



**Property
Inspection
Manager**

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Phil Smith

Commercial Inspection Report



49 The Ridgeway, Nedlands 6009



Commercial Inspection Report

Date: 14 Mar 2017

Owner Name: Rachel Owner

Property Details

Address	49 The Ridgeway, Nedlands 6009
Tenant Name	Malcolm Tenant
Lease Start Date	9 Jun 2016
Lease Expiry Date	9 Jun 2018
Lease Details	24 Months
Current rented for	\$ 1,500.00 per month
Inspected By	Phil Smith



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

Please refer to this inspection for any important notes 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 Report, please do not hesitate to contact me on Phil@propertyinspectionmanager.com.

Regards
Phil Smith



Detailed Observations From This Inspection

Area	Clean	Undamaged	Working	Maintenance	Comments/Notes
General					
Air Conditioning	✓	✓	✓		Untested. Currently serviced by adjoining tenants.
Fire Equipment	✓	✓	✓		Exit lights working. No extinguishers. Hose tagged May 13th.
Alarm					System installed but not by owner. Untested.
Foyer/Entrance					
Walls	✓	✓	✓		Freshly painted teal at tenants request. Must be painted white upon vacate.
Ceiling	✓	✓	✓		Freshly painted white
Floor	✓	✓	✓		Dark grey carpet tile. Steam cleaned.
Lights/Power	✓	✓	✓		8 double and 1 single Fluor. 1 missing cover. All working.
Air Conditioning	✓	✓	✗	✓	Large duct crossing ceiling. Aircon not working
Windows/Doors	✓	✓	✓		Steel frame sliding doors. Issue with door closer? Detached.
Office 1					Centre Office
Walls	✓	✓	✓		Freshly painted white
Ceiling	✓	✓	✓		Freshly painted white
Floor	✓	✓	✓		Dark grey carpet tile. Recently steam cleaned.
Blinds/Curtains					None
Lights/Power	✓	✓	✓		2 double fluors with diffusers.
Windows/Doors	✓	✓	✓		Steel frame sliding window. Door painted white.
Fire Equipment					None
Other	✓	✓	✓		Wall of built in timber cupboards. Painted off white with silver handles. One cupboard stores HWS. 80L manufactured 29/5/95.
Office 2					Large Rear Office
Walls	✓	✓	✓		Freshly painted white
Ceiling	✓	✓	✓		Freshly painted white
Floor	✓	✓	✓		Dark grey carpet tile. Recently steam cleaned.



Blinds/Curtains				None
Lights/Power	✓	✓	✓	6 double fluros with diffusers. 1 tube out.
Air Conditioning	✓	✓	✓	Large duct across ceiling. Untested.
Windows/Doors	✓	✓	✓	Doors freshly painted white. One has glass insert and code lock.
Fire Equipment	✓	✓	✓	Exit light working.
Other	✓	✓	✓	Kitchenette. Melamine cupboards with laminate top, single sink and flick mixer.
Amenities				MENS
Walls	✓	✓	✓	Freshly painted white and black strip along top 300mm
Celing	✓	✓	✓	Freshly painted black.
Floor	✓	✓	✓	New Matt grey tiles.
Lights/Power	✓	✓	✓	Two double fluros with diffuser.
Windows/Doors	✓	✓	✓	Single privacy window. Doors freshly painted white.
Toilet	✓	✓	✓	New dual flush toilet.
Vanity/Basin	✓	✓	✓	New small vanity with single flick mixer. White tile,splash back and mirror. Stainless steel hand towel holder.
Amenities				LADIES
Walls	✓	✓	✓	Freshly painted white with 300mm strip of black across the top.
Celing	✓	✓	✓	Freshly painted black
Floor	✓	✓	✓	New Matt grey tiles
Lights/Power	✓	✓	✓	Two double fluros with diffuser.
Windows/Doors	✓	✓	✓	Small split privacy and louvered window.
Toilet	✓	✓	✓	New white dual flush toilet.
Vanity/Basin	✓	✓	✓	New small vanity with single flick mixer. White tile,splash back and mirror. Stainless steel hand towel holder.



General
Taken : 14/03/2017



Foyer/Entrance
Taken : 14/03/2017



Foyer/Entrance
Taken : 14/03/2017



Office 1
Taken : 14/03/2017



Office 2
Taken : 14/03/2017

