

Company Name: The Nurseries Management Company Limited

Inspector Name: Thomas Dellow MIRPM AssocRICS and Kamila Zak

Inspection Date: 09 January 2024

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.



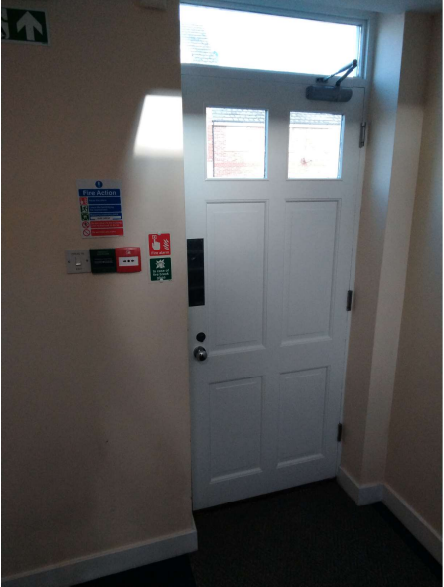
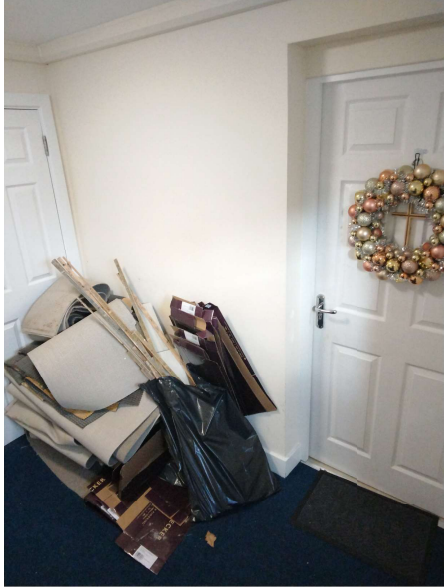
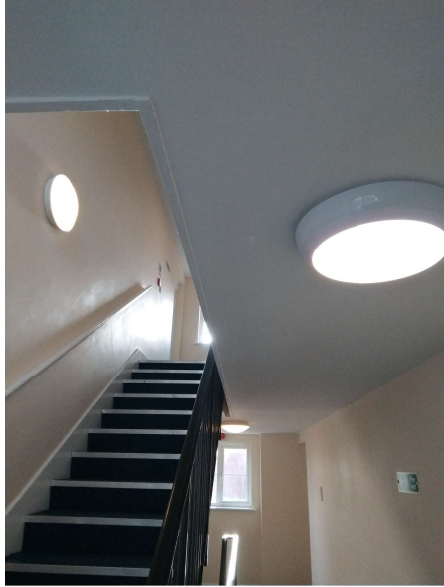
Please note: This inspection is carried out visually by the property manager or a competent person instructed by the property manager and should not be used for any other purpose than to comment and record the general state and condition of the common (communal) parts that are inspected during a routine 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
Entrances (Main doors)	✓			The entrances were secure at time of inspection. The doors are secured by key and each have an intercom system of both front and rear doors.	None
Hallway (Communal Lobbies and Stairs)		✓		The hallways were in generally tidy condition however there are personal items being stored in the lobby areas. Small areas of water ingress on ceiling	Review
Lighting (Standard and Emergency Lighting)	✓			The lighting appeared in good visual condition. Emergency lighting should be tested on a monthly basis.	None
Internal Doors (Compartment Doors)			✓	There are no internal compartmenting doors.	None
Cupboard Doors (Electrical Cupboard Doors)	✓			The cupboard doors were inspected and appeared secured. Keys are to be received during handover from previous agent.	None
Windows (Communal Windows)	✓			The windows appear in good visual condition.	None
Signage (Communal Notices)		✓		There are no notice boards within the communal hallways. These should be installed as a priority in order to display fire action notice and contact info.	Review
Additional Comments					None



External Inspection	Acceptable	Not Acceptable	N/A	Comments	Action
Exterior Structure (The Building)	✓			The exterior appeared in good visual condition. A few areas of render may require repair however this will be monitored and actioned as appropriate.	Review
Guttering (Gutters and Fascia)	✓			The guttering appeared in good visual condition. A check of the guttering will be undertaken when raining.	Review
Roofing (Tiles and Cladding)	✓			The roof was inspected from ground level and appeared in overall good visual condition.	None
Communal Grounds (Gardens and Common Areas)	✓			The communal grounds appeared in overall tidy condition.	None
Bin Store (Waste Disposal Areas)		✓		The recycling in the bin store has not been collected by the Council, it is noted that they are behind on collection. Report missed collection.	Review
Car Park (Vehicle Parking)	✓			The car park was accessible and tidy.	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
