

Routine Inspection Guide

The main purpose of the inspection is to provide a report to the owner that you are maintaining the property, and also to check for any repairs and make any recommendations to the owner. Please see a detailed list of what we look out for below.

Photos- also note that the inspection will involve taking photos of various areas of the property, not limited to the kitchen and bathroom, any repairs required, as well as photos of the grounds front and back. Where possible we do not take photos of tenant possessions.

We expect the property to be generally clean and tidy when we inspect. This includes the bench tops and kitchen sink being clear and the floors being free of items of clothing and/or toys.

Inside the Property

- Walls, light switches, doorways, doors and skirting boards are clean.
All marks, handprints, dust and cobwebs are removed
- The carpets are clean and stain free
- Tiles, vinyl or any other hard floor surfaces are clean
- The windows and screens are clean including tracks
- Air conditioner vents are clean
- The kitchen bench tops and cupboard doors are clean
- Oven, shelves, grill, drip trays and hot plates as well as oven surrounds and control knobs are all clean with no burnt on food or oil residue
- Exhaust fans and range hood are free of dust and grease
- Shower and bath tiling, grout, glass and mirrors all to be clean
- Toilet to be cleaned, including seat, lid, pan, bowl – inside and out
- Light fittings to be dusted and free of insect spots
- Drapes, curtain, blinds to be free of dust and grease
- All areas and rooms are fully accessible (not locked)

Outside the Property

- The lawns are freshly cut/edged and maintained
- All reticulation and sprinklers to be in good working order
- Gardens tidy and presentable/weeds removed
- All paved areas to be swept and free of leaves, weeds or rubbish
- Cobwebs removed
- Rubbish/lawn clippings removed
- No unregistered car bodies on the property
- Oil Stains removed to carports, garages and driveways
- All areas, garages, store rooms etc are all accessible
- Swimming pool/spa - water and sides/bottom are clean

If You Have an Approved Pet

- All droppings are picked up and removed
- Any pet damage is repaired, including holes to be filled in
- Ensure all/any dogs are properly restrained for the inspection as we will need to be able to inspect the yard