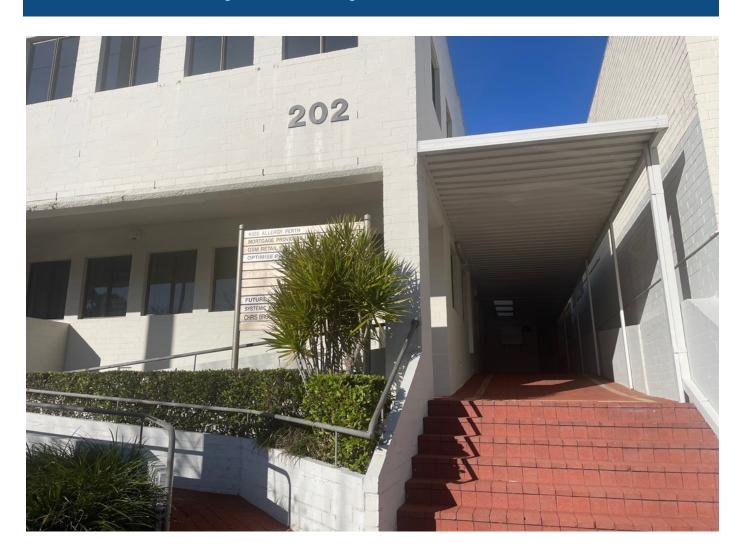
Phone: 1300 668 594

support@propertyinspectionmanager.com

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 / 29 Aug 2023 / 29 Aug 2025

Expiry

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

Regards Jeremy Emms



<u>Video Lin</u>k

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 within three months.

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Detailed Observations From This Inspection

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	~	✓	✓				

PIM Inspections Page 3 of 5



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

<u>Disclaimer</u>

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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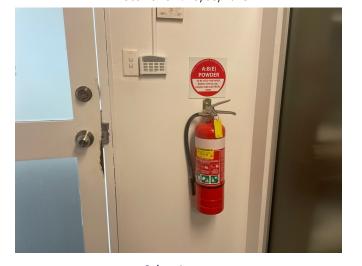
Media

Exterior of Building:

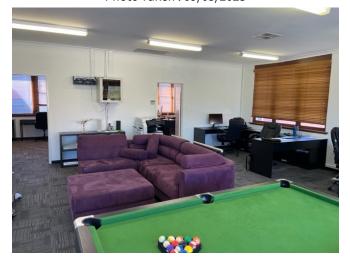
Photo Taken: 29/08/2023



Office - Fire & Emergency: Photo Taken: 29/08/2023



Other Areas: Photo Taken: 09/05/2023



Office:





<u>Kitchen/Lunchroom</u>: Photo Taken: 09/05/2023



Our Summary: Video Taken: 29/08/2023



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