



# Commercial Inspection Report

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**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** Phil Smith



*I write to advise that a visual Commercial 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 Commercial Inspection Report, please do not hesitate to contact me on [Phil@propertyinspectionmanager.com](mailto:Phil@propertyinspectionmanager.com).*

**Regards**  
**Phil Smith**

## 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.



## Detailed Observations From This Inspection

Area	Clean	Undamaged	Working	Maintenance	Comments/Notes
<b>General</b>					
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.
<b>Foyer/Entrance</b>					
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.
<b>Office 1</b>					<b>Centre Office</b>
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.
<b>Office 2</b>					<b>Large Rear Office</b>
Walls	✓	✓	✓		Freshly painted white
Ceiling	✓	✓	✓		Freshly painted white
Floor	✓	✓	✓		Dark grey carpet tile. Recently steam cleaned.
Blinds/Curtains					None



Lights/Power	✓	✓	✓	6 double fluors 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.
<b>Amenities</b>				<b>MENS</b>
Walls	✓	✓	✓	Freshly painted white and black strip along top 300mm
Celing	✓	✓	✓	Freshly painted black.
Floor	✓	✓	✓	New Matt grey tiles.
Lights/Power	✓	✓	✓	Two double fluors 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.
<b>Amenities</b>				<b>LADIES</b>
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 fluors 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 : 14/03/2017



**Foyer/Entrance**  
Taken : 14/03/2017



**Foyer/Entrance**  
Taken : 14/03/2017



**Office 1**  
Taken : 14/03/2017



**Office 2**  
Taken : 14/03/2017

