

Company Name: Savernake Court Management Company Limited

Inspector Name: Thomas Dellow MIRPM

Inspection Date: 30 November 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.

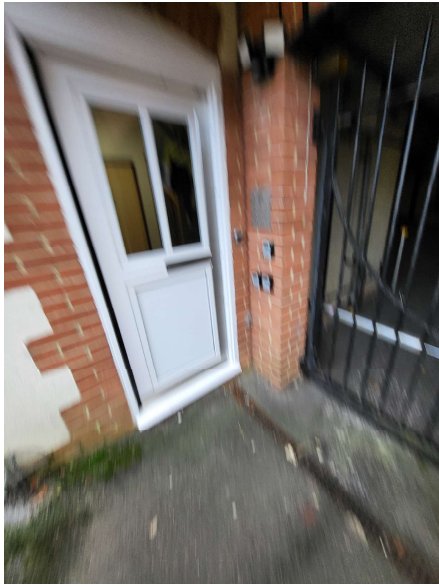


Internal Inspection	Acceptable	Not Acceptable	N/A	Comments	Action
Entrances (Main doors)	✓			The communal entrance doors are accessed via fob and were secure.	None
Hallway (Communal Lobbies and Stairs)	✓			The internal hallways were accessible. Items are being stored outside the top floor flat, owner will be notified to remove.	Review
Lighting (Standard and Emergency Lighting)	✓			The lighting appeared in good visual condition. The emergency lighting is tested monthly and recorded.	None
Internal Doors (Compartment Doors)	✓			The internal compartmenting doors were accessible and in good working order.	None
Cupboard Doors (Electrical Cupboard Doors)	✓			The electrical cupboard doors were locked and secure.	None
Windows (Communal Windows)	✓			The communal windows appeared in good visual condition.	None
Signage (Communal Notices)	✓			The communal notice board is accessible and up to date.	None
Additional Comments					None

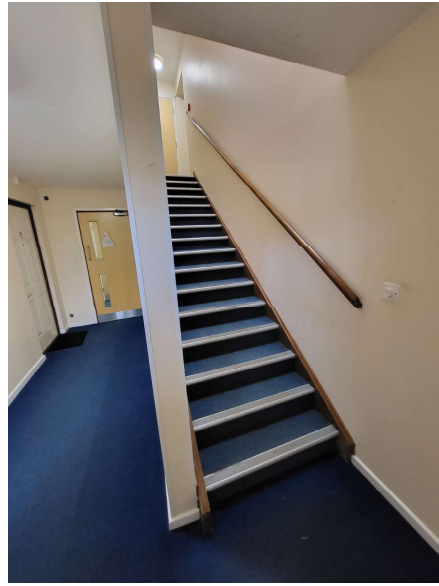


External Inspection	Acceptable	Not Acceptable	N/A	Comments	Action
Exterior Structure (The Building)	✓			The building appeared in good visual condition. It was noted that trees in the adjacent Council land will need to be cut back by the Council.	Review
Guttering (Gutters and Fascia)	✓			The guttering was inspected from ground level and appeared in good visual condition.	None
Roofing (Tiles and Cladding)	✓			The roof was inspected from ground level and appeared in good visual condition.	None
Communal Grounds (Gardens and Common Areas)	✓			The communal grounds were accessible. It was noted that Thames Water drain covers require repairing by Thames Water.	Review
Bin Store (Waste Disposal Areas)	✓			The bin store was accessible.	None
Car Park (Vehicle Parking)	✓			The car park was accessible.	None
Bike Store (Bicycle Areas)	✓			The bike store was accessible.	None
Additional Comments					None

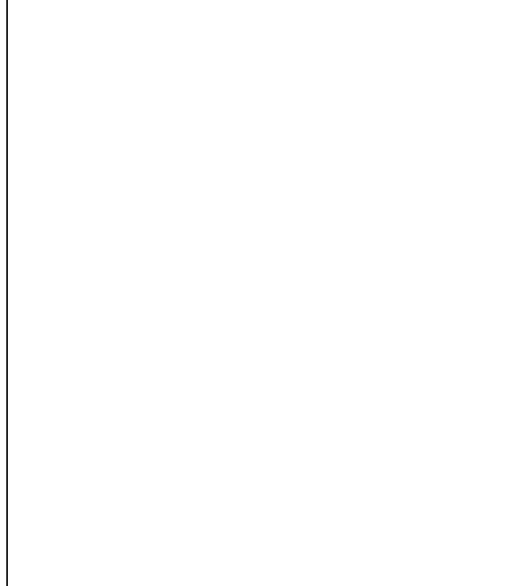
Entrances (Main Doors)



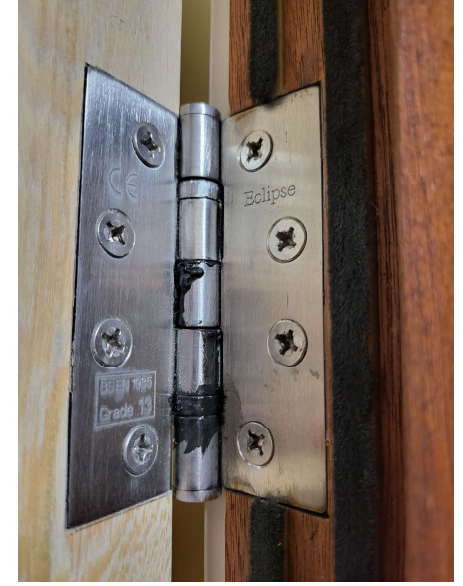
Hallway (Communal Lobbies and Stairs)



Lighting (Standard and Emergency Lights)



Internal Doors (Compartment Doors)



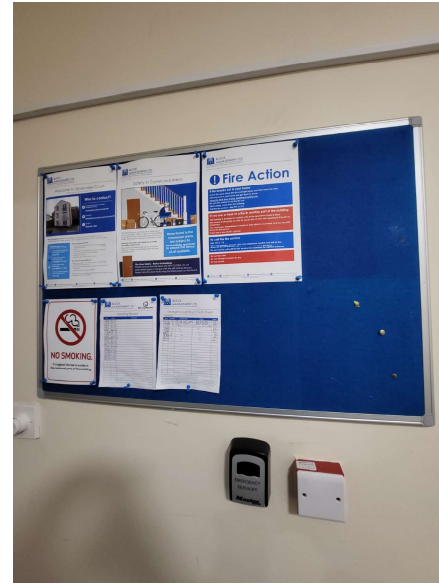
Cupboard Doors (Electrical Cupboard Doors)



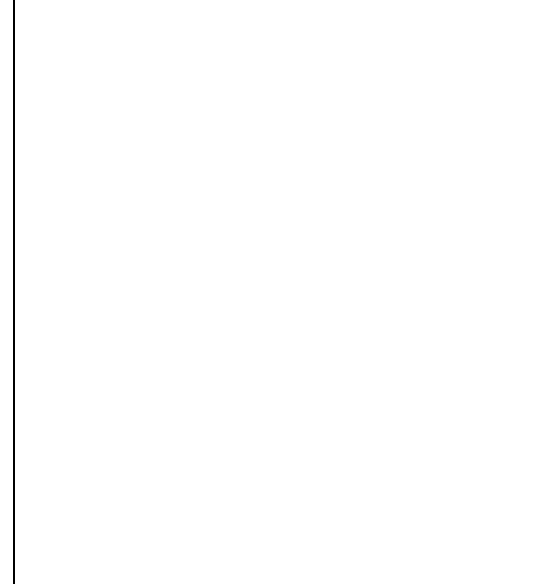
Windows (Communal Windows)



Signage (Communal Notices)



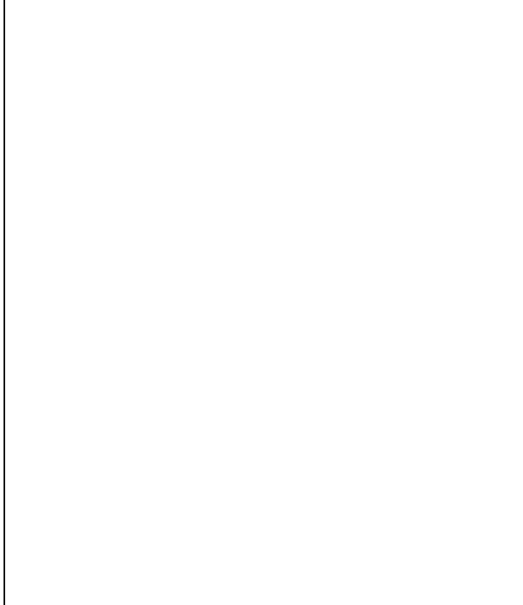
Additional Photos



Exterior Structure (The Building)



Guttering (Gutters and Fascia)



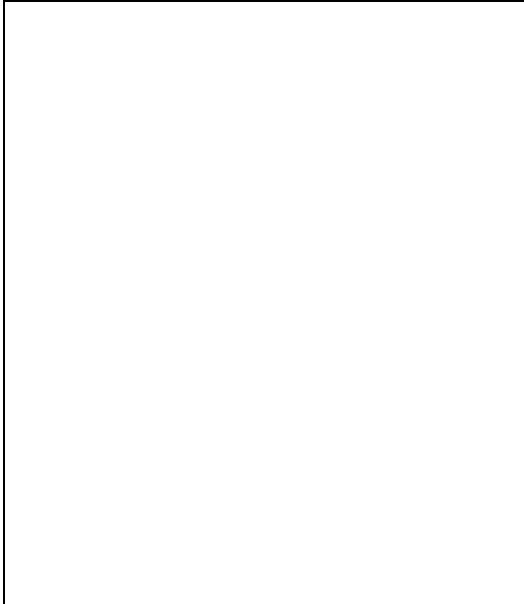
Roofing (Tiles and Cladding)



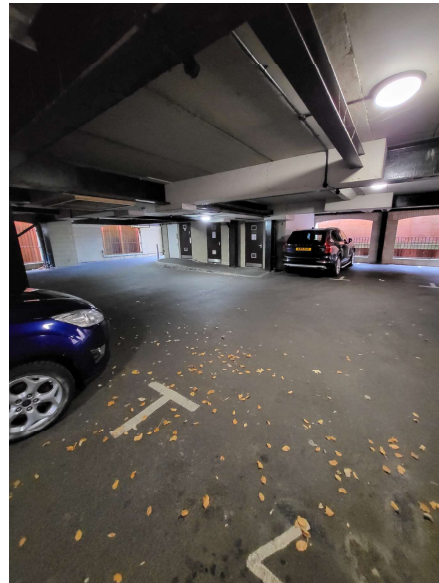
Communal Grounds (Gardens and Common Areas)



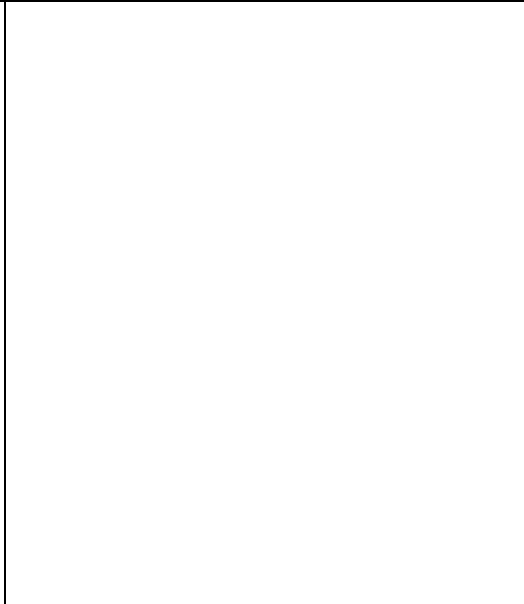
Bin Store (Waste Disposal Area)



Car Park (Vehicle Parking)



Bike Store (Bicycle Areas)



Additional Photos

