PO Box 999, Perth WA 6000
Phone: 1300 668 594
support@propertyinspectionmanager.com

Commercial Inspection Report

Address	200 Inline Road, Nedlands 6009
Owner Name	John Owner
Tenant Name	Malcom Tenant
Lease Start / Expiry	29 Aug 2023 / 29 Aug 2025
Lease Details	24 Months
Rented for	$ 1,500.00 per month
Inspection Date	06 Sep 2023

I write to advise that a visual Commercial Inspection was conducted at your property.

Please refer to this inspection for any important notes, photos or maintenance issues. Please reply with your instructions on any maintenance issues raised in the report.

If you have any questions in relation to the Commercial Inspection, please do not hesitate to contact me on support@propertyinspectionmanager.com.

Video Link

View your photos/videos online via Gallery Link

Regards
Jeremy Emms

Maintenance Required

Replace fluro tube in office
Foyer /Entrance aircon requires fixing
Call maintenance to fix door in foyer

Suggested Improvements

Install a split system aircon in office

Our Summary

Overall, we are very happy with the way the tenant is maintaining the property.
We do recommend the maintenance items as highlighted should be carried out shortly.

Detailed Observations From This Inspection

(Showing All Photos Inline)

Area of Property	Clean	Undamaged	Working	Maintenance Required	Inspector Notes
Exterior of Building	✓	✓	✓		Newly painted
Doors	✓	✓	✓		Painted white
Walls	✓	✓	✓		Freshly painted teal at tenants request. Must be painted white upon vacate
Gutters/Downpipes		✗	✗	✓	Hanging from side of building
Photo Taken : 29/08/2023					
Main Entry	✓	✓	✓		
Door	✗				Some marks around lock
Walls	✓	✓	✓		Freshly painted teal at tenants request must be painted white upon vacate
Ceiling	✓	✓	✓		Freshly painted white
Lighting	✓	✓	✓		Eight double and one single fluro. 1 missing cover. All working
Door locks	✓	✓	✓		Gated door at entrance
Signage	✓	✓	✓		Displayed at front of building
Office	✓	✓	✓		
Doors	✓	✓	✓		Painted white
Floors	✓	✓	✓		Grey carpet tile recently steam cleaned
Walls					Painted white

	✓	✓	✓		
Ceiling	✓	✓	✓		Freshly painted white
Lighting	✓	✓	✓		Two double fluros with the fuses
Air Conditioning	✓	✓	✓		Tested and working
Fire & Emergency	✓	✓	✓		

Photo Taken : 09/05/2023

Photo Taken : 06/09/2023

Toilet (Male)	✓	✓	✓		
Floors	✓	✓	✓		Tiles painted over in a matte grey
Walls	✓	✓	✓		Freshly painted white and black stripe along top at 300 mm
Ceiling	✓	✓	✓		Freshly painted white
Lighting	✓	✓	✓		Two double fluros with diffuser
Cupboards	✓	✓	✓		Small vanity with single flick mixer. White tiles, splashback and Mirror
Hand Dryer	✓	✓	✓		Tested and working
Toilet	✓	✓	✓		You want dual flush toilet

Toilet (Female)	✓	✓	✓		
Floors	✓	✓	✓		Tiles painted over in a matte grey
Walls	✓	✓	✓		Freshly painted white and black stripe along top at 300 mm
Ceiling	✓	✓	✓		Freshly painted white
Lighting	✓	✓	✓		Two double fluros with diffuser
Cupboards					Small vanity with single flick mixer. White tiles, splashback and Mirror

	✓	✓	✓		
Hand Dryer	✓	✓	✓		Tested and working
Toilet	✓	✓	✓		You want dual flush toilet
Kitchen/ Lunchroom	✓	✓	✓		

Photo Taken : 09/05/2023

Other Areas	✓	✓	✓		Neat and tidy

Photo Taken : 09/05/2023

Disclaimer:

This Commercial Inspection is a visual inspection only and is carried out by this agency to assess the manner in which the tenants are maintaining your property and identify any maintenance required.

As your property manager our role is to manage the tenancy. We are not qualified to assess the structural aspects of areas, including but not limited to, staircases, decking and balconies, or to ensure that plumbing, electrical or gas fixtures or fittings, glass windows, doors and balustrades, smoke alarms, pests (ie. termites), asbestos, swimming pool safety barriers (and associated fittings) comply and operate in accordance with applicable building/council codes and/or laws and regulations.

This agency recommends that all landlords have regular inspections carried out by suitably qualified licensed and insured contractors and experts in the appropriate area when necessary.

Media

Exterior of Building :
Photo Taken : 29/08/2023

Office :
Photo Taken : 09/05/2023

Office - Fire & Emergency :
Photo Taken : 06/09/2023

Kitchen/Lunchroom :
Photo Taken : 09/05/2023

Other Areas :
Photo Taken : 09/05/2023

Our Summary :
Video Taken : 29/08/2023