



TIPS FOR TENANTS

Preparing for your Routine Inspection

The life of a tenant can be somewhat precarious, especially when it comes to rent inspections, which can cause a lot of unprecedented stress and leave you feeling insecure in your rental.

But this doesn't need to be the case. If you actively make an effort to look after your rental property, you should not have any issues impressing your landlord or property manager.

What condition should the property be in?

The inspection is a tenant's time to really showcase how well they are maintaining their property. As well as being a great catalyst for having a really thorough clean to stay on top of the bigger cleaning jobs, making it more manageable for the tenant when it comes to finalising their tenancy.

The condition of the property should be as close to as it was when the tenant moved in, allowing for some wear and tear. The gardens and outdoor areas are just as important as the inside and should be neat, tidy and weed free. The whole property itself is checked at inspection and therefore should be clean and tidy.

What are the five most important things property managers check?

Routine inspections are carried out to ensure the property is well cared for and to check if there are any maintenance or health and safety issues. A routine inspection is not a housework inspection; the property manager or landlord inspecting the property appreciate that people are living there, so if your bed isn't made or your breakfast dishes are still in the sink, we won't be as concerned.

The top things property managers look for when completing routine inspections are:

- 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?

Most tenants do a fabulous job preparing their homes for routine inspections however things can be missed. A few areas that seemed to be missed quite often include:

- 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.

