

Company Name: Church Fields (Swindon) Management Company Limited

Inspector Name: Thomas Dellow AIRPM

Inspection Date: 09 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.



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Internal Inspection	Acceptable	Not Acceptable	N/A	Comments	Action
Entrances (Main doors)		✓		The main doors require minor adjustment to positively close.	Review
Hallway (Communal Lobbies and Stairs)	✓			The hallways appeared in good visual condition.	None
Lighting (Standard and Emergency Lighting)		✓		Faults were found in two blocks, an electrician will be engaged to rectify faults.	Review
Internal Doors (Compartment Doors)			✓	There are no internal communal compartmenting doors	None
Cupboard Doors (Electrical Cupboard Doors)		✓		The electrical cupboards are not fitted with locks or smoke seals. Further inspection required.	Review
Windows (Communal Windows)	✓			The communal windows appeared in good visual condition.	None
Signage (Communal Notices)	✓			The signage is up to date and accessible.	None
Additional Comments					None



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External Inspection	Acceptable	Not Acceptable	N/A	Comments	Photos
Exterior Structure (The Building)	✓			The exterior appeared in good visible condition. A soft washing of the rendered elements could be considered.	Review
Guttering (Gutters and Fascia)	✓			The gutters appeared in good visible condition.	None
Roofing (Tiles and Cladding)	✓			The roof appeared in good visible condition.	None
Communal Grounds (Gardens and Common Areas)	✓			The grounds were tidy and free of obstruction.	None
Bin Store (Waste Disposal Areas)		✓		Items were fly-tipped in the bin store but were not causing an obstruction.	Review
Car Park (Vehicle Parking)	✓			The car parking spaces were accessible. It was noted that the car ports on the left of the site were boarded and would be investigated on handover.	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
			