



#1 Multi-National Award Winning Inner-City Agency

Tips For Tenants

Routine Inspections

Preparing for your Routine Inspection

Routine rent inspections can feel stressful, but a little preparation goes a long way. Regular cleaning and maintenance will help keep your property inspection-ready.

Before your inspection, review your Property Condition Report and use it as a checklist to ensure the property is presented to the expected standard.



What Condition Should the Property be in?

Routine inspections ensure the property is being well cared for and identify any maintenance, health or safety issues. They are not housework inspections, so everyday signs of living in the property are expected.

The property should be clean, tidy and well maintained, allowing for normal wear and tear. Use your Property Condition Report as a guide, including any applicable outdoor areas or verges.





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What are the 5 Most Important Things Property Managers Check?

- ☐ General tidiness and cleanliness of the property.
- ☐ Gardens should be tidy, edged, weeded and rubbish free.
- ☐ Evidence of any breach of the lease agreement. For example, any extra people or pets residing at the property without consent.
- ☐ Maintenance/damage at the property whether it be the tenant's or owner's responsibility to rectify.
- ☐ Any deterioration of the property that may become a potential hazard, like cracking on walls or ceilings, trip hazards, loose balcony railings, overgrown trees, state of gutters and down-pipes that the owner may be required to attend to.

What are the Common Things Tenants Usually Forget About?

- ☐ Dust build up on light fittings, skirting boards and exhaust fans.
- ☐ Cobwebs (particularly to external areas).
- ☐ Walls, shower screens and ovens should be cleaned on a regular basis to prevent a much bigger job at the end of the tenancy.
- ☐ Carpet cleaning is sometimes required prior to the end of a tenancy especially if accidental spills have occurred. If the carpet is cleaned straight away rather than leaving it until the end of the tenancy, there is a far greater chance of not ending up with a bond deduction for damage at the end of the tenancy.

