

Tenant Guides
How To Prepare
For A Routine
Property Inspection.

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A routine property inspection is not an event you need to get stressed about. Routine inspections are a regular and necessary part of the renting process and are set up to help both the landlord and the tenant.

As well as proving to a landlord that you're looking after their property, it also gives you the opportunity to highlight any repairs, problems or wear and tear the landlord needs to be aware of.

Most rental inspections only last about 10-15 minutes and consist of the Client Relationship Specialist doing a walk through to check for any minor or major damage and to assess any potential problems.

With a little understanding on how routine inspections really work and what's expected of you as a tenant, you can save yourself a lot of the headache.

We've put together the following tips so you can ensure you receive a glowing report.

Prepare in Advance

The biggest mistake tenants make when it comes to routine inspections is leaving all the preparations until the last minute. This not only makes the whole process more stressful, but you're more likely to miss the small details, and end up feeling exhausted the next day.

In most cases, you'll receive at least one week's written notice to prepare for your inspection. This gives you plenty of time to attend to everything at the property.

Start by addressing the little things as early as possible so you're not left with a massive list of chores to complete at the last minute.

If you share your home with flatmates, it's a good idea to delegate out the different tasks so you speed up the prep work.

Do A Declutter

Often a house can be fresh and clean, but still look untidy due to the amount of extra belongings accumulated over time.

Whilst you'll need to give your home a thorough clean for the inspection, you can dramatically improve the overall appearance of the property by clearing out your clutter.

Step back and look at each area with a critical eye. What things can you get rid of you no longer need? What can be given away to charity?

Remove extra items from bench tops and shelves and put them out of sight. A sense of space will make your home look and feel cleaner and neater for you and the Client Relationship Specialist.

Refer To Your Cleaning Checklist

When you receive notice of your routine inspection in writing, you will also receive a recommended cleaning checklist. Make good use of it and use it as a guide to prepare the property so you don't miss anything.

The cleaning checklist will highlight those items you may overlook in your regular cleaning routine, such as the oven, light fittings and exhaust fans. It's important not to ignore these areas, as they do build up with grime over time. The checklist includes the following

General

- Clean all windows, doors, sliding doors, fly screens and security screens
- Vacuum all sliding door tracks
- Sweep or mop all floors, removing any marks
- Vacuum and clean carpets
- Clean light fittings and remove all cobwebs
- Clean all marks off walls, light switches and power points
- Wipe down and remove all dust from skirting boards, picture frames, window sills, door frames
- Ensure that all curtains and blinds are cleaned as per condition report and venetian blinds are dust free
- Ensure blown light bulbs are replaced, both in and outside the property

Kitchen

- Inside and outside all cupboards and doors
- Inside, outside and around oven
- Inside, outside and behind dishwasher
- Exhaust fans and filters
- Sinks, especially drain holes

Bathroom

- All floors, mirrors and windows
- Inside and outside all cupboards
- Toilet, bath, shower recess, glass screens and sink must be clean and free of soap scum
- Shower curtain washed with bleach or replaced with similar

Laundry

- Inside, outside and behind washing machine/dryer and remove lint from filters
- Clean laundry tub

Verandah

- Sweep and mop, clean railings and any perspex or glass
- Remove all cobwebs

Lock up garage

- Sweep out
- Empty any wheelie bins and remove all rubbish
- Clean oil residue from concrete

Yards

- Lawns, edges, weeding, general tidy up

Give It A Super Clean

If you do everything possible to make the property sparkling clean, then your agent (and landlord) will be ecstatic. Often this means going the extra mile by thoroughly cleaning all windows and glass doors, making shower screens sparkle, spot cleaning the carpets and basically removing all grime that an average once over clean doesn't do.

Tip: If you already hire a professional cleaner, time their visit so your home is cleaned the day before your property inspection.

Create A Great First Impression

They say 'first impressions last' and this also applies for your property inspection. The way the property presents, even before the Client Relationship Specialist walks through the door, can determine whether they're satisfied with a general tour or feel the need to scrutinise every minor detail.

Keep the front garden well-maintained, the driveway free of weeds, and the entry of your home looking fresh and inviting.

Tip: If this is your first routine inspection, make the extra effort to impress. If your Client Relationship Specialist can see you're house proud and maintaining the property beautifully, it will reassure them (and your landlord) that they've made the right decision choosing you.

Attend To The Garden

As gardens and landscaping require a large investment of time and money for landlords, their maintenance is imperative.

If your home has a garden, keep everything watered, fed, trimmed and weeded so it looks pristine for every inspection.

The same applies to any other outdoor areas such as courtyards, terraces, balconies and carports. Keep them free of weeds, dirt and cobwebs and wash down floors and walls so they're well presented and maintained.

List Issues For Your Client Relationship Specialist

Rental inspections aren't just for the benefit of the landlord. They're also an excellent opportunity for you to highlight any ongoing maintenance problems that are not your responsibility.

Your inspection notice letter will provide you with a section to write down any maintenance requests. If you can't be in attendance for the inspection, make sure you fill it in and leave it in a prominent place for your Client Relationship Specialist to find.

Before listing those items that require attention, make sure you understand the difference between what's is your responsibly to fix and what is required by the landlord.

As a rule of thumb, structural issues or the building's grounds are usually the responsible of the landlord. Any damages or breakages caused by you and your flatmates are your responsibility.

For any minor repairs in the home like a blown light bulb or carpet stains, it's best to have them fixed or professionally cleaned prior to your inspection. However, if there's plumbing or electrical issues, now is the best time to address these with your Client Relationship Specialist.

Secure Your Pets

Rental inspections can be stressful for your pets as well. If your pets are part of the lease agreement, you may want to arrange to have them taken elsewhere during the inspection, so they stay happy and feel secure.

Most routine inspection notices will remind you to have any pets secured for the visit, so take note of this if it applies to you.

You'll also want to ensure the home is free of fur, toys and mess beforehand and any damages created by your pet are repaired as required.

See To All Minor Repairs

Keep up to date with those little things like dings in walls, carpet stains and blown lightbulbs. Whilst there may be some grey areas when it comes to whose responsibility it is to repairs things in a property, the easiest way to remember is: 'if the damage is your fault then you need to fix it.'

It is your responsibility if you spilled a glass of red wine on the carpet or knocked a hole in the wall moving furniture. However, if the structure of the building is compromised, or there are issues that concern plumbing or electrics, then your landlord be liable to fix it for you.

Keep Calm

At the end of the day, your routine inspection is not a reason to stress about. If you do your best to keep your home clean, and tidy and look after it well, chances are you'll pass with flying colours.

When you love your home as if it were you own, not only can you feel proud, but your efforts will come back to you tenfold.

[Need some more help to prepare for your inspection?](#)

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