

Company Name: Towpath Gardens RTM Company Ltd

Inspector Name: Thomas Dellow AIRPM

Inspection Date: 17 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.



Internal Inspection	Acceptable	Not Acceptable	N/A	Comments	Action
Entrances (Main doors)		✓		The door handle on the main door of 4-12 Towpath is slightly loose, a contractor has been instructed. The doors were all secure upon inspection.	Review
Hallway (Communal Lobbies and Stairs)	✓			The hallways were free from obstruction. A bicycle stored under the stairs was ticketed for removal.	None
Lighting (Standard and Emergency Lighting)	✓			The lighting appeared in good visual condition. The emergency lighting was tested with satisfactory results.	None
Internal Doors (Compartment Doors)	✓			The internal compartment doors appeared to be functioning correctly.	None
Cupboard Doors (Electrical Cupboard Doors)	✓			The cupboard doors were locked and secure.	None
Windows (Communal Windows)	✓			The communal windows appeared in good working order.	None
Signage (Communal Notices)	✓			The notice boards were accessible.	None
Additional Comments					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 fair condition.	None
Guttering (Gutters and Fascia)	✓			Work was currently being undertaken to replace the fascia and gutters.	None
Roofing (Tiles and Cladding)	✓			No visual issues were noted.	None
Communal Grounds (Gardens and Common Areas)	✓			The communal grounds were free from obstruction. The ACO drains had recently been replaced.	None
Bin Store (Waste Disposal Areas)	✓			The communal bin store was in a fair state.	None
Car Park (Vehicle Parking)	✓			The parking spaces were accessible.	None
Bike Store (Bicycle Areas)	✓			The bike store was accessible.	None
Additional Comments					None

Entrances (Main Doors)



Hallway (Communal Lobbies and Stairs)

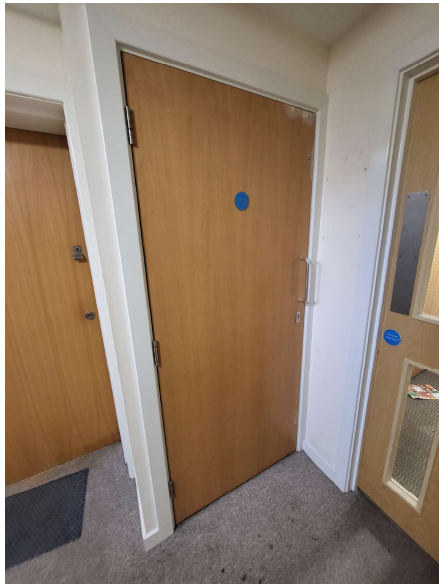


Lighting (Standard and Emergency Lights)



Internal Doors (Compartment Doors)

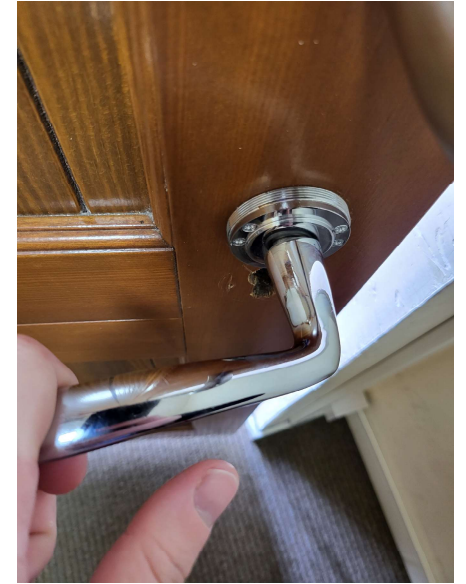
Cupboard Doors (Electrical Cupboard Doors)



Windows (Communal Windows)

Signage (Communal Notices)

Additional Photos



Exterior Structure (The Building)



Guttering (Gutters and Fascia)



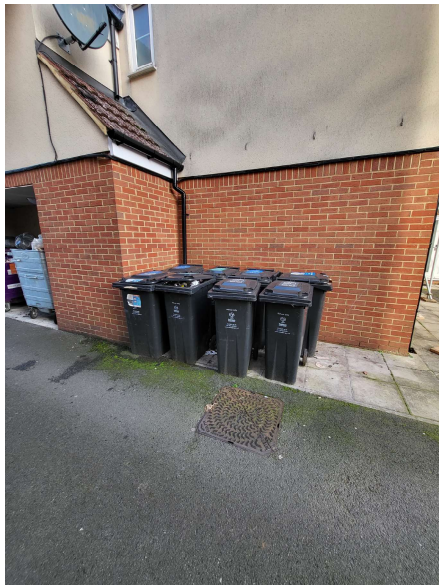
Roofing (Tiles and Cladding)



Communal Grounds (Gardens and Common Areas)



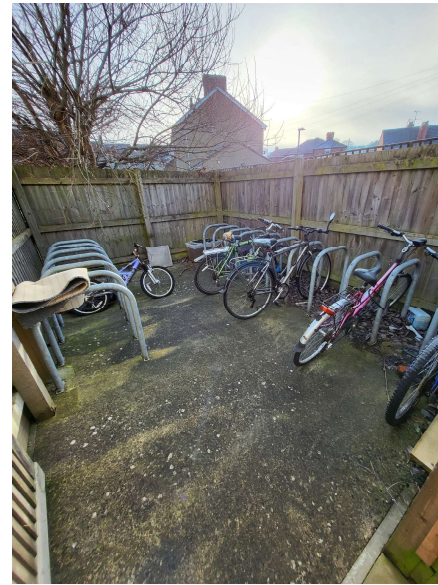
Bin Store (Waste Disposal Area)



Car Park (Vehicle Parking)



Bike Store (Bicycle Areas)



Additional Photos

