

Company Name: Comfrey House RTM Company Limited

Inspector Name: K.Zak

Inspection Date: 31 January 2025

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.



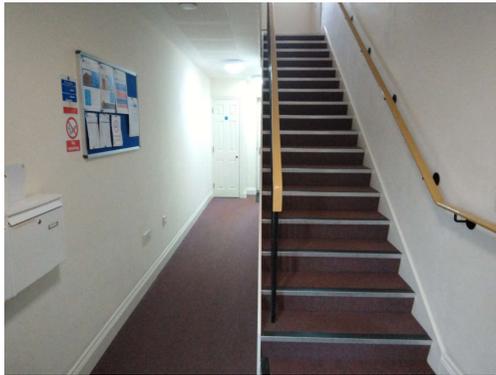
Please note: This inspection is carried out visually by the property manager or a competent person instructed by the property manager and should not be used for any other purpose than to comment and record the general state and condition of the common (communal) parts that are inspected during a routine 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 doors open and closes correctly.	None
Hallway (Communal Lobbies and Stairs)	✓			Hallway and stairs are clean and tidy.	None
Lighting (Standard and Emergency Lighting)	✓			The lights are working correctly, emergency lights have also been checked and are working perfectly.	None
Internal Doors (Compartment Doors)			✓	N/A	None
Cupboard Doors (Electrical Cupboard Doors)	✓			Electrical cupboard door close and open correctly.	None
Windows (Communal Windows)	✓			The windows close and open correctly.	None
Signage (Communal Notices)	✓			The information board is displayed in a visible location and contains all the information regarding the building.	None
Additional Comments					None



External Inspection	Acceptable	Not Acceptable	N/A	Comments	Action
Exterior Structure (The Building)	✓			The exterior structure of the building is in good condition with no visible issues.	None
Guttering (Gutters and Fascia)	✓			The gutters and fascia are in good condition with no visible issues.	None
Roofing (Tiles and Cladding)	✓			The tiles, cladding and roofing are in good visual condition with no signs of damage.	None
Communal Grounds (Gardens and Common Areas)	✓			The communal grounds, garden and common areas are well maintained by the gardens, free of litter.	None
Bin Store (Waste Disposal Areas)	✓			Clean and tidy.	None
Car Park (Vehicle Parking)	✓			The car park is well-maintained.	None
Bike Store (Bicycle Areas)					None
Additional Comments					None

Entrances (Main Doors)	Hallway (Communal Lobbies and Stairs)	Lighting (Standard and Emergency Lights)	Internal Doors (Compartment Doors)
 A photograph of a white entrance door with a small window. To the right of the door is a set of white mailboxes. The floor is covered with a dark mat.	 A photograph of a hallway with a red carpet. On the right side, there is a staircase with a wooden handrail. On the left wall, there is a noticeboard and a fire alarm pull station.	 A photograph of a hallway showing ceiling lighting. There is a large circular recessed light fixture and a smaller one further down the hallway. The walls are white and there are doors on either side.	
Cupboard Doors (Electrical Cupboard Doors)	Windows (Communal Windows)	Signage (Communal Notices)	Additional Photos
 A photograph of two white cupboard doors. The door on the right has a yellow warning sign and a blue circular sticker. The door on the left has a small window.	 A photograph of a window in a room with a red carpet. The window looks out onto a brick building.	 A photograph of a noticeboard on a wall. It contains several notices, including a 'Fire Action' notice and 'No smoking' signs.	

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
			