

**Company Name:** Towpath Gardens RTM Company Ltd

**Inspector Name:** Thomas Dellow AIRPM

**Inspection Date:** 14 March 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.

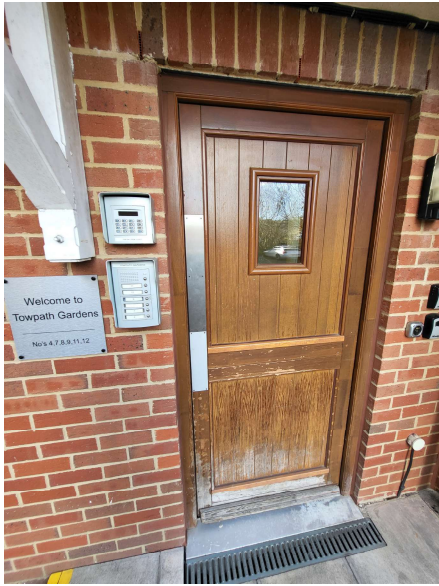


| Internal Inspection                                  | Acceptable | Not Acceptable | N/A | Comments   | Action |
|--|------------|----------------|-----|--|--------|
| <b>Entrances</b><br>(Main doors)                     | ✓          |                |     | The main communal doors were secure.   | None   |
| <b>Hallway</b><br>(Communal Lobbies and Stairs)      | ✓          |                |     | The hallways were free from obstruction.   | None   |
| <b>Lighting</b><br>(Standard and Emergency Lighting) | ✓          |                |     | The lighting appeared in good visual condition. The emergency lighting was tested with satisfactory results. | None   |
| <b>Internal Doors</b><br>(Compartment Doors)         | ✓          |                |     | The internal compartment doors appeared to be functioning correctly.   | None   |
| <b>Cupboard Doors</b><br>(Electrical Cupboard Doors) | ✓          |                |     | The cupboard doors were locked and secure.   | None   |
| <b>Windows</b><br>(Communal Windows)                 | ✓          |                |     | The communal windows appeared in good working order.   | None   |
| <b>Signage</b><br>(Communal Notices)                 | ✓          |                |     | The notice boards were accessible.   | None   |
| <b>Additional Comments</b>                           |            |                |     |  | None   |



| External Inspection                                   | Acceptable | Not Acceptable | N/A | Comments   | Action |
|---|------------|----------------|-----|--|--------|
| <b>Exterior Structure</b><br>(The Building)           | ✓          |                |     | The exterior appeared in fair condition.   | None   |
| <b>Guttering</b><br>(Gutters and Fascia)              | ✓          |                |     | Work was currently being undertaken to replace the fascia and gutters.   | None   |
| <b>Roofing</b><br>(Tiles and Cladding)                | ✓          |                |     | No visual issues were noted.   | None   |
| <b>Communal Grounds</b><br>(Gardens and Common Areas) | ✓          |                |     | The communal grounds were free from obstruction.   | None   |
| <b>Bin Store</b><br>(Waste Disposal Areas)            |            | ✓              |     | There were fly-tipped items in the communal bin store. The CCTV footage will be reviewed to determine the owner. | Review |
| <b>Car Park</b><br>(Vehicle Parking)                  | ✓          |                |     | The parking spaces were accessible.  | None   |
| <b>Bike Store</b><br>(Bicycle Areas)                  | ✓          |                |     | The bike store was accessible.   | None   |
| <b>Additional Comments</b>                            |            |                |     |  | None   |

**Entrances (Main Doors)**



**Hallway (Communal Lobbies and Stairs)**



**Lighting (Standard and Emergency Lights)**



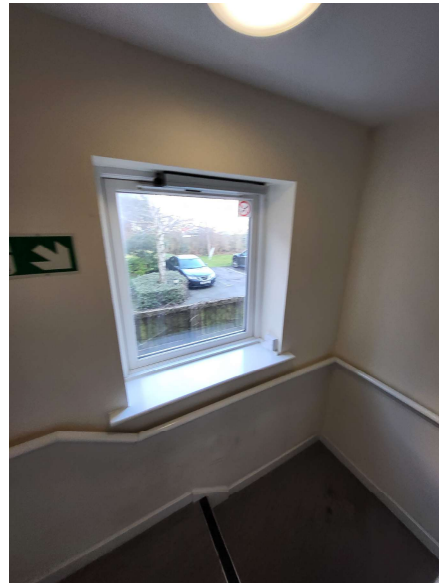
**Internal Doors (Compartment Doors)**



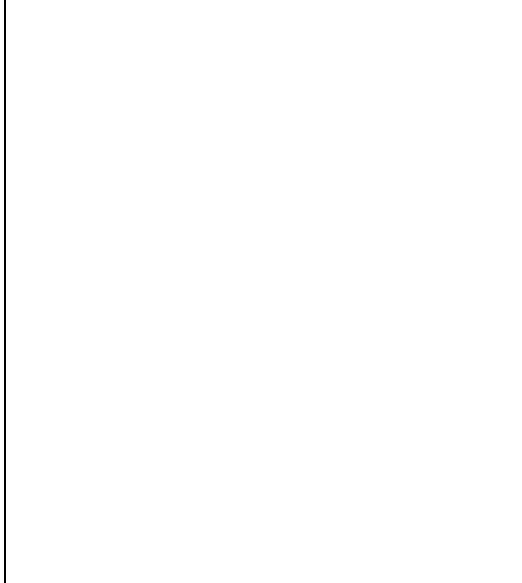
**Cupboard Doors (Electrical Cupboard Doors)**



**Windows (Communal Windows)**



**Signage (Communal Notices)**



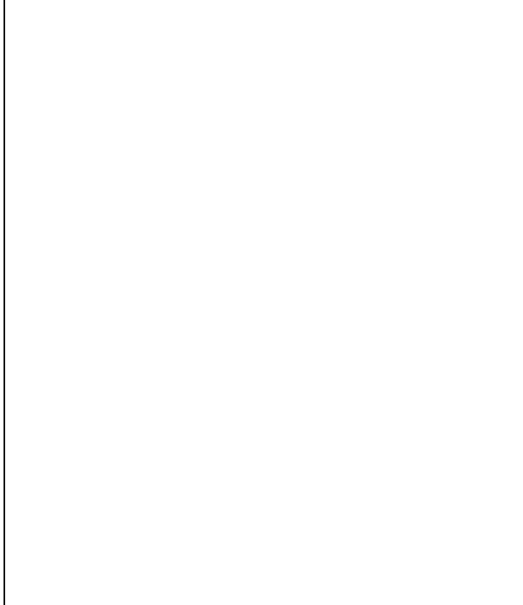
**Additional Photos**



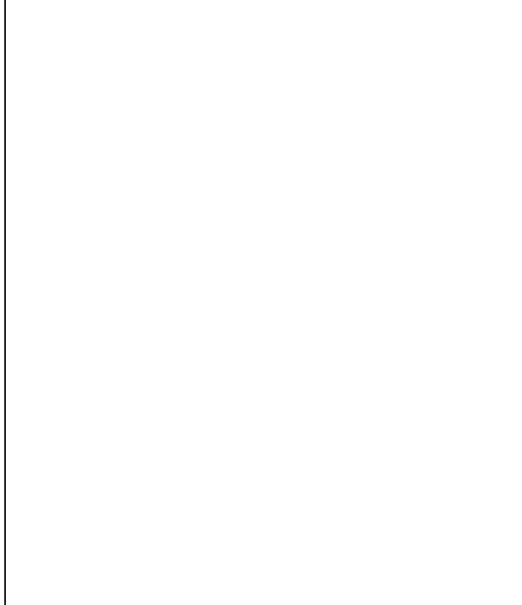
**Exterior Structure (The Building)**



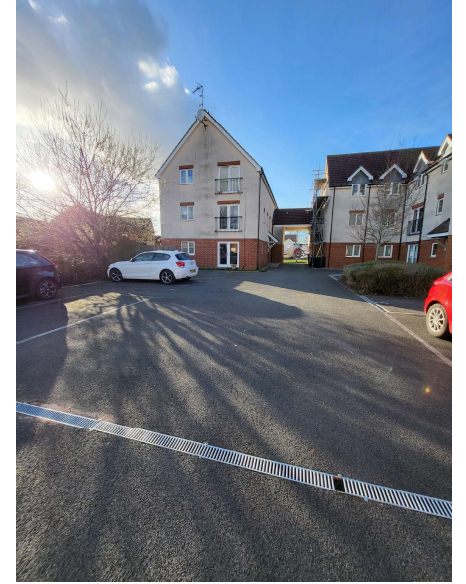
**Guttering (Gutters and Fascia)**



**Roofing (Tiles and Cladding)**



**Communal Grounds (Gardens and Common Areas)**



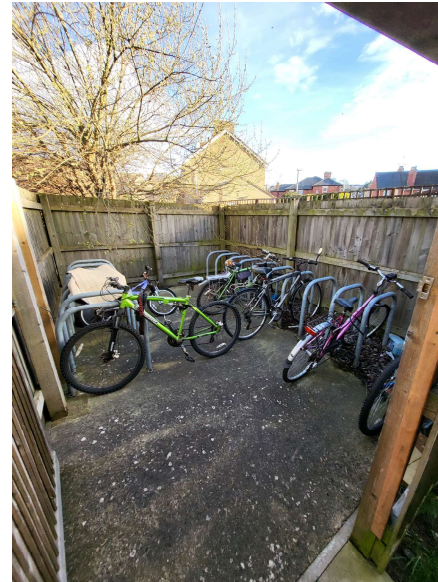
**Bin Store (Waste Disposal Area)**



**Car Park (Vehicle Parking)**



**Bike Store (Bicycle Areas)**



**Additional Photos**

