

Company Name: Lumley Close Freehold Company Limited

Inspector Name: Thomas Dellow AIRPM

Inspection Date: 16 May 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 entrance was secure and functional.	None
Hallway (Communal Lobbies and Stairs)	✓			Personal items were found in the communal area. A notice will be sent to the owner requesting removal.	Review
Lighting (Standard and Emergency Lighting)	✓			There are no emergency lights, the light units appeared in good visible condition.	None
Internal Doors (Compartment Doors)			✓	There are no internal compartmenting doors.	None
Cupboard Doors (Electrical Cupboard Doors)			✓	There are no electrical cupboard doors.	None
Windows (Communal Windows)	✓			The communal window appeared in fair condition.	None
Signage (Communal Notices)			✓	There are no points for communal signage. A Fire Action Notice was installed in the communal area.	None
Additional Comments					None



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PROFESSIONAL PROPERTY MANAGEMENT

External Inspection	Acceptable	Not Acceptable	N/A	Comments	Photos
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 tiles appeared in good visual condition.	None
Communal Grounds (Gardens and Common Areas)	✓			The communal areas were tidy.	None
Bin Store (Waste Disposal Areas)	✓			The bin store was in fair condition.	None
Car Park (Vehicle Parking)	✓			The parking spaces were accessible.	None
Bike Store (Bicycle Areas)			✓	There is no 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
			