

# **ROUTINE** **INSPECTION GUIDE**

Landlords have the right to attend routine inspections and check their homes. We strongly advise that you follow this guide to ensure the property is at a standard we expect. Please ensure anything that may have been accidentally broken or damaged is fixed before we come through and that everything is clean, otherwise you will be served a Breach of Duty notice under the Residential Tenancies Act 1997.

## **KITCHEN**

- The oven and griller is to be cleaned.
- Drip trays to be cleaned of all grease.
- Range hood to be cleaned including the filters
- Sink taps and disposal unit (if applicable) to be cleaned and polished
- Walls and tiled areas to be free from grease
- All benches and floors to be cleaned and wiped free from grease
- Dishwasher is to be left clean. Wipe over internal door and remove debris from bottom drainer

## **BATHROOM**

- Shower recess to be scrubbed
- Grouting to be free of all soap residue or mildew
- Shower curtain if applicable to be washed and shower screen to be cleaned
- All plugholes are to be clean & free from debris
- Mirrors to be wiped over
- All drawers and cupboards to be cleaned
- Toilet to be cleaned thoroughly, including bowl, seat, under seat & cistern

## **LAUNDRY**

- Clean under laundry tub and clean plughole
- Cupboards to be cleaned thoroughly inside & out

## **GENERAL**

- All exhaust fans throughout the property to be cleaned
- Air vents to be dusted
- Venetians / Blinds / Curtains to be washed thoroughly
- Drapes to be washed or dry cleaned as to fabric instructions
- Flyscreens to be removed carefully and hosed or brushed to remove dirt/dust
- Windows & windowsills to be cleaned thoroughly
- Doors and doorframes to be left clean & undamaged
- Marks to be removed from walls
- Cobwebs to be removed from ceiling cornices & walls
- All light fittings to be cleaned and free from insects
- All floors and skirting boards to be washed
- All ceiling fans throughout to be free from dust

- **clean all mirrors throughout including wardrobe door mirrors**
- **All vertical strings to be attached and secure**
- **All items on the inventory to be accounted for (if applicable)**

## **CARPETS**

- **If Carpets are Dirty, they are to be Professionally cleaned**  
**Our recommended Carpet Cleaner is:**  
**Justin Fletcher from Revolution cleaning 0411 396 401**

## **OUTSIDE AREAS**

- **Lawns to be mowed and edges trimmed**
- **Flower Beds and Pebble areas to be weeded**
- **No rubbish to be left in the gardens or around the property**
- **Driveway, Carports, Garages and any concrete areas to be free from oil and Grease stains**
- **Garage floor area to be swept and cobwebs removed**
- **Cobwebs to be removed from outside eaves, awning and ceiling**
- **Pool and spa to be cleaned, vacuumed and at the correct Ph factor (if applicable)**

**Thank you for your co-operation**