

Block/Leasehold Inspection Report

For

Sample Block, Staple Hill, Bristol

Conducted by

ISSW Leasehold

On

2/11/09



Block/Leasehold Inspection Report



Property Address: Sample Block, Staple Hill, Bristol
 Property Ref: 0056CHC00678

Inventory Services South West

Inspected by/Date: J A D Harris, 2/11/09

General Property Description			
<p>Modern (approx 3 years) detached 3 storey purpose built block of 14 flats under a tiled pitched roof and constructed of part red brick/part rendered elevations, in the Staple Hill area of Bristol, with gravelled parking area with lawn to centre & cycle storage area to left hand side, small lawned area to front. 1 access to road at front of property, 1 communal entrance. Gravelled undefined garden areas/paved terraced areas to ground floor flats, no balconies fitted to upper properties.</p>			
EXTERIOR		INTERIOR	
Boundary Walls / Fences - construction & condition	Stone/red brick boundary walls Treated featherboard fencing All very good condition, some climbing plant growth to boundary walls Open gateway with red brick pillars, no gates affixed	Internal Hallways - decor, trip hazards, secure areas locked	General wear & tear to walls & glosswork – dilapidation rate not of immediate concern, recommend reassessment for redecoration in 12 months.
Driveways / Paths - construction & condition	Tarmac to immediate entrance Parking area laid to gravel – generally tidy with some areas patchy	Internal Stairways - decor, trip hazards	General wear & tear to walls/paintwork. Carpeting secure & clean, no trip hazards.
Garages / Parking - construction, condition & usage. Arrangements & factors affecting street parking	Parking area in good order, tidy. Gravel depth slightly excessive, causes some drift upon vehicle entry. Gravel well-contained, little encroachment upon lawned/tarmac areas	Internal Doors - decor, construction, secure	All in good order. Additional mortise lock affixed to external door of passageway to F13 (area within communal but no access required by other occupiers)

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Gardens - contracts, frequency & annual cost	Communal lawned area to rear with large tree to centre – well-maintained. Collection of large granite boulders laid to perimeter of lawn – effective at preventing previous accidental damage of low-level lampposts. All lampposts currently in position & undamaged.	Internal Lighting - approx. age, fittings	All fittings as on construction of building. All internal lights working, timed push-button switches. Emergency lighting indicators illuminated.
Refuse Area - collection day, recycling arrangements	Large collection of black (refuse) & green (plant waste) wheelie bins, & individual recycling boxes – Not all well-used/insufficient space for volume of refuse produced by occupants, numerous large items of cardboard/other recycling left to side of driveway, bins in disarray	Fire Alarms - hard wired, common parts, units, not known. Maintenance contract	Smoke detectors tested, alarm sounding locally only on activation.
Exterior Walls / Brickwork / Render etc - condition & estimated time to external decs being required	Red brickwork/cream painted render – some green discolouration to right-hand elevation at 1 st floor level, origin unknown, area approx. 6' x 8" in vertical run near feature bricked window	Fire Extinguishers - type, location(s), maintenance contract & date of testing	No fire extinguishers present within block
Gutters / Downpipes - plastic or cast iron. Drains / Manholes	Black uPVC guttering/downpiping – all intact, no visible blockages on external inspection at ground-floor level. No internal windows for upper-floor inspection from interior.	Smoke Alarms - hard wired, common parts, units, not known. Maintenance contract	Smoke/heat detectors tested, alarm sounding locally only on activation.

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Windows - frames, glass, window bolts & testing dates	All white uPVC as fitted to individual units – all intact on external inspection. Internal windows – roof Velux only with non-connected wall-mounted adjustment handles; no testing dates, of inaccessible height for fire escape.	Lifts - No: make, age, maintenance contract, call out YTD per lift	N/A
Roof - pitched, flat, valley gutters, slate, tile, bitumen, lead.	Roof pitched tiled – no obvious defects from external inspection	Plant / Machinery - type, make, approx. age, call outs YTD	N/A
Aerials - analogue/digital and any private dishes	Analogue aerial only.	Utility Meters & Suppliers - location, condition, secure and shipper & contract rates	Gas meters boxes to side elevations of building – several box covers detached/in disarray Electricity meters in ground floor cupboard – unlocked, all in good order Water meters at immediate right-hand side of entrance from road, 2 chambers – partially obscured by bushes in front borders, frequently water filled owing to situation & rainwater runoff
External Lighting - test records on site & maintenance contract	All lampposts in car park intact; all working, reinspected after dusk.	Portable Appliances - type and dates last tested	N/A
Entryphone - audio/video. Make, model & maintenance contract	Videx. No maintenance contract details known, no model specified	Water Tanks - location and dates last tested	N/A
Access Restricted Areas, Including Ladders etc	No access possible to restricted areas. No ladders present on site.	Edge Protection / Fall Arrest Systems - type and dates last tested	N/A

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External Door / Entrance - construction, condition, and No Smoking signs	Glossed 6-panel construction. Very good condition. No non-smoking signs affixed	Caretaker Performance & Agreed Tasks. Date of next review.	N/A
Overall Condition / Works Required			
<p>Lock to post box 14 damaged, not yet replaced</p> <p>Some small items of rubbish (small barbecue, small items of furniture) left in cycle store area</p> <p>Recommend addition of fire extinguishers to building and no-smoking signs. Some tobacco odour within communal areas especially at ground floor level.</p> <p>Tenants report & Inspector observed during check-in/out of tenants over previous months that car park is abused by local residents – recommend addition of barrier & radio fob access</p> <p>Recommend change to refuse arrangements – Large communal bins would considerably improve appearance of parking area.</p>			

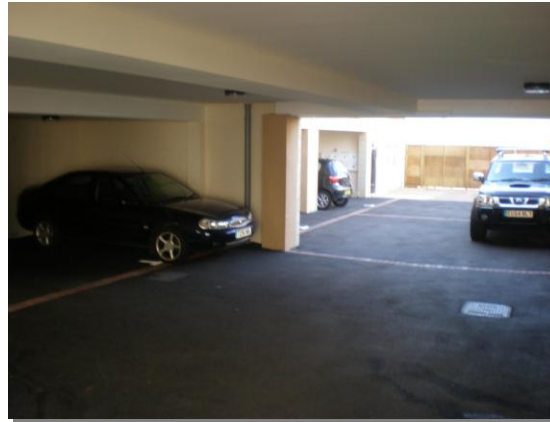
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