

Company Name: R. Mead Phase 1 (Swindon) Management Company Limited

Inspector Name: Thomas Dellow AIRPM

Inspection Date: 09 February 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 entrances are secured via fob entry and were secure at time of inspection.	None
Hallway (Communal Lobbies and Stairs)	✓			The hallways appeared in good visual condition and were accessible.	None
Lighting (Standard and Emergency Lighting)	✓			The lighting appeared in good visual condition, emergency tests are carried out monthly and recorded.	None
Internal Doors (Compartment Doors)	✓			The internal compartmenting doors were operational.	None
Cupboard Doors (Electrical Cupboard Doors)	✓			The electrical cupboard doors were secure.	None
Windows (Communal Windows)	✓			The communal windows were in good visual condition.	Review
Signage (Communal Notices)	✓			The notice boards were updated and were accessible.	None
Additional Comments					None



External Inspection	Acceptable	Not Acceptable	N/A	Comments	Photos
Exterior Structure (The Building)	✓			The exterior appeared in good visual condition.	None
Guttering (Gutters and Fascia)	✓			The gutters appeared in good visual condition.	None
Roofing (Tiles and Cladding)	✓			Scaffolding was present outside Peony House following roofing works. It is due to be removed shortly. No other issues were visible.	None
Communal Grounds (Gardens and Common Areas)	✓			The gardens were well kept. A few fly-tipped items were noted on the communal grounds and will be removed shortly.	Review
Bin Store (Waste Disposal Areas)	✓			The bin store was tidy.	None
Car Park (Vehicle Parking)	✓			The car park was accessible. It was noted that some vehicles appear abandoned and will be ticketed.	Review
Bike Store (Bicycle Areas)		✓		Fly-tipped items were being stored in the bike store and will be removed.	Review
Additional Comments					None

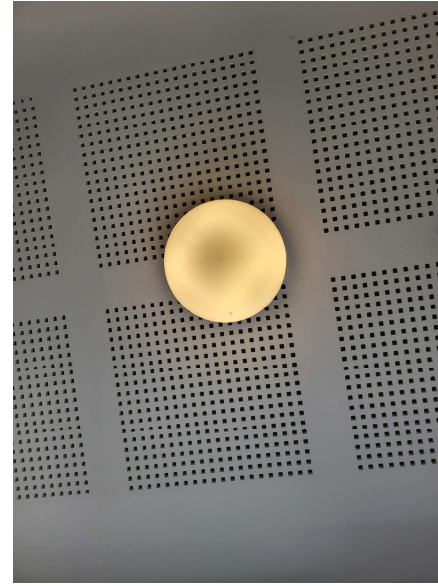
Entrances (Main Doors)



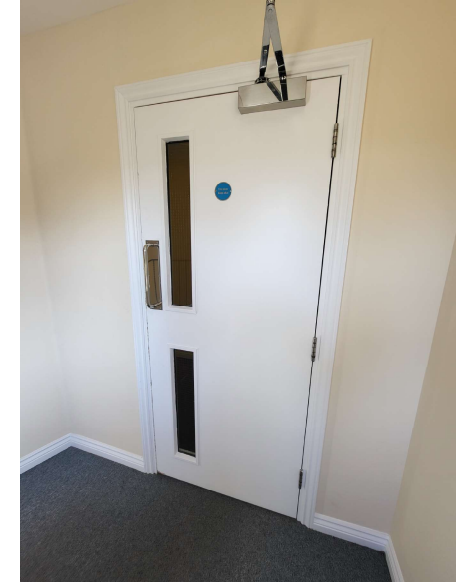
Hallway (Communal Lobbies and Stairs)



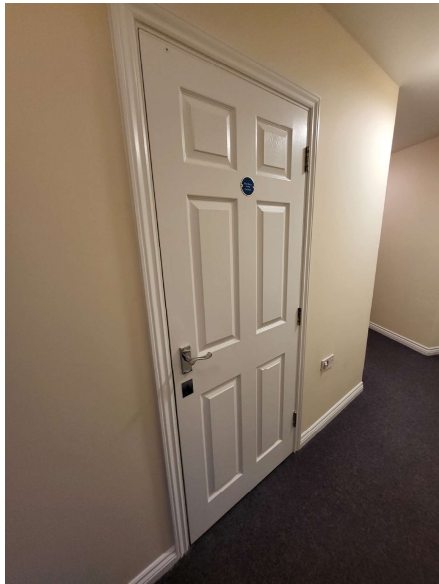
Lighting (Standard and Emergency Lights)



Internal Doors (Compartment Doors)



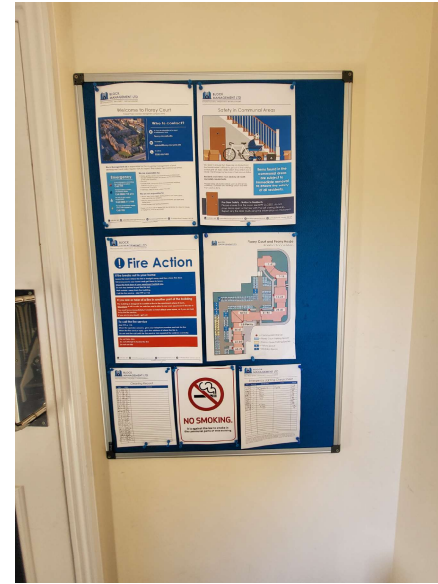
Cupboard Doors (Electrical Cupboard Doors)



Windows (Communal Windows)


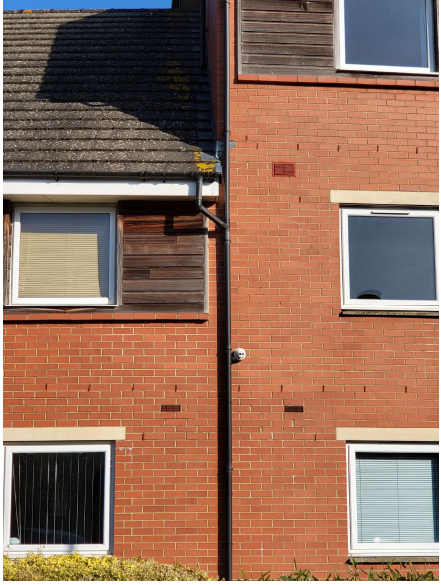


Signage (Communal Notices)



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
	