

Company Name: Amber Court Management (No 2.) 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

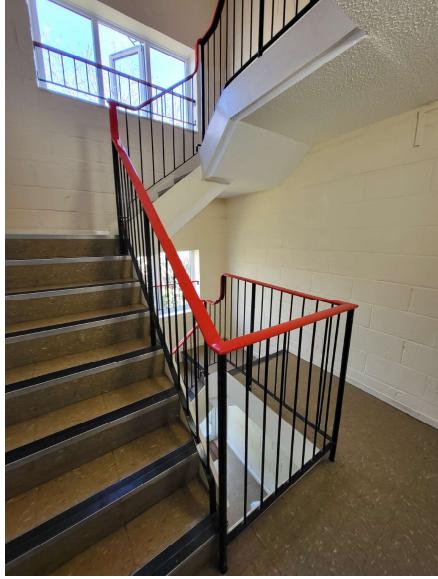
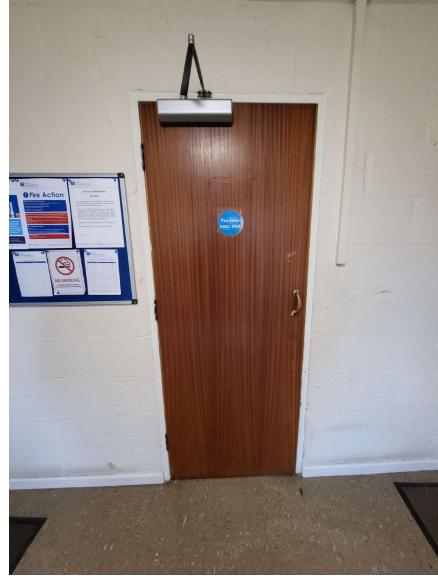
The below report comments on the general condition of the interior and exterior communal parts (where applicable) as they were found at the time of this inspection.



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 door was secure on inspection. The rear door requires further inspection.	Review
Hallway (Communal Lobbies and Stairs)		✓		There were items in the hallways which were ticketed. Notice has been sent to the owner of some of the items found.	Review
Lighting (Standard and Emergency Lighting)	✓			The lighting appeared in good working order. Emergency lighting is tested monthly.	None
Internal Doors (Compartment Doors)	✓			The compartmenting doors were functional.	None
Cupboard Doors (Electrical Cupboard Doors)	✓			The cupboard doors were secure.	None
Windows (Communal Windows)	✓			The communal windows appeared in good working order.	None
Signage (Communal Notices)	✓			The communal notice board was accessible.	None
Additional Comments					None

External Inspection	Acceptable	Not Acceptable	N/A	Comments	Photos
Exterior Structure (The Building)	✓			The exterior appeared in good condition.	None
Guttering (Gutters and Fascia)	✓			N.B a section 20 notice is active for the repair of 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)		✓		There were fly-tipped items in the communal bin store. A contractor has been engaged to remove the items.	Review
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
			