

Company Name: Charminster Close Freehold Ltd

Inspector Name: K. Zak

Inspection Date: 07 May 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.



BLOCK MANAGEMENT LTD





PROFESSIONAL PROPERTY MANAGEMENT

Internal Inspection	Acceptable	Not Acceptable	N/A	Comments	Action
Entrances (Main doors)	✓			Main entrance doors were secure and operated without issue.	None
Hallway (Communal Lobbies and Stairs)	✓			Common corridors were well-maintained and fully accessible.	None
Lighting (Standard and Emergency Lighting)	✓			Lighting, including emergency units, is operational with no faults reported.	None
Internal Doors (Compartment Doors)			✓	N/A	None
Cupboard Doors (Electrical Cupboard Doors)	✓			Electrical cupboard doors were secured and free from visible damage.	None
Windows (Communal Windows)	✓			All accessible windows were checked and found in good condition.	None
Signage (Communal Notices)	✓			Building noticeboard was clearly displayed and information was up to date.	None
Additional Comments					None



External Inspection	Acceptable	Not Acceptable	N/A	Comments	Action
Exterior Structure (The Building)	✓			Visual inspection of the exterior walls showed no concerns.	None
Guttering (Gutters and Fascia)	✓			No signs of leaks or water overflow; fascia boards also in good condition.	None
Roofing (Tiles and Cladding)	✓			Roofing inspected from ground level – no signs of damage noted.	None
Communal Grounds (Gardens and Common Areas)	✓			Communal grounds were tidy, well-kept, and free from litter.	None
Bin Store (Waste Disposal Areas)	✓			Bin area was clean and organised, with all bins properly stored.	None
Car Park (Vehicle Parking)	✓			Parking area is in good visual and functional condition.	None
Bike Store (Bicycle Areas)			✓	N/A	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
