

**Company Name:** Kimmeridge Close Residents Company Ltd

**Inspector Name:** Thomas Dellow AIRPM

**Inspection Date:** 11 January 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.



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PROFESSIONAL PROPERTY MANAGEMENT

Internal Inspection	Acceptable	Not Acceptable	N/A	Comments	Action
<b>Entrances</b> (Main doors)	✓			The main doors are secured via a fob entry system which was secure at time of inspection.	None
<b>Hallway</b> (Communal Lobbies and Stairs)		✓		Items were found in the communal hallway and ticketed for removal.	Review
<b>Lighting</b> (Standard and Emergency Lighting)	✓			The emergency lighting was tested via flick test with no visible faults.	None
<b>Internal Doors</b> (Compartment Doors)			✓	There are no internal compartmenting doors.	None
<b>Cupboard Doors</b> (Electrical Cupboard Doors)	✓			The electrical cupboard doors were found locked and secure.	None
<b>Windows</b> (Communal Windows)	✓			The windows appeared in good working order.	None
<b>Signage</b> (Communal Notices)	✓			Signage on the communal notice board was updated.	None
<b>Additional Comments</b>					None


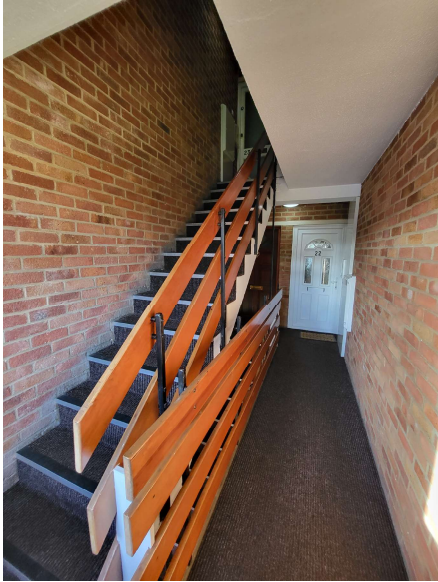


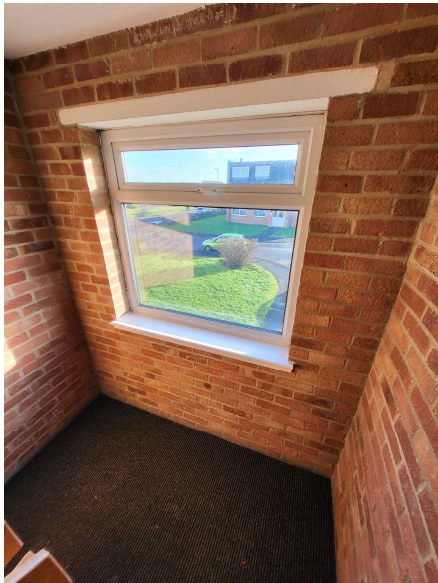



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PROFESSIONAL PROPERTY MANAGEMENT

External Inspection	Acceptable	Not Acceptable	N/A	Comments	Photos
Exterior Structure (The Building)	✓			The exterior appeared in good visible condition.	None
Guttering (Gutters and Fascia)	✓			The gutters and fascia appeared in good visible condition.	None
Roofing (Tiles and Cladding)	✓			The hanging tiles appeared in fair visible condition.	None
Communal Grounds (Gardens and Common Areas)	✓			The communal grounds were in a good state.	None
Bin Store (Waste Disposal Areas)	✓			The bin stores were clear and tidy.	None
Car Park (Vehicle Parking)	✓			The car park appeared in fair visible condition.	None
Bike Store (Bicycle Areas)			✓	There are no bike stores.	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
