

Company Name: Vale View Management Company Limited

Inspector Name: Thomas Dellow MIRPM

Inspection Date: 19 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
Entrances (Main doors)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Doors are secured via fob entry and were secure on inspection	None <input type="button" value="v"/>
Hallway (Communal Lobbies and Stairs)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hallways were generally clear however some personal items were visible during inspection. Residents are reminded to keep communal areas sterile.	Review <input type="button" value="v"/>
Lighting (Standard and Emergency Lighting)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lighting appeared in good visual condition. The EM lighting is tested monthly and recorded.	None <input type="button" value="v"/>
Internal Doors (Compartment Doors)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Internal compartment doors are located in block 23-33 and appear in good condition.	None <input type="button" value="v"/>
Cupboard Doors (Electrical Cupboard Doors)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Doors were secure at time of inspection.	None <input type="button" value="v"/>
Windows (Communal Windows)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The communal windows were in good visible condition.	None <input type="button" value="v"/>
Signage (Communal Notices)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Signage is kept updated on communal notice board. The company website is accessible.	None <input type="button" value="v"/>
Additional Comments					None <input type="button" value="v"/>



External Inspection	Acceptable	Not Acceptable	N/A	Comments	Action
Exterior Structure (The Building)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The exterior structure appeared in good condition.	None <input type="button" value="v"/>
Guttering (Gutters and Fascia)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The guttering appeared in good visual condition.	None <input type="button" value="v"/>
Roofing (Tiles and Cladding)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Due to height constraints the roof was visually inspected from ground level with no issues identified.	None <input type="button" value="v"/>
Communal Grounds (Gardens and Common Areas)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The grounds were in tidy condition.	None <input type="button" value="v"/>
Bin Store (Waste Disposal Areas)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The bin store was in clean condition.	None <input type="button" value="v"/>
Car Park (Vehicle Parking)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The car park was accessible.	None <input type="button" value="v"/>
Bike Store (Bicycle Areas)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The bike store was in good condition however some items appear abandoned.	Review <input type="button" value="v"/>
Additional Comments					None <input type="button" value="v"/>

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

