



# Dilapidation Report

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**Address** Test Dilapidation Report, Nedlands  
**Inspected By** Nicola Lester  
**Inspection Date** Tuesday, 20 February 2018



*A Dilapidation Inspection was conducted at the above property.*

*This report is the result of a visual inspection only and is carried out by this agency to assess the condition of the property prior to commencement of works.*

*If you have any questions in relation to the Dilapidation Report, please do not hesitate to contact me on [inspectorEmail](mailto:inspectorEmail).*

**Regards**  
**Nicola Lester**



## Detailed Observations From This Inspection

Area	Comments/Notes
<b>Front of Property</b>	
Driveway	No obvious damage. As per photos.
Carpark	No obvious damage to bitumen or kerbing
Walls	Brick. No obvious damage
<b>Patio Area</b>	
Walls	Brick walls. Three fixed gym equipment items. One light. One power outlet. No other fixtures. Plastic corrugated sheeting at front. No obvious damage.
Roof	Colourbond with plastic panels. No obvious damage
Floor	Neat brick paving. No obvious damage
Windows	Windows and sliding doors all intact
<b>Reception/Foyer</b>	
Doors	Glass and steel doors appear ok. No obvious damage
Walls	White walls all ok. No obvious damage
Floors	No obvious damage. As per photos.
<b>Office</b>	
Doors	Sliding doors with pelmet. No obvious damage. As per photos
Walls	Unpainted brickwork. No obvious damage. Timber rails and metal shelves on perimeter walls. Fixed central shelf and rails. 39 hooks in total on rails. 22 upper wall hooks. Assorted drill holes. As per photos
Ceiling	No obvious damage. Three vents. As per photos.
Floors	Concrete floors two cracks near front. Visible patched join across middle. Minor stains. Otherwise ok. As per photos
Windows	No obvious damage. As per photos.
Lighting	Three fluorescent with cover. Intact and working.
Points	Two light switches. No power outlets.
<b>Safety Management</b>	
Sign In Requirements	Sign in at reception
Muster point	Near path and front of building
First Aid	In kitchen.
Fire Equipment	In hallway
Nearest Medical Facility	QE2 Hospital



Front of Property  
Taken : 21/02/2018



Front of Property  
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Front of Property  
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Front of Property  
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Patio Area  
Taken : 21/02/2018



Patio Area  
Taken : 21/02/2018





Patio Area  
Taken : 21/02/2018



Patio Area  
Taken : 21/02/2018



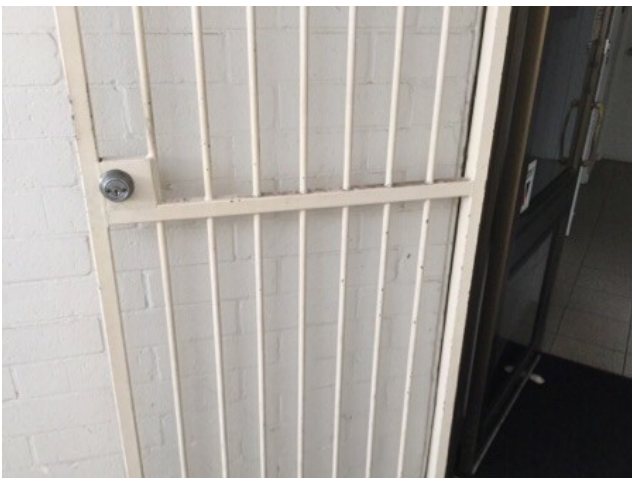
Reception/Foyer  
Taken : 21/02/2018



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Reception/Foyer  
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Office  
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