

**Property ID** HO110051
 **Property Address** 1 - 27 Demonstration Drive,  
 Miramar - 9/07/2019 12:00:00  
 a.m.

#### Occupant

**Maximum Occupants** 2  
**Tenant Name** Tamsin Watson

#### Tenancy Information

**Weekly Rent** 550.00  
**Lease Type** Fixed Term  
**Lease Expiry** 22/11/2019  
**Pets** Yes - 1 of 1 x 4 year old Burmese Cat - Monty  
**Non-allowed pets** No  
**Appliances** All whiteware plus Rangehood & Waste Disposal  
**Landlord Lawns** Yes  
**Alarm** Yes

#### Inspection Results

#### Overall Condition

<b>Exterior Of Property</b>	NA
<b>Pruning Required?</b>	NA
<b>Any Chemical Smells</b>	No
<b>Smoke Alarm Batteries Checked</b>	No
<b>Allow Smoking Inside</b>	No
<b>Owner Comments</b>	

#### Rooms

ROOMS/AREAS	Comment
<b>DINING ROOM</b>	
Overall Condition	Excellent
Damp/Mould	No
Curtains/Blinds	N/A
Walls	Good
Carpets/Floors	Good
Other Cleaning	
Comments	
<b>LOUNGE</b>	
Overall Condition	Excellent
Damp/Mould	No
Curtains/Blinds	N/A
Walls	Good
Carpets/Floors	Good
Other Cleaning	
Comments	

**STAIRCASE & TOP LANDING**

Overall Condition	Excellent
Damp/Mould	No
Curtains/Blinds	N/A
Walls	Good
Carpets/Floors	Good
Other Cleaning	
Comments	

**TOP BEDROOM/OFFICE**

Overall Condition	Excellent
Damp/Mould	No
Curtains/Blinds	N/A
Walls	Good
Carpets/Floors	Good
Other Cleaning	
Comments	

**BOTTOM LANDING**

Overall Condition	Excellent
Damp/Mould	No
Curtains/Blinds	N/A
Walls	Good
Carpets/Floors	Good
Other Cleaning	
Comments	

**MASTER BEDROOM**

Overall Condition	Excellent
Damp/Mould	No
Curtains/Blinds	N/A
Walls	Good
Carpets/Floors	Good
Other Cleaning	
Comments	

**UNDER HOUSE**

Overall Condition	Excellent
Damp/Mould	No
Curtains/Blinds	N/A
Walls	Good
Carpets/Floors	Good
Other Cleaning	
Comments	

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a.m.**KITCHEN**

Walls	Good
Under Bench	N/A
Whiteware	N/A
Oven Condition	N/A
Hobs	Clean
Waste Master	N/A
Comments	

**SHOWER ROOM/LAUNDRY**

Overall Condition	Excellent
Damp/Mould	No
Comments	

**EXTERIOR/REAR OF PROPERTY**

Overall Condition	
Lawns/Garden	
Garage	
Comments	

**EXTERIOR/FRONT OF PROPERTY**

Overall Condition	
Lawns/Garden	
Garage	
Comments	

**Inspection Issues****ISSUES I HAVE RAISED DURING INSPECTION****EXTERIOR/FRONT OF PROPERTY**

Issue	Another issue I have added - Exterior
Issue Type	Owner
Inspection Required	Yes
Work Order Required	Owner Approval Required
Date Created	09/07/2019

**Work Orders****WORK ORDERS****Work Order No:HO10332**

Job Description	Testing QPMS work orders functionality;
Supplier Name	Carrier Air Conditioning
Work Order Date	24/07/2012
Work Order Inspected?	No
Comments	

**Work Order No:HO10354**

Job Description	fed
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Supplier Name	ZZ Plumbing
Work Order Date	13/06/2018
Work Order Inspected?	No
Comments	

**Work Order No:HO10360**

Job Description	If a dispute between the Owner and Quinovic shall arise affecting or concerning either the safety of the tenant or the tenancy premises, and such dispute cannot be resolved to Quinovic's satisfaction, then Quinovic at Quinovic's sole discretion may terminate this management agreement forthwith by giving written notice to the Owner.
Supplier Name	ABC Plumbing
Work Order Date	04/07/2018
Work Order Inspected?	No
Comments	

**Work Order No:HO10362**

Job Description	Please fix front LHS element on stove which does not work at all.
Supplier Name	ABC Plumbing
Work Order Date	19/01/2019
Work Order Inspected?	No
Comments	

**Work Order No:HO10363**

Job Description	sjadkfjcka sdjflkj
Supplier Name	ABC Plumbing
Work Order Date	27/03/2019
Work Order Inspected?	No
Comments	

**Work Order No:HO10364**

Job Description	ewrw
Supplier Name	Mr Monitor
Work Order Date	27/03/2019
Work Order Inspected?	No
Comments	

**Work Order No:HO10365**

Job Description	dsaf
Supplier Name	ABC Plumbing
Work Order Date	27/03/2019
Work Order Inspected?	No
Comments	

**Work Order No:HO10366**

Job Description	Can you please attend to the upstairs toilet which is leaking at the back.
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Supplier Name	ABC Plumbing
Work Order Date	06/06/2019
Work Order Inspected?	No
Comments	