

**Company Name:** Towpath Gardens RTM Company Limited

**Inspector Name:** Thomas Dellow MIRPM

**Inspection Date:** 21 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
<b>Entrances</b> (Main doors)	✓			Entry is secured by fob and was functional on inspection	None
<b>Hallway</b> (Communal Lobbies and Stairs)	✓			The hallways were clear and accessible	None
<b>Lighting</b> (Standard and Emergency Lighting)	✓			The lighting appeared functional. The EM lighting was tested with satisfactory results	None
<b>Internal Doors</b> (Compartment Doors)	✓			Compartment doors are located in front of the main entrance doors in all three blocks and closed positively	None
<b>Cupboard Doors</b> (Electrical Cupboard Doors)	✓			The electrical cupboard doors were secure	None
<b>Windows</b> (Communal Windows)	✓			The windows appeared in good visual condition	None
<b>Signage</b> (Communal Notices)	✓			Communal notice boards are placed in each communal lobby. Signage is present and up to date	None
<b>Additional Comments</b>					None



# BLOCK MANAGEMENT LTD

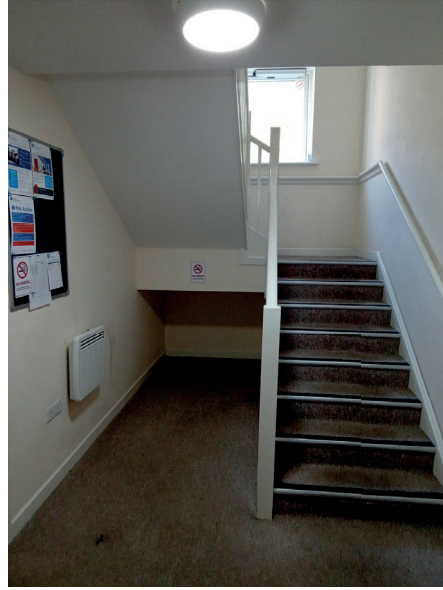
PROFESSIONAL PROPERTY MANAGEMENT

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 gutter and fascia are new with no issues identified	None
Roofing (Tiles and Cladding)	✓			Inspection was undertaken from ground level with no issues identified	None
Communal Grounds (Gardens and Common Areas)	✓			The grounds were tidy and accessible	None
Bin Store (Waste Disposal Areas)	✓			The bin store was tidy. Consideration could be given to boarding up excess space to reduce flytipping	None
Car Park (Vehicle Parking)	✓			The car park was 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)**



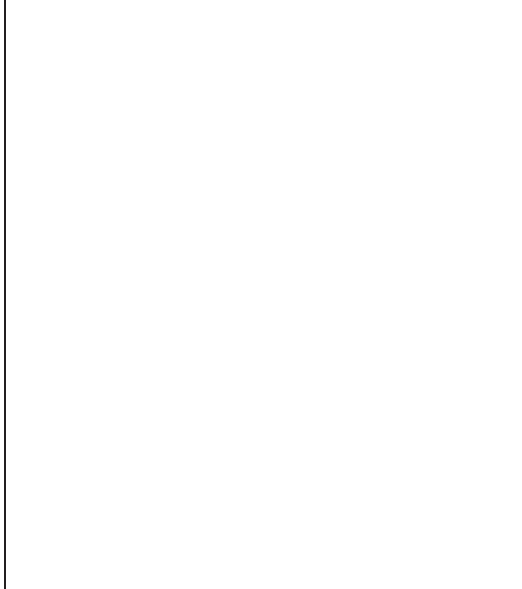
**Bin Store (Waste Disposal Area)**



**Car Park (Vehicle Parking)**



**Bike Store (Bicycle Areas)**



**Additional Photos**

