

Company Name: Amber Court Management (No 2.) Limited

Inspector Name: Thomas Dellow MTPI AssocRICS

Inspection Date: 18 February 2025

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

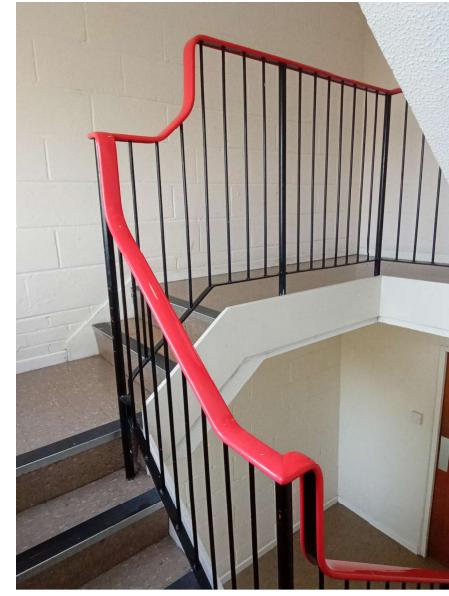
The below report comments on the general condition of the interior and exterior communal parts (where applicable) as they were found at the time of this inspection.



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 entrance door was secure at time of inspection.	None
Hallway (Communal Lobbies and Stairs)		✓		The hallway was accessible, it was noted that items belong to residents were stored under the staircase which have been ticketed.	Review
Lighting (Standard and Emergency Lighting)	✓			The emergency lighting was tested during this inspection and was functional.	None
Internal Doors (Compartment Doors)	✓			The internal doors were accessible.	None
Cupboard Doors (Electrical Cupboard Doors)	✓			The cupboard doors were secure and closed.	None
Windows (Communal Windows)	✓			The windows appeared in good visual condition.	None
Signage (Communal Notices)	✓			Signage is up to date and available.	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 guttering appeared in good visual condition	None
Roofing (Tiles and Cladding)	✓			The roof was inspected visually from ground level and appeared in good visual condition.	None
Communal Grounds (Gardens and Common Areas)	✓			The grounds were accessible, foliage and grass are well maintained.	None
Bin Store (Waste Disposal Areas)		✓		Proper disposal of waste is poor and the store requires tidying. Cleaning contractor notified accordingly.	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
	