



200 Infinity Loop Perth WA 6000

Phone: 1300 668 594

Support@propertyinspectionmanager.com

Nicky Lester

Commercial Inspection Report



49 The Ridgeway, Nedlands 6009



Commercial Inspection Report

| | |
|----------------------|--------------------------------|
| Address | 49 The Ridgeway, Nedlands 6009 |
| Owner Name | Rachel Owner |
| Tenant Name | Malcolm Tenant |
| Lease Start / Expiry | 9 Jun 2016 / 9 Jun 2018 |
| Lease Details | 24 Months |
| Current rented for | \$ 1,500.00 per month |
| Inspection Date | 14 Mar 2017 |

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.

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

| Area of Property | Yes/No | N/A | N/A | N/A | Inspector 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. |
| Foyer/Entrance | | | | | |
| 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. |
| Office 1 | | | 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. |
| 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. |

Address of Premises:

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| | | | | |
|----------------|---|---|---|---|
| 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. |

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. |

Landlord/Lessor/Agent: Nicky Lester

Tenant: Malcolm Tenant
Signature

Date:

Date:

Address of Premises:

49 The Ridgeway, Nedlands 6009

Photos

General
Taken : 17/09/2019



Foyer/Entrance
Taken : 17/09/2019



Foyer/Entrance
Taken : 17/09/2019



Office 1
Taken : 17/09/2019



Office 2
Taken : 17/09/2019

