

**Company Name:** Amber Court Management (No 3) Limited

**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.



# BLOCK MANAGEMENT LTD

PROFESSIONAL PROPERTY MANAGEMENT

Internal Inspection	Acceptable	Not Acceptable	N/A	Comments	Action
<b>Entrances</b> (Main doors)	✓			The entrance was secure at time of inspection.	None
<b>Hallway</b> (Communal Lobbies and Stairs)	✓			The hallways were accessible and tidy.	None
<b>Lighting</b> (Standard and Emergency Lighting)	✓			The emergency lighting was tested during this inspection and found to be satisfactory.	None
<b>Internal Doors</b> (Compartment Doors)	✓			The internal doors were accessible.	None
<b>Cupboard Doors</b> (Electrical Cupboard Doors)	✓			The cupboard doors were secure.	None
<b>Windows</b> (Communal Windows)	✓			The windows appeared in good visual condition	None
<b>Signage</b> (Communal Notices)	✓			Signage is up to date and available.	None
<b>Additional Comments</b>					None

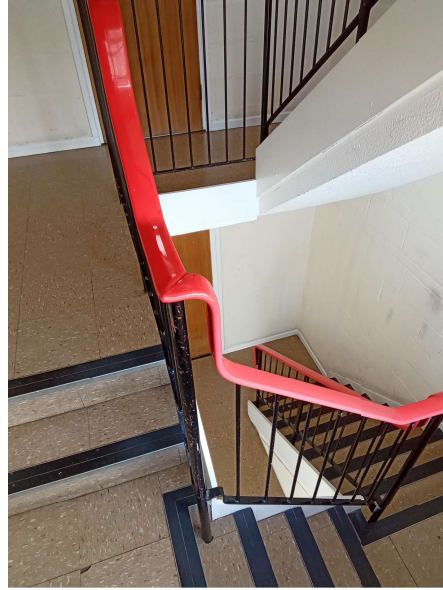


External Inspection	Acceptable	Not Acceptable	N/A	Comments	Action
Exterior Structure (The Building)	✓			The exterior appeared in good visual condition.	None
Guttering (Gutters and Fascia)	✓			The guttering appeared in good visual condition.	None
Roofing (Tiles and Cladding)	✓			The roof was inspected from ground level and appeared in good visual condition.	None
Communal Grounds (Gardens and Common Areas)	✓			The communal grounds were accessible. Foliage and grass are well maintained.	None
Bin Store (Waste Disposal Areas)		✓		Proper disposal of waste is poor and the store requires tidying. The cleaning contractors have been notified accordingly.	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

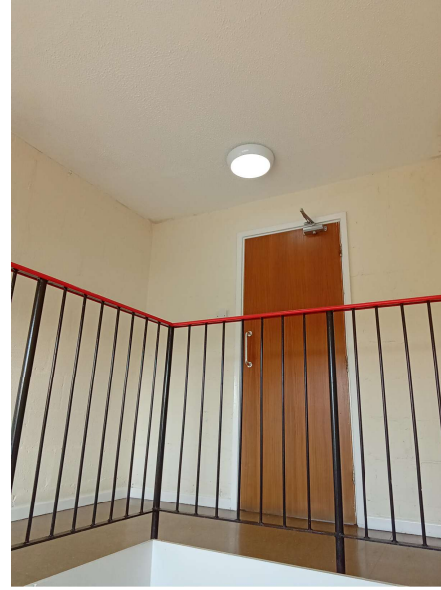
**Entrances (Main Doors)**



**Hallway (Communal Lobbies and Stairs)**



**Lighting (Standard and Emergency Lights)**



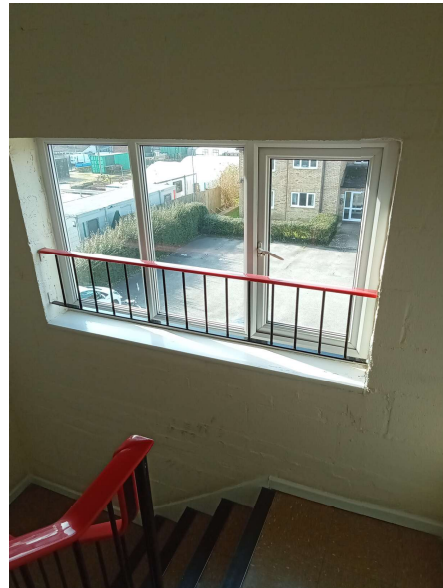
**Internal Doors (Compartment Doors)**



**Cupboard Doors (Electrical Cupboard Doors)**



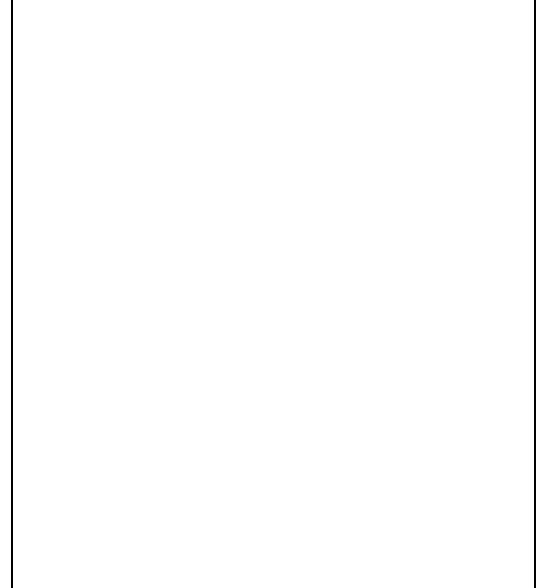
**Windows (Communal Windows)**



**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
			