

# Drone Inspection Report

Address 198 Hampden Road, Nedlands 6009

Owner Name Ted Thomas

Tenant Name Common Area

Lease Start /  
Expiry 7 Sep 2023 / 7 Sep 2024

Lease Details 12 Months

Rented for \$ 1,750.00 per month

Inspection Date 08 Sep 2023

*I write to advise that a visual Drone 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 Drone 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

Roof tiles need attention. We will provide three quotes prior to seeking approval to commence work.

## Our Summary

See video for condition of the property. Overall some tidying required, and roof needs some repair work. Expect quotes in the next seven days for approval.

**Address of Premises:**

198 Hampden Road, Nedlands 6009

**Detailed Observations From This Inspection**

Area of Property	Clean	Undamaged	Working	Maintenance Required	Inspector Notes
Exterior of Building	✓	✗	✓		Tiles on adjoining office, Roof need repair or replacing.
Car Park	✗	✓	✓		Excessive vehicles being stored on premises. We will ask tenant to remove the Combi and camper trailer. Suggest that the signage infrastructure be removed from the car yard.

Disclaimer:

This Drone 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.

## Address of Premises:

198 Hampden Road, Nedlands 6009

## Media

[Exterior of Building :](#)

Photo Taken : 07/09/2023



[Car Park :](#)

Photo Taken : 07/09/2023



[Car Park :](#)

Photo Taken : 07/09/2023



[Car Park :](#)

Photo Taken : 07/09/2023



[Car Park :](#)

Photo Taken : 07/09/2023



[Car Park :](#)

Photo Taken : 07/09/2023





**Address of Premises:**

198 Hampden Road, Nedlands 6009

[Car Park:](#)

Photo Taken : 07/09/2023

[Our Summary:](#)

Video Taken : 07/09/2023

