



## Commercial Inspection Report

Address	49 The Ridgeway, Nedlands 6009
Owner Name	Rachel Owner
Tenant Name	Malcolm Tenant
Lease Start / Expiry	7 Apr 2020 / 7 Apr 2022
Lease Details	24 Months
Current rented for	\$ 1,500.00 per month
Inspection Date	23 Apr 2020

*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 [Support@propertyinspectionmanager.com](mailto:Support@propertyinspectionmanager.com).*

Regards  
Nicky 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.

**Address of Premises:**

49 The Ridgeway, Nedlands 6009

**Detailed Observations From This Inspection**

(Showing All Photos Inline)

Area of Property	Clean	Undamaged	Working	Maintenance	Inspector 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.
1. 					
<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.
1. 					
2. 					
<b>Office 1</b>					
Centre Office					
Walls	✓	✓	✓		Freshly painted white
Ceiling	✓	✓	✓		Freshly painted white
Floor	✓	✓	✓		Dark grey carpet tile. Recently steam cleaned.
Blinds/Curtains					None

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Area of Property	Clean	Undamaged	Working	Maintenance	Inspector Notes
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. 					
<b>Office 2</b>					
Walls	✓	✓	✓		Large Rear Office 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. 					
<b>Amenities</b>					
Walls	✓	✓	✓		MENS Freshly painted white and black strip along top 300mm
Celing	✓	✓	✓		Freshly painted black.

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Area of Property	Clean	Undamaged	Working	Maintenance	Inspector Notes
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.
<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 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.

Disclaimer:

*This commercial inspection report 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.*