

**Company Name:** Lumley Close Freehold Company Limited

**Inspector Name:** K. Zak

**Inspection Date:** 14 July 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.



# BLOCK MANAGEMENT LTD

PROFESSIONAL PROPERTY MANAGEMENT

| Internal Inspection                                  | Acceptable | Not Acceptable | N/A | Comments   | Action |
|--|------------|----------------|-----|--|--------|
| <b>Entrances</b><br>(Main doors)                     | ✓          |                |     | The entrance door were secure at time of inspection. | None   |
| <b>Hallway</b><br>(Communal Lobbies and Stairs)      | ✓          |                |     | The hallway were accessible.                         | None   |
| <b>Lighting</b><br>(Standard and Emergency Lighting) | ✓          |                |     | The lights are working correctly.                    | None   |
| <b>Internal Doors</b><br>(Compartment Doors)         |            |                | ✓   |  | None   |
| <b>Cupboard Doors</b><br>(Electrical Cupboard Doors) |            |                | ✓   |  | None   |
| <b>Windows</b><br>(Communal Windows)                 |            |                | ✓   |  | None   |
| <b>Signage</b><br>(Communal Notices)                 |            |                | ✓   |  | None   |
| <b>Additional Comments</b>                           |            |                |     |  | None   |



| External Inspection                                   | Acceptable | Not Acceptable | N/A | Comments  | Action |
|---|------------|----------------|-----|---|--------|
| <b>Exterior Structure</b><br>(The Building)           | ✓          |                |     | The exterior appeared to be in good visual condition.                                 | None   |
| <b>Guttering</b><br>(Gutters and Fascia)              | ✓          |                |     | The guttering appeared to be in good visual condition.                                | None   |
| <b>Roofing</b><br>(Tiles and Cladding)                | ✓          |                |     | The roof was inspected from ground level and appeared to be in good visual condition. | None   |
| <b>Communal Grounds</b><br>(Gardens and Common Areas) | ✓          |                |     | The communal grounds are accessible.  | None   |
| <b>Bin Store</b><br>(Waste Disposal Areas)            | ✓          |                |     | The bin area is clean and tidy.   | None   |
| <b>Car Park</b><br>(Vehicle Parking)                  | ✓          |                |     | The car park is well-maintained   | None   |
| <b>Bike Store</b><br>(Bicycle Areas)                  |            |                | ✓   |   | None   |
| <b>Additional Comments</b>                            |            |                |     |   | 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)**



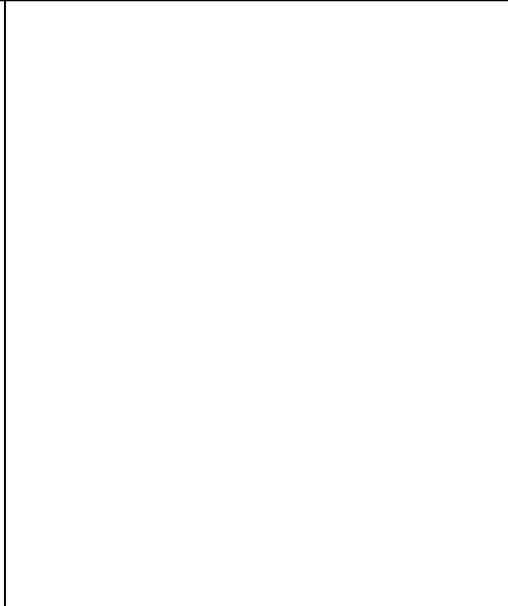
**Bin Store (Waste Disposal Area)**



**Car Park (Vehicle Parking)**



**Bike Store (Bicycle Areas)**



**Additional Photos**

