



Routine 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 Nicola Lester



Maintenance Required

Replace fluro tube in Office 2
Foyer / Entrance aircon to be fixed
Call maintenance to fix door in foyer

Suggested Improvements

Install a split unit airlock in Office 2

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 3 months.

I write to advise that a visual Routine 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 Routine Inspection Report, please do not hesitate to contact me on Support@propertyinspectionmanager.com.


Regards

Nicola Lester





Detailed Observations From This Inspection
(Showing All Photos Inline)

Area	Clean	Undamaged	Working	Maintenance Required	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.

1. Taken : 13/02/2018					
					

Foyer/Entrance	Clean	Undamaged	Working	Maintenance Required	Comments/Notes
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.

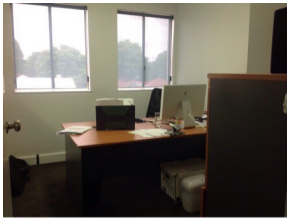
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Office 1	Clean	Undamaged	Working	Maintenance Required	Centre Office
Walls	✓	✓	✓		Freshly painted white
Ceiling	✓	✓	✓		Freshly painted white
Floor	✓	✓	✓		Dark grey carpet tile. Recently steam cleaned.



Blinds/Curtains				None
Lights/Power	✓	✓	✓	2 double fluros 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.

1.
Taken : 13/02/2018



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.

1.
Taken : 13/02/2018



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 : 13/02/2018



Foyer/Entrance
Taken : 13/02/2018



Foyer/Entrance
Taken : 13/02/2018



Office 1
Taken : 13/02/2018



Office 2
Taken : 13/02/2018

