

Company Name: The Nurseries Management (No 1) Limited

Inspector Name: Thomas Dellow MIRPM

Inspection Date: 28 September 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.



Internal Inspection	Acceptable	Not Acceptable	N/A	Comments	Action
Entrances (Main doors)	✓			The main doors were accessible, consideration could be given to installing a secure entry system.	Review
Hallway (Communal Lobbies and Stairs)	✓			The hallways were clear of refuse and accessible.	None
Lighting (Standard and Emergency Lighting)	✓			New lighting has recently been installed, records of testing are kept on the communal notice board.	None
Internal Doors (Compartment Doors)	✓			The internal doors were functional and locked.	None
Cupboard Doors (Electrical Cupboard Doors)		✓		Cupboard doors would benefit from remedial work for fire compliance and installation of secure FB2 type locks.	Review
Windows (Communal Windows)		✓		Communal windows are in reasonable condition, the frames will require repainting when possible.	None
Signage (Communal Notices)	✓			Signage was updated during the visit to the new agent, a fire action notice is displayed on the board.	None
Additional Comments					None



External Inspection	Acceptable	Not Acceptable	N/A	Comments	Action
Exterior Structure (The Building)	✓			The general exterior of the building is in good visual condition.	None
Guttering (Gutters and Fascia)		✓		Consideration should be given to replacement of the wood fascia and uPVC guttering which shows signs of age related deterioration.	Review
Roofing (Tiles and Cladding)	✓			The roof was inspected at ground level and appeared in good visual condition. Previous agent suggested that some work may be required.	Review
Communal Grounds (Gardens and Common Areas)		✓		The communal gardens are overgrown and require maintenance. A contractor should be appointed to undertake this work on a regular basis.	Review
Bin Store (Waste Disposal Areas)	✓			The bin store is in generally good condition. The rear wall is showing signs of subsidence and should be monitored.	Review
Car Park (Vehicle Parking)	✓			The car parking spaces were accessible.	None
Bike Store (Bicycle Areas)			✓	There is no communal bike store.	None
Additional Comments					None

Entrances (Main Doors)



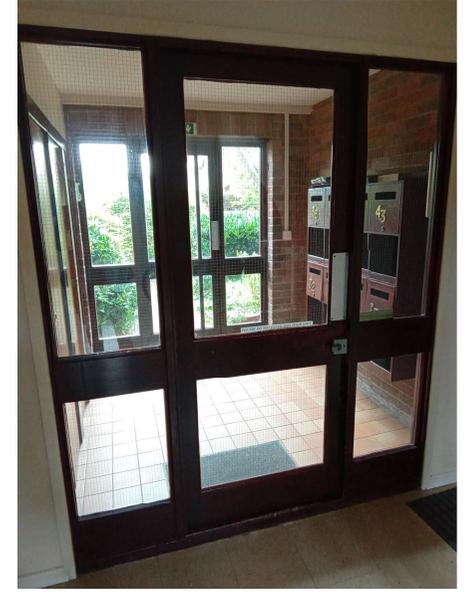
Hallway (Communal Lobbies and Stairs)



Lighting (Standard and Emergency Lights)



Internal Doors (Compartment Doors)



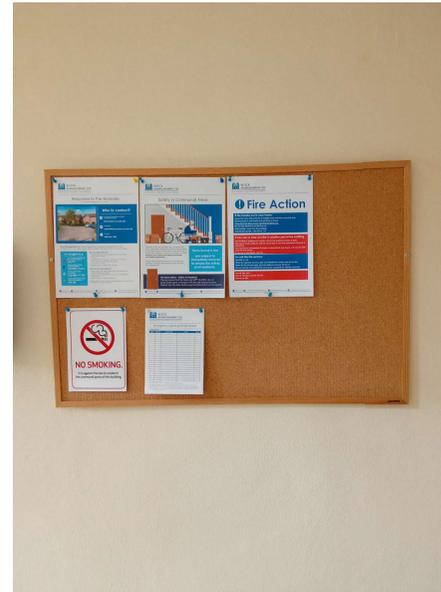
Cupboard Doors (Electrical Cupboard Doors)



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)



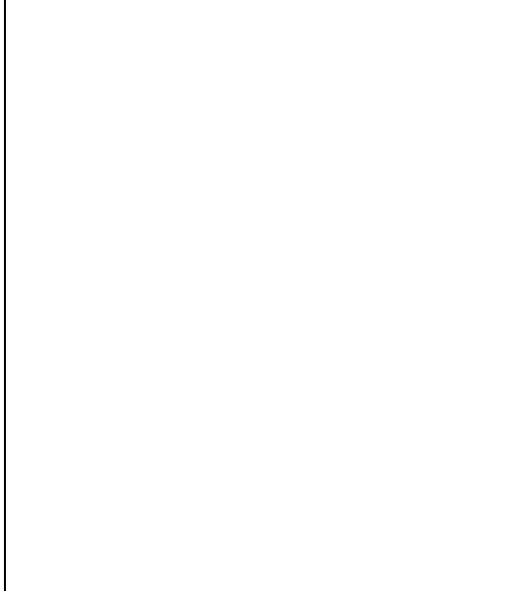
Bin Store (Waste Disposal Area)



Car Park (Vehicle Parking)



Bike Store (Bicycle Areas)



Additional Photos

