Estate Walkabout Inspection at Adams Elm House
Inspected on 29th April 2016

The grade following the inspection for Adams Elm House is Level A standard

Inspection carried out by:
R Brushette - South Essex Homes Estate Services Team Leader
D Tomlinson – South Essex Homes Tenancy Services Officer

Outcome of inspection:

Caretaking Services

- Moss off and weed killing required.
  To be completed by Caretaking Services; weather permitting.

- Windows on the walk through need cleaning externally.
  To be completed by Caretaking Services; weather permitting.

- Chairs require cleaning.
  To be organised by Estate Services to be completed in due course.

Repairs

- Fire door by number 6 is letting in water.
  Order raised on 03/05/2016 Order No: 6828350/1 Due date: 02/06/2016

- Flat roof located above the main entrance is collecting water.
  Reported to Z. Seymour, Surveyor on 03/05/2016

- Intercom system is not working properly.
  Order raised on 03/05/2016 to Customer Services
• Ceiling panel is missing in the communal corridor by number 23.  
  Order raised on 03/05/2016 Order No: 6828349/1 Due date: 02/06/2016

• Issues with some skylights in flats causing them to get hot.  
  Reported to Z. Seymour, Surveyor on 03/05/2016

Scoring
All elements of inspection are scored 1 – 4 then scores are combined to produce an average figure.
Level A (Excellent)– 3.8-4.0
Level B (Good/Very Good)– 2.8-3.7
Level C (In need of some attention)– 2.0-2.7
Level D (In need of urgent attention)- 1.9- 0

Average score following inspection for Adams Elm House is **Level A** standard