

# Verosol



## What's Hiding Behind Your Blinds? Discover the Power of a Baseline Audit

From the Desk of Neil Krotzsch | Head of Automation & Day 2 Services

Dear Subscriber and Day 2 Ambassador,

It's been a month since we launched Verosol's Day 2 Services, and the response has been outstanding. One thing is clear: whether you're managing a single site or a national portfolio, window furnishings are often overlooked, yet they directly impact comfort, energy performance, and tenant satisfaction.

This month, we're shining the spotlight on the foundation of Day 2 Services:

### The Baseline Audit.

#### What Is a Baseline Audit?

Think of it as a full health check for your blind system. We assess every blind, motor, and control point, documenting what's working, what's failing, and what's quietly draining efficiency.

Our audits are:

- Conducted blind-by-blind and floor-by-floor
- Aligned with your AsBuilt plans and specifications
- Delivered with evidence-based reports and recommendations
- Guided by a strict QS Plan

You'll receive:

- A complete asset register
- A clear breakdown of risks and opportunities
- Actionable insights for CAPEX and OPEX planning
- A comprehensive, evidence-backed Audit Report

### Why It Matters

Most buildings we visit have no formal record of their blind systems. That means:

- No maintenance history
- No upgrade roadmap
- No way to prevent recurring issues

Our Baseline Audit changes that. It provides a reliable starting point for smarter management, extended asset life, and fewer tenant complaints.

### What We Find (And Fix)

A Baseline Audit doesn't just uncover faults, it creates a pathway for long-term, future-ready asset care.

Each report categorises findings into three groups:

- **Critical Issues** – urgent faults or safety risks requiring immediate attention
- **Preventable Problems** – minor issues that, left unchecked, could escalate into costly failures
- **Future-Proofing Opportunities** – strategic upgrades and maintenance pathways that extend life, boost performance, and

support sustainability goals

These outcomes flow directly into our **Planned Preventive Maintenance (PPM) Program**, giving you a tailored schedule of proactive servicing that:

- Minimises downtime and reactive repairs
- Reduces tenant complaints and operational disruptions
- Optimises shading control and energy performance
- Protects the value of your existing assets

PPM isn't just a maintenance plan—it's a forward-looking strategy. By knowing your system's exact condition and addressing issues before they occur, you move from reactive to predictive asset management.

#### Real-World Impact

- **Architects** use our audits to avoid unnecessary replacements
- **Facility Managers** use them to build sustainable maintenance plans
- **Tier 1 Tenants** use them to reduce glare, complaints, and wasted energy

#### Ready to Begin?

If you haven't booked your Baseline Audit yet, now is the time. It's the first step toward smarter, more sustainable asset management.

Stay tuned for next month's edition, where we'll explore how Planned Preventive Maintenance evolves into predictive, data-driven performance.

Warm regards,

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