

**Company Name:** Amber Court Management (No.1) 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

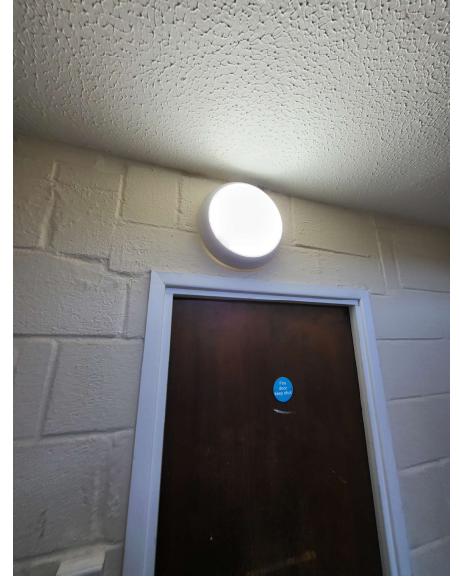
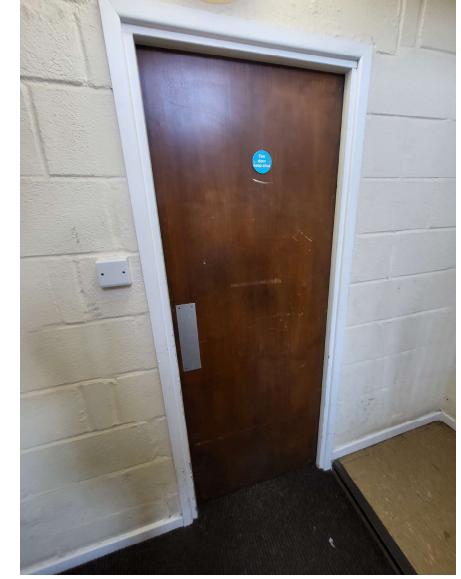
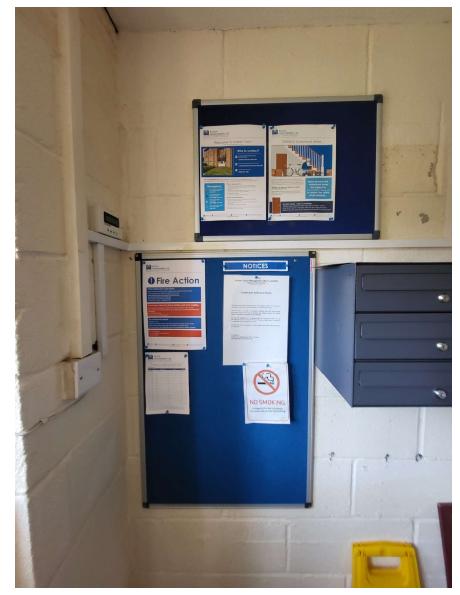
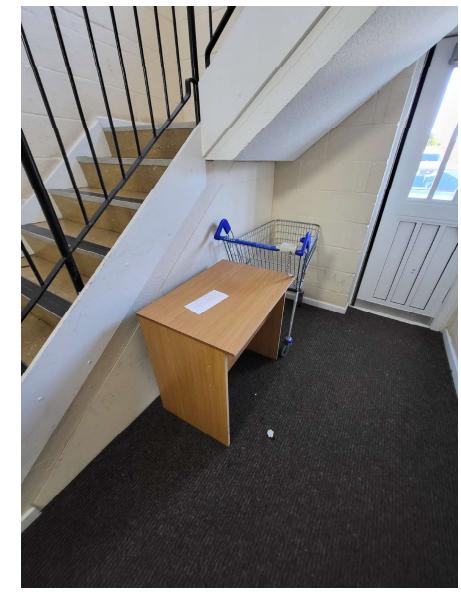
The below report comments on the general condition of the interior and exterior communal parts (where applicable) as they were found at the time of this inspection.

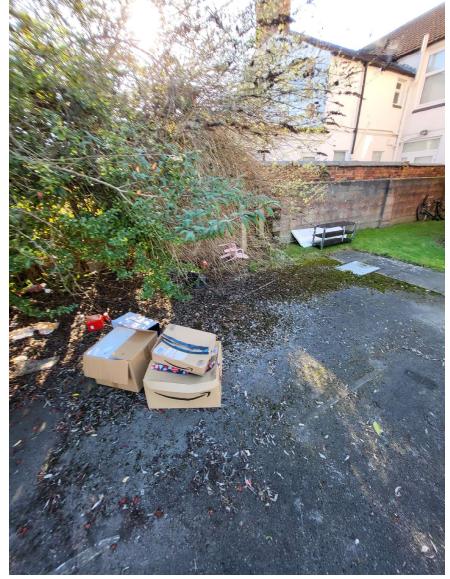


**Please note:** This inspection is carried out visually by the property manager or a competent person instructed by the property manager and should not be used for any other purpose than to comment and record the general state and condition of the common (communal) parts that are inspected during a 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
<b>Entrances</b> (Main doors)	✓			The entrances are secured by fob entry. Both front and rear doors were secure at time of inspection.	None
<b>Hallway</b> (Communal Lobbies and Stairs)		✓		There were items being stored in the communal area which have been ticketed for removal. The hallway and stairs were otherwise clear.	Review
<b>Lighting</b> (Standard and Emergency Lighting)	✓			The lighting appeared in working order. Emergency lighting is tested monthly.	None
<b>Internal Doors</b> (Compartment Doors)	✓			The internal doors were functional.	None
<b>Cupboard Doors</b> (Electrical Cupboard Doors)	✓			The cupboard doors were secured and closed where appropriate.	None
<b>Windows</b> (Communal Windows)	✓			The communal windows appeared in good working order.	None
<b>Signage</b> (Communal Notices)	✓			The communal notice board was accessible.	None
<b>Additional Comments</b>					None

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)	✓			N.B. A section 20 notice is currently active for the repair of fascia, soffits and gutters.	None
Roofing (Tiles and Cladding)	✓			The roof appeared in good visual condition.	None
Communal Grounds (Gardens and Common Areas)		✓		There were fly-tipped items on the communal grounds. A contractor has been instructed to remove all items.	Review
Bin Store (Waste Disposal Areas)		✓		There were large black bags fly-tipped in the bin store area. A contractor has been instructed to remove all 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
			