

Jeremy Emms

Commercial Inspection Report



590 Hart Street, Nedlands 6009

Commercial Inspection Report



Address	590 Hart Street, 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	29 Aug 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.*

View your photos/videos online via [Gallery Link](#)



[Video Link](#)

Regards
Jeremy Emms

Maintenance Required

Replace fluoro 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 within three months.

Address of Premises:

590 Hart Street, Nedlands 6009



Detailed Observations From This Inspection

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
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	✓	✓	✓		

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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
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
Kitchen/ Lunchroom	✓	✓	✓		
Other Areas	✓	✓	✓		Neat and tidy

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.

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Media

Exterior of Building :

Photo Taken : 29/08/2023



Office :

Photo Taken : 09/05/2023



Office - Fire & Emergency :

Photo Taken : 29/08/2023



Kitchen/Lunchroom :

Photo Taken : 09/05/2023



Other Areas :

Photo Taken : 09/05/2023



Our Summary :

Video Taken : 29/08/2023

