



RENTAL INSPECTION: A TENANT'S GUIDE TO PREPARATION AND SUCCESS



ABSTRACT

One of the main things required of you as a tenant is to pay your rent in full and on time every month, but the other important responsibility you have is to keep the property in good, clean working order throughout the duration of your tenancy. Here are some tips to ensure you are complying with the rental property conditions and pass inspections made by property managers with flying colours.

INTRODUCTION

If you are renting or looking to rent, it is inevitable that at some point - you will experience an inspection; whether it be ingoing, outgoing or routine. Inspections can cause unnecessary stress if tenants don't know what to expect. This is why we have created a number of tips for preparing for these inspections and ensuring the process is as easy as possible!

I. Rent inspections

The lessor (landlord or agent) has the right to carry out routine inspections on the property no more than four times a year. If your property manager finds a contradiction of the tenancy agreement, you can address it personally if you are present. If not, you will be notified by the agency and, in some cases, your property manager will need to come back for a subsequent inspection to ensure the outstanding matter has been resolved. So being present is a more efficient way to ensure the property inspection is a success.



- Inspections must be at a reasonable hour. Tenant's should receive between seven and 14 days' notice.
- The lessor must make a reasonable effort to negotiate a more suitable time if the proposed time is unduly inconvenient to the tenant.
- The notice should specify the day of the entry and whether the entry will be before or after 12 noon.

- In the case of carrying out or inspecting necessary repairs, 72 hours' written notice is required.

II. The ultimate guide to preparing for rental inspections; ingoing, outgoing and routine



Inspections are beneficial for all parties:

- Inspections provide the opportunity to demonstrate occupancy is as per the lease in relation to occupants, pets, cars, cleanliness
- Give the opportunity to ensure the property is well maintained
- Discuss minor improvements eg. painting, picture hooks
- Reduce chance of disputes or bond claims on vacate
- Learn more about the owner and share more about intentions to renew as a renter

Routine Property Inspections:

What is a routine inspection?

Routine inspections may be carried out by your property manager to ensure that the property is being cared for; and that any repair or maintenance issues are being reported and addressed. These are common and in most cases, may occur a few times a year. These inspections may include checks of smoke detectors to ensure compliance, and to; repair any faults.

It is important to note that as a part of your leasing agreement, strata managers may be entitled to undertake strata inspections to review the condition of common property if you are in a building (i.e. fire alarms, or balcony balustrades).

How often do they occur?

Typically, routine inspections occur once around the 3 or 6 month mark into a new lease, then annually thereafter.

How to prepare for a routine inspection:

- Notify your property manager if any of your personal details have changed to keep the lines of communication open and (i.e, mobile number, email address)
- Note down any repair or maintenance problems you require, and fill out any necessary maintenance request forms
- Point out ordinary wear and tear, and don't hide damage
- If you have pets, ensure they are secured during the routine inspection
- Take photos and save or email to property manager/owner
- Work your way through Snug's inspection checklist!

Property Inspection Checklist:

Inspections don't have to be stressful if you take care of your rental property. They provide the perfect opportunity for a spring clean as well! Property Managers will check for things like mould and whether you have been cleaning exhaust fans in the bathroom, and the range hood over the stove. They may check the carpet for stains, if the windows have been recently cleaned and they will definitely check gardens or outdoor areas to see that they are being taken care of.



Lights - Check that all the property lights are working properly. Flick them all on and off to double check! Request replacement in hard to reach places eg. double height stairwell.

Walls - Note down any wear and tear to your walls, and alert your agent to them so there are no surprises at the end of your lease.

Surfaces - Walk over floorboards to listen for creaks, and check if the boards have begun to come up at the edges. Scrub any tiles and wipe away debris (do the same for your mirrors).

Taps, showers and sinks - Note down any leaking taps to avoid unnecessarily high utility bills and ensure water flow is compliant to avoid wastage.

Kitchen appliances/fittings - Whilst cleaning your oven isn't the most glamorous of jobs - it is likely to be checked during an inspection so rub off any grease and ensure the appliances are in a good condition. Ensure to clean any other appliances included in your property; such as a fridge or microwave and especially the oven.

Toilet - Ensure the toilet and bathroom is clean, and it's a perfect opportunity to clean your loo too! Full/half flush buttons should be working. Key issue is mould in the shower or bathroom ceiling due to ventilation or irregular cleaning.

Windows and doors - open windows to let some air in, and check the status of hinges and locks.

Exterior - Remove cobwebs, and ensure that if you have a garden - it is in a good condition (lawn mowed and weeds removed).

General - Work your way through your entire property - check every room and ensure that the property is in a good condition! Take photos of various property areas for future reference.

Outgoing Property Inspections:

At the end of your lease, the property manager/landlord will conduct a property inspection to ensure that the property has been left clean and in good condition. All details of the inspection will be recorded in a condition report to ensure that if any issues arise about damage or disrepair to the premises, the report can be used as evidence to determine who is liable. This is also important for determining how the rental bond should be paid out, or whether compensation should be paid to the landlord.



Whilst you may feel overwhelmed by the prospect of a move-out inspection, if you have maintained the home and its appliances in a reasonable condition, it should be fine. You can begin by doing a personal inspection of the home before everything is moved out, and begin to take care of any repairs if you have time. Once you have moved out all of your belongings, you can take care of any additional issues that require fixing or cleaning.

If anything is broken or damaged due to wear and tear, this will generally be fixed by the property manager or landlord. However, it is the responsibility of the tenant to repair anything that was broken accidentally or due to carelessness.

III. Checklist for Moving out of an Apartment or Rental

If you're moving from a rented apartment, you'll want to review this checklist of things to do before you move out to make sure you aren't charged additional fees.

Make Sure You Get Back Your Security Deposit

One of the most frustrating things about renting an apartment is when it comes to moving out, you often have to push to get back your security deposit. If you're concerned about getting your security or damage deposit back, check out this article on what you need to look for and do to ensure you receive the funds back when it comes time to move out.



What to Do If You Need to Break a Lease

If you're renting your current home and you need to move, make sure you know the details of your lease agreement and the penalties that may apply should you have to break the lease. Knowing what you're signing or have signed, will help you avoid paying penalties. This guide also provides detailed information on how to break a lease if you have to and your options should you need to move before your lease is up.

Quick Moving-out Cleaning Tips

We keep talking about the damage or security deposit and how critical it is to get it back. Cleaning your apartment is essential to ensuring the money you paid up front is returned to you after you move out. As part of your lease agreement, you should have a copy of the inspection report that the landlord prepared before you moved in. The report should've been completed while you toured the apartment to make sure that any pre-existing damage isn't blamed on you. If you have pets, it's even more important to clean your place thoroughly and to make sure any damage your pets incurred is fixed.

How to Hire Professional Cleaners to Ensure You Get Your Deposit Back

Consider splurging professional cleaners to clean your old place before moving out, especially if you're renting. This might seem excessive, but this will ensure a thorough enough job that you will get your deposit back at move-out.

Checklist of Things to Do When Moving Out

After the last box has been packed and moved and before you close the door one last time, there are a few things you still need to do before you leave. While this list

should be read and reviewed a week or more before you move out, it can still be used as a last minute "check" to ensure you've done all you need to do.



What to Expect on Moving Day

It's moving day. You're sure you remembered to do everything you needed to do, but you think there's something missing. Or you were so busy preparing for moving day that you're not quite sure what to expect.

Find out what to expect on moving day, including tips and task lists so you're not left with last-minute things to do that will not only cause you unnecessary stress but money, too.

IV. 10 apartment maintenance tips for tenants



Whether you're moving into a luxury building with lots of amenities or something modest that you're sharing with a roommate (or perhaps even two), maintenance issues are a fact of life for apartment dwellers. Whether it's something simple like a

garbage disposal that just stops working, a light bulb that flickers or doesn't turn on, or cracked paint — all apartments have maintenance issues.

However, if you're new to apartment life, you might not know how to handle these issues. Are there some things you can fix yourself? Can you prevent major issues before they start or at least nip them in the bud? How do you know when to call your landlord?

Here are ten apartment maintenance tips you need to need to know about. From what to do to get your security deposit back, to essentials you should keep on hand, and how to know when to call for help. You might just want to screenshot these.

1. Take photos when you move in

When move to your new apartment, there is no way everything will be 100 percent perfect. From cracked tiles to carpet stains — document any issues when you get in and notify your landlord. This will save you time, money, and energy when you move out.

2. Know how to unclog a drain

Handyman and Task Rabbit spokesperson Dustin Houston tells me it's crucial to know how to unclog a drain yourself. "The most common maintenance occurrences I see in apartments are usually clogs or drain issues," Houston says.

"Sometimes it's as simple as using a plastic disposable drain snake to remove hair and debris from the drain, but sometimes it's more complicated than that.

For instance, drainage issues like clogs or leaks in the tub or sink can be related to a failing hardware piece, which may need to be replaced by the landlord."

If plunging or snaking a drain doesn't work, notify your landlord.

3. Don't neglect maintenance issues

We are all busy and stressed. So while it might be tempting to ignore a broken garbage disposal or some other problem — this isn't a smart idea explains Houston.

"Neglecting normal maintenance issues (especially water-related) can cause a lot of damage that isn't always visible at first," says Houston.



"While these issues are usually for the landlord to address, failure to communicate the issue to the landlord can substantially increase the extent of repairs and time needed to fully fix."

4. Know where your shutoff valves are

"You absolutely need to be aware of where the breaker box is located, where the shutoff valve is for the water, and where the gas shut off is," Kat Christie, handywoman, licensed contractor, and founder of She Fixed That LLC tells me. "If you are blow-drying your hair and blow a fuse, you're going to want to be able to switch that back on, so you need to know where the breaker box is. And, if you are running the dishwasher or washing machine in-unit and the water starts to flow, you're going to want to know how to shut that valve off before it becomes a true flood and causes a lot of damage."

5. Don't flush anything that isn't toilet paper

Clogged toilets might not feel like a big deal, but if your toilet breaks and you only have one in your apartment, it can be a complete nightmare. So be careful about what you're flushing. "You absolutely cannot flush anything down the toilet that isn't toilet paper — even those wipes which say they are flushable, are not," says Christie.

"These can cause clogs, and clogs can cause flooding or other issues down the line. I've seen countless people have issues clogging their toilets, and in an apartment, when you can't always get someone quickly to unclog, it can be an issue. I highly recommend getting drain covers to cover any sink, shower, and bath drains so that hair can't so easily go down the drain and become clogged."

6. Purchase a fire extinguisher

While many landlords provide fire extinguishers and are legally required to do in some states, you should have your own as well.



Buy a new one, like this highly-rated Kidde fire extinguisher available on Amazon, and keep it under the kitchen sink because many fires start in kitchens.

7. Put new batteries in your smoke and carbon monoxide detectors

It's always a good idea to ask your landlord to replace the batteries in your smoke and carbon monoxide detectors when you move in because you don't know when they were last replaced. After all, you don't want these devices to fail in an emergency.

8. Clean your dryer's lint traps

If your apartment has a washer and dryer, it's important to clean your lint trap after every use. Not only will this help your clothing dry more efficiently, but it can also potentially save you money on your energy bill.

Lastly, a build-up of lint can cause your dryer to break — or worse, start a fire. Fortunately, it takes less than a minute to do this.

9. Clean hvac filters regularly

Ask your building's maintenance person or your landlord to have your HVAC filters changed. Most people don't know to do this and it's likely they haven't been changed for years.

New filters will also make your machine run more efficiently, likely lowering your electric bill. Don't forget to change filters at least seasonally or more often if you use your air conditioner year-round.

10. Make sure the fridge has a new water filter

Does your refrigerator dispense water? Much like the HVAC, it's unlikely that the filter has been replaced in a while.



No matter where you live, you want to assure your water is as clean as possible. Better yet, it's far less expensive and more convenient than buying bottled water.

V. How Much Move-Out Cleaning Services Cost?

Move-out cleaning is among the most sought-after professional services in the cleaning industry. Renters use them to get their bonds back without disputes or deductions at the end of the tenancy.

Therefore, those who do not have the time to clean, opt for expert vacate cleaning in Perth to successfully move out of rental properties. A move-out clean happens before the final inspection by the rental provider, and you should schedule them a day or two before your tenancy ends.

You can perform a move-out clean yourself because the Residential Tenancies Act 1987 necessitates renters to keep and leave rental properties in the same condition they were in at the start of tenancies. A landlord cannot legally ask you to hire professional cleaners.

However, hiring **a bond cleaning service is a practical and wise solution. It is economical, stress-free and effective. Thus, if you plan to hire professionals for bond cleaning in Perth, here is how much move-out cleaning services can cost.** Have a look.

Cost Of End Of Lease Or Bond Cleaning In Perth

Often people do not consider professional bond cleaners because they think they are expensive. However, delegating the task to professionals is a better bargain when you add the cost of DIY cleaning, buying supplies, spending precious time, and investing your energy in the process of cleaning.



Therefore, here is the average cost of end of lease cleaning in Perth to help you make your budget and plan your finances for the move.

- About \$150 for a 1-bedroom house/apartment without carpet cleaning.
- About \$210 for a 2-bedroom house/apartment only and \$250 with carpet cleaning.
- About \$260 for a 3-bedroom house only and \$300 with carpet cleaning.
- About \$450-500 for a 4-bedroom house without carpet cleaning.
- About \$1000 for a 5-6 bedroom house with or without carpet cleaning.

These are average estimates, and to get an accurate estimate depending on your house size, location, season and other factors, you must get in touch with multiple bond cleaners in Perth simultaneously. The reputed service providers offer a free quote which can be compared to find the most reasonably priced service that offers value for money.

Cost Of Carpet Cleaning Services

Many renters do not get a complete bond refund because the carpets are not in the same condition they were in at the start of the tenancy. Therefore, ensure you check your carpets' condition to avail a carpet cleaning service before moving out.

If you need to book carpet cleaners, they can charge \$2.50 per sqm. The cost is also subject to size. For example, steam cleaning carpets up to 14m² can cost \$25 to \$30. Opting for carpet flea treatment because you have pets can cost \$30 per room.

Also, these costs can increase if the carpets are heavily soiled. Regular vacuuming cannot get rid of the embedded dust and dirt that can cost you your bond. So, hire professionals for the task who will astonish you with their results.

Cost Of Window Cleaning

Window cleaning is another popular move-out cleaning service many people avail to get their bonds back in full. On average, window cleaning can cost \$30-\$45 per hour. This cost can go down or up depending on the size of the windows, their accessibility, condition and more.



Therefore, you must get the complete quote with window cleaning charges while asking for a quote for bond cleaning in Perth. A reputed service will ask your requirements at the time of booking and create a customised package to calculate the charges. They even provide a free quote without any obligations. So you can check the pricing without having to book the service.

Cost Of Upholstery Cleaning

People living in furnished properties with pets and small children usually need upholstery cleaning services because of the mess created by the members. If you are among them, normal fabric sofa/couch upholstery can cost \$30 per seat.

If the upholstery is microsuede or white, expect the cost to be \$5-\$10 more than normal fabric. For smaller seats of chairs, stools etc., the cost can be \$8/seat. Again, the condition, size and other factors can affect the cost of upholstery cleaning. You must honestly inform the cleaning company about the condition of the furniture to get the right quote and avoid any disputes.

Cost Of Pest Control

If you have pets in your home, you may have to get pest control before vacating a rental property in Perth. On average, this service can cost anywhere between \$300 to \$700.



Depending on the area and pest control professionals, the starting price can be \$110 to \$120. To get the most accurate cost for pest control, get an inspection done by a licenced & registered business and choose the appropriate treatment.

Cost Of Other Move-Out Cleaning Services

Besides the move-out cleaning services, sometimes you have to avail other services. Thus, here are some lesser-used but important services and their costs.

- Ceiling cleaning: \$50 to \$200
- Rubbish removal: \$28-30/hour
- Pressure Cleaning: \$150 for 1 – 30 square metres
- Blinds Cleaning: \$15 to \$200 per blind
- Tile & Grout Cleaning: \$9 to \$11/sqm

You should ask for pricing of other cleaning services while booking bond cleaners in Perth to ensure you can get a good deal.

Move-out cleaning is one of the most important tasks you must complete when vacating a rental property. You can perform the cleaning yourself, but your chances of getting a complete bond refund are high when you take professional help. Thus, if you need an idea about average move-out cleaning cost and associated services, use this guide.

VI. End-of-lease cleaning tips to get your bond back

Expert advice on the areas to pay close attention to when cleaning to ensure you pass your end-of-lease inspection.

A good tenant keeps their rental property clean and tidy throughout their entire tenancy, not just in preparation for the periodic inspection. The purpose of an inspection is to ensure your home is being maintained in the same condition as you received it, and this is determined by comparing the ingoing Condition Report to the current condition. Having it cleaned prior to the property manager arrival is a great idea and using deodorizers or fragrance sprays is worth the \$5 they cost from the local supermarket. It's also recommended that you clear away any dishes, clothing, towels or clutter before the inspection.

Moving can be stressful enough without worrying about whether or not you'll get your bond back. Plus, who wants to spend endless hours cleaning grout off tiles in a property which is no longer their home? But, here's the catch. You need a clean home to pass the agent's inspection and get your bond returned.

Here are a few tips from the end-of-lease cleaning specialists at Urban You, on how to clean and prepare your home to pass even the fussiest of agent inspections.

1. Move-in inspection

When you first move into a rental property a thorough inspection is recommended. Look closely at all walls, carpets, ceilings and windows, and take photos of any areas damaged or unclean.



List these in the Property Condition Report (include supporting photos) and lodge formally with your property manager. When exiting the property, your agent will use

this report as reference in determining what was a pre-existing issue, which you are not held liable.

2. Start with a checklist

Agents follow the Property Condition Report during their inspection, so use this as a guide or create your own by downloading a professional End of Lease Cleaning Checklist. Most importantly, record any areas that require repair or have been stained. These may require a tradesman's expertise.

3. Clean the carpets

With everyday wear-and-tear, carpets and flooring take the most abuse. Give the carpets a refresh by having it professionally steam cleaned. Why? Vacuuming and spot cleaning stains as they occur will help prevent long term damage. However, only professional cleaners can guarantee a deep clean, and can often extract residing dirt and stains.



In many cases, your agent will require you to provide a receipt for professional carpet steam cleaning. It's best to check with your agent if this is a Bond Return requirement.

4. Fix or clean light fittings and fixtures

Areas commonly missed during an end-of-lease clean are the fixtures and fittings, such as light switches, ceiling fans, and light bulbs. Agents pay close attention to these so make sure all are in good working order, have been safely removed to wipe, and the correct product is used to polish taps and door handles.

5. Clean the windows

An easy way to make your property look fresh is allowing light to flood through crystal clear windows. Be careful to remove all smudge marks using window cleaning products with dry, clean microfiber cloths or newspaper! Pay attention to

scrubbing dirt from inside the frames and wipe clean the sills. Don't forget to dust the fly screens too.

6. Wash the walls

Wall cleaning will improve the overall look of your property, and is highly recommended as a task on your checklist. Using a microfiber-head mop, dip into a bucket of warm water and sugar soap. Always test the product in an inconspicuous area first.



Work from left to right, up and down the wall in a 'W' motion. For grease spills, simply rub white chalk over the area which absorbs the resin, then dust clean with a microfiber cloth.

7. Don't forget to clean outside

If your property has a yard or outdoor entertaining area, make sure to remove weeds, prune plants, and mow the lawn ahead of the inspection. First impressions count, so if your property is looking weathered before the agent steps inside, they will already doubt the internal condition.

8. Leave it to the professionals

If this all sounds too daunting or you simply haven't the time, engage a reputable cleaning professional. Many offer Bond Back Guarantees, whereby the cleaners will return (free) to fix any areas not passed by the agent. Make sure they have insurance and clearly outline their policies for guaranteeing the service.

CONCLUSION

Moving out of a rental property is a stressful process. Necessary actions should be done to avoid more significant conflicts when you move out. Of course, no one would want to live a new life, worrying what's behind. Settle the old one first to enjoy what's

up ahead fully. The five things listed above should make things easier for you if you are planning to move out of your rental property.

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