



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

Regards  
Jeremy Emms

### 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      | 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.   |
| <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 fluros with diffusers. 1 tube out.  |
| Air Conditioning      | ✓     | ✓         | ✓                        |             | Large duct across ceiling. Untested.   |

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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. |

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**Photos**

General  
Taken : 11/10/2019



Foyer/Entrance  
Taken : 11/10/2019



Foyer/Entrance  
Taken : 11/10/2019



Office 1  
Taken : 11/10/2019



Office 2  
Taken : 11/10/2019

