

CLEANING GUIDE FOR TENANTS

GENERAL

- Curtains, Venetians and blinds to be cleaned, washed or dry-cleaned according to fabric/material instructions/requirements.
- All curtain, Venetian and/or blind pulleys are to be cleaned
- All vertical blind strings to be attached and secure
- Insect screens to be removed carefully and hosed or brushed
- Windows, window sills & tracks to be vacuumed & wiped clean
- Doors, doorframes & tracks to be left clean and undamaged
- Marks to be removed from walls with no cleaning residue visible
- 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 cleaned
- Grout between tiles to be clean
- All ceiling fans throughout to be clean and free from dust (if applicable)
- Clean all mirrors throughout including wardrobe door mirrors (if applicable)
- All exhaust fans throughout the property to be cleaned and free of dust
- Air vents (if applicable) to be dust free
- Air Conditioners and filters to be cleaned (if applicable)
- All items on inventory to be accounted for (if applicable)

KITCHEN

- The oven and griller cleaned and lined with foil. Drip trays to be cleaned of all grease
- Range hood cleaned including the filters
- All cupboards cleaned inside and out (don't forget the tops of the cupboards!)
- Sink taps and disposal unit (if applicable) cleaned and polished
- Walls and tiled areas to be free from grease
- All benches and floors to be cleaned and free from grease (don't forget the corners)
- The dishwasher left clean. Wipe over internal door, remove debris from bottom drainer (if applicable)

BATHROOM & ENSUITES

- Shower recess to be scrubbed
- Grouting to be free of all soap residue & mildew
- Shower screen/s to be cleaned (hint: 'magic eraser' works wonders for cleaning shower screens)
- Shower curtain (if applicable) to be washed
- All plugholes are to be clean and free from debris
- Mirrors to be wiped over
- All drawers and cupboards to be cleaned
- Toilet to be cleaned thoroughly, including bowl, lid, seat, cistern and behind the toilet

LAUNDRY

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

EXTERNAL

- Lawns to be mowed and edges trimmed within 2 to 3 days of vacating (if applicable)
(Do not place grass clippings or tree off cuts in garden beds or behind sheds)
- Flower beds and pebble areas to be weeded (if applicable)
- No rubbish to be left in the gardens or around the property
- All garbage bins to be emptied and washed cleaned
- Driveways, 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 & ceilings (where applicable)
- Exterior walls brushed down or washed and free of marks

PEST CONTROL

- If pets have been kept on the premises, then the property must be pest controlled for fleas inside and out and evidence of such produce to our office with key return.

CARPETS

- Carpets are to be returned as per stated on entry condition report or lease and evidence of such produced with the return of the keys. Please note: Should the condition not meet our standards you may be liable for re-cleaning of them.

DAMAGE

- Damage that occurs due to tenant neglect must be rectified at the tenant's cost.

Please note – if repairing damage to a wall, you are required to paint the entire section of the wall, 'patch' painting will not be accepted

MORE INFO FOR THE FINAL INSPECTION:

- Carrying out a Final Inspection when tenants vacate the property involves comparing the Entry Condition Report completed at the commencement of the tenancy with the final condition in which the tenants leave the property at the end of their tenancy. Legislation states that the tenant must leave the property in the same condition as it was at the commencement of the tenancy, taking into consideration Fair Wear & Tear.
- As Property Managers this is a challenge we deal with every time our tenants vacate. Our office has very high expectations and standards when it comes to carrying out the final inspections. It's our expectation that a property is to be left in as near to the same condition as it was at the commencement of each tenancy.


What does Fair Wear & Tear mean? We must first determine if the property has been left clean as we're often told of marks claimed to be "fair wear and tear" but can be cleaned off. The definition of Fair Wear Tear is: "Minor Signs of usage over a protracted period of time".


Items that are not considered Fair Wear & Tear:

- Holes in flyscreens
- Marks/damage to carpets
- Marks/damage to walls which include inside robes
- Marks/damage to window coverings
- Dead insects in light fittings
- Dusty/dirty window tracks, door tracks and robe tracks
- Chipped tiles
- Grass clippings or tree/shrubs off cuts in garden beds or behind sheds
- Weeds
- Discolouration/destruction to decks, patios or grass due to tenants belongings being placed on them

Our simple policy is this: "If it's clean and undamaged when tenants move in, then we expect it to be clean and undamaged when they move out."

For more information on vacating, please contact Nobel Realtors.

 (07) 3668 0699

 0404 479 979

 @nobelrealtors

 www.nobelrealtors.com.au

 Olympia Plaza,
Unit 11/640 Oxley Road Corinda