

Company Name: Sandgate RTM Company Ltd

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.



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Internal Inspection	Acceptable	Not Acceptable	N/A	Comments	Action
Entrances (Main doors)		✓		The main door requires adjustment.	Review
Hallway (Communal Lobbies and Stairs)	✓			The hallway was accessible, residents are reminded to keep the communal areas sterile at all times.	None
Lighting (Standard and Emergency Lighting)	✓			The emergency lighting was tested during this visit and found to be satisfactory.	None
Internal Doors (Compartment Doors)	✓			The internal doors were functioning and operational.	None
Cupboard Doors (Electrical Cupboard Doors)	✓			The cupboard doors were securely locked.	None
Windows (Communal Windows)	✓			The communal windows appeared in good visual condition.	None
Signage (Communal Notices)	✓			Signage is up to date and available.	None
Additional Comments					None



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External Inspection	Acceptable	Not Acceptable	N/A	Comments	Action
Exterior Structure (The Building)	✓			The exterior of the building 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 visually inspected from ground level and appeared in good condition.	None
Communal Grounds (Gardens and Common Areas)	✓			The grounds appeared in good visual condition with foliage and grass maintained.	None
Bin Store (Waste Disposal Areas)	✓			The bin store was clear and accessible.	None
Car Park (Vehicle Parking)	✓			The rear access way was accessible.	None
Bike Store (Bicycle Areas)			✓	There is no bike store.	None
Additional Comments					None

Entrances (Main Doors)



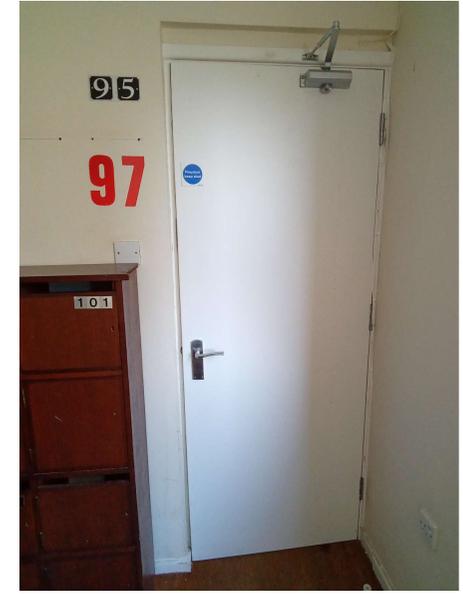
Hallway (Communal Lobbies and Stairs)



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)



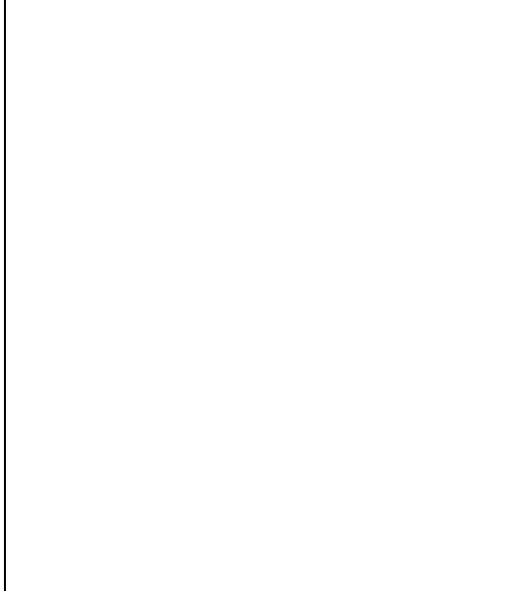
Bin Store (Waste Disposal Area)



Car Park (Vehicle Parking)



Bike Store (Bicycle Areas)



Additional Photos

