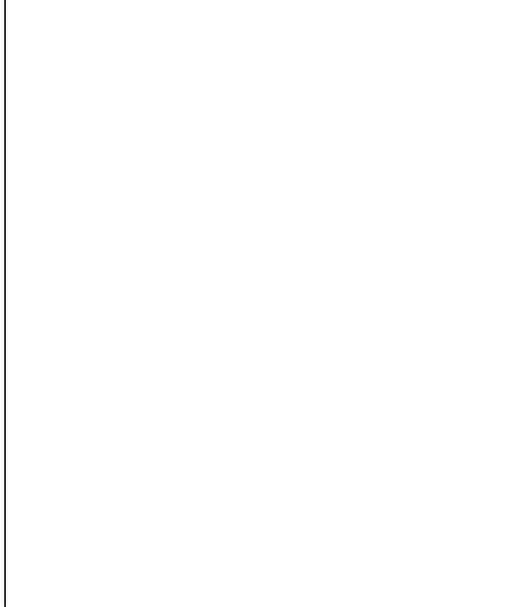
Exterior Structure (The Building)



Guttering (Gutters and Fascia)



Roofing (Tiles and Cladding)



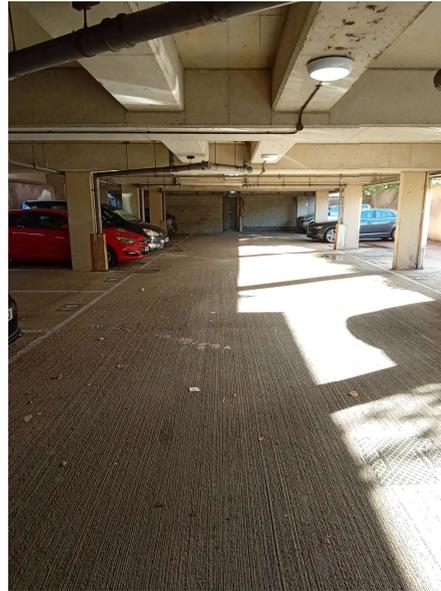
Communal Grounds (Gardens and Common Areas)



Bin Store (Waste Disposal Area)



Car Park (Vehicle Parking)



Bike Store (Bicycle Areas)



Additional Photos

