

Company Name: Sandgate RTM Company Ltd

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.



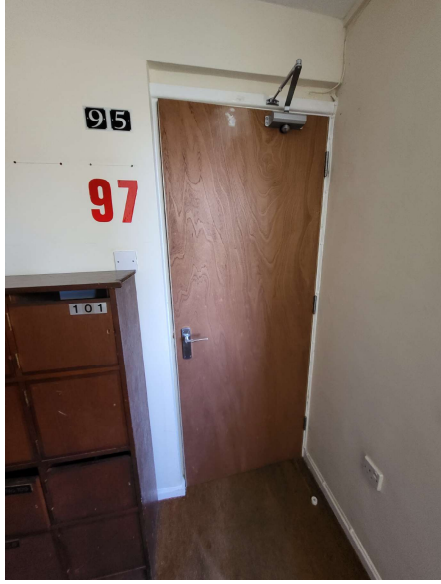
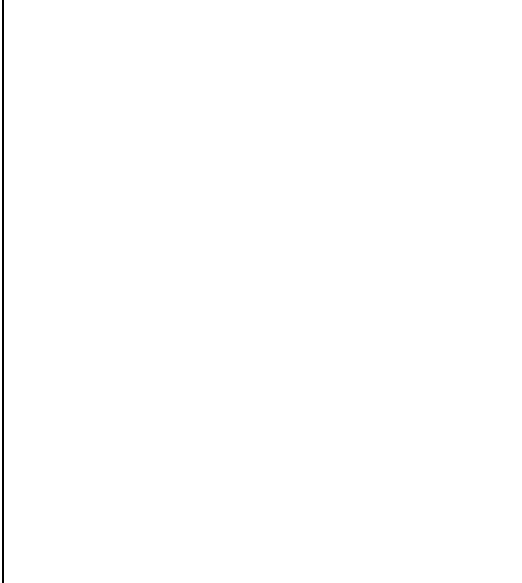
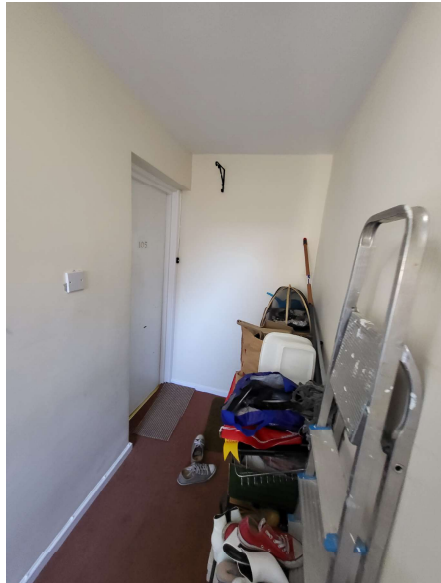
BLOCK MANAGEMENT LTD

PROFESSIONAL PROPERTY MANAGEMENT

Internal Inspection	Acceptable	Not Acceptable	N/A	Comments	Action
Entrances (Main doors)	✓			The entrance was secured on inspection.	None
Hallway (Communal Lobbies and Stairs)		✓		Items are being stored in the communal area. Notice has been sent to the owners.	Review
Lighting (Standard and Emergency Lighting)	✓			The lighting appeared in good working order.	None
Internal Doors (Compartment Doors)	✓			The internal doors were functional.	None
Cupboard Doors (Electrical Cupboard Doors)	✓			The cupboard was shut during inspection. Consideration could be given to installing a lock to the doors.	Review
Windows (Communal Windows)	✓			The communal windows were in good visual condition.	None
Signage (Communal Notices)	✓			There is signage installed on the communal notice board which was accessible.	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)	✓			Due to the height of the building it was not possible to visually inspect the roof.	None
Communal Grounds (Gardens and Common Areas)	✓			The communal grounds 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.	None
Car Park (Vehicle Parking)	✓			The car park was 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
			