



A STEP-BY-STEP GUIDE TO RENTAL INSPECTIONS



ABSTRACT

This guide provides a clear, step-by-step overview of rental inspections for both tenants and landlords. It outlines key responsibilities, preparation tips, and what to expect during and after the inspection, ensuring transparency and compliance with rental laws.

INTRODUCTION

Rental inspections are essential for maintaining property standards and ensuring tenant compliance with lease agreements. Whether you're a tenant preparing for an upcoming inspection or a landlord scheduling one, understanding the process helps avoid disputes and promotes smooth property management.

I. Property inspections

Property inspections and reports

To avoid problems and extra costs later on, you should know as much as you can about the condition of a property before you buy. Besides inspecting the property yourself, you can also arrange for property inspection reports, such as a building inspection report.



As a prospective buyer, when you ask for a contract of sale, the agent must inform you about previous property inspection reports that have been commissioned. You might be able to negotiate a cheaper price to repurchase a report.

Personal inspections

Property viewings usually last half an hour to an hour. Use this time to do the following checks:

- Check that windows and doors can open easily and don't get caught in their frames.
- Check for damp or mould along skirting boards, walls and ceilings. Be cautious of paint jobs used to cover up mould.
- Check for sagging ceilings or buckling walls.
- Lift up carpet and check for rotting floorboards or damp.
- Try all taps and check how long it takes for hot water to come through.
- Flush the toilet to check for a running cistern.
- Look under sinks and give the plumbing a gentle shake to test sturdiness. Also look for rust and other damage to the pipes.
- Review the hot water system for size and age, and check for damp in all wet areas.
- Try light switches and look at the fuse box to evaluate circuitry age and see if there is an Earth Leakage Safety Switch.
- Look at the general state of the roof, guttering and drain pipes.
- Inspect exterior walls for cracks and other defects.
- Ask if the home has an energy efficiency rating.
- While in different parts of the property, listen out to gauge noise levels. It is a good idea to test the noise levels around the property at different times of day.
- What does the property smell like? Are there strong smells from nearby restaurants or waste treatment plants?

What is a pre-purchase property inspection report?

A building inspection is just one check you can get done before buying a property. It is sometimes referred to as a 'standard property report'.

The building inspection report is a written account of the property's condition. It will include any significant building defects or problems such as rising damp, movement in the walls (cracking), safety hazards or a faulty roof. It is usually carried out before you exchange sale contracts so you can identify problems which, if left unchecked, could prove costly to repair.

Why do I need a building inspection report?

Benefits of getting a building inspection report done before buying a property are:

- knowing in advance what the problems are

- using the information to negotiate a lower price for the property ie. you may have to pay to repair some of the problems
- gaining specialist advice about any major problems and how they will affect the property over time.

Choosing the right person to inspect the property

Always use a suitably qualified person such as a licensed builder, a surveyor or an architect to provide a professional building inspection report of the property. These professions should see through any cosmetic improvements covering up faults that might otherwise be missed by an untrained eye.



A professional person will ensure that the format and content of the report complies with the relevant Australian Standard. Ensure that the person you choose has adequate insurance cover, particularly for professional indemnity.

Contents of the report

The report's format, detail and cost will depend on the type of property and the process used by the consultant or organisation to prepare it.

There is an Australian Standard that pre-purchase building inspection reports must comply with, but this does not include style or content.

Other details

The inspection report should also include the following information:

- your name
- the address of the property to be inspected

- reason for the inspection
- the date of inspection
- the scope of the inspection
- a list of any area or item that wasn't inspected, the reasons why it wasn't inspected and if necessary, a recommendation for further investigation
- a summary of the overall condition of the property (considering its age and type) and any major faults found in the property
- a list of any significant problems that need fixing
- if necessary, a recommendation that a further inspection or assessment be carried out by a suitably accredited specialist (eg. pest inspector, electricity supply authority, water supply authority, structural engineer, geotechnical engineer, surveyor or solicitor).



Things not included in the report

A building inspection report does not deal with every aspect of the property. Its role is to identify any major problems visible at the time of the inspection. The extent of a problem will be influenced by the age and type of property.

While providing valuable expert advice, the report will not generally include:

- parts of the property that were not or could not be inspected
- matters outside the consultant's expertise
- an estimate of repair costs

- minor defects
- termite detection.

A building inspector would not normally check such things as:

- footings
- concealed damp-proofing
- electrical wiring and smoke detectors
- plumbing, drainage and gasfitting
- air conditioning
- swimming pools and pool equipment
- watering systems
- fireplaces and chimneys
- alarm and intercom systems
- carpet and lino
- appliances such as dishwashers, insinkerator, ovens, ducted vacuum systems, hot plates and range hoods
- paint coatings
- hazards
- every opening window
- television reception.

Strata schemes and company title properties

With strata scheme and company title properties, the building inspector will normally only inspect and assess the condition of the interior and immediate exterior of the unit. If you want the consultant to inspect other common property areas you will need to request a 'special-purpose' property report.

Minor defects

Most properties will have minor defects such as blemishes, corrosion, cracking, weathering, general deterioration, and unevenness and physical damage to materials and finishes. If you want the consultant to report on minor defects and imperfections you will need to ask for a 'special-purpose' property report.

Factors affecting the report

Certain conditions will affect the final report including:

- problems difficult to detect due to weather or other conditions such as rising damp and leaks
- the information you provide to the consultant
- the specific areas of the consultant's 'expertise' as specified in the report
- problems that may have been deliberately covered up to make an area appear problem free.

Using the report for other purposes

A building inspection report should not be used as a certificate of compliance for any law, warranty or insurance policy against future problems. It is also not intended to estimate the cost of fixing problems, for which a 'special-purpose' property report is required instead.



Ordering a report

Most consultants need a minimum of 2–3 days notice to do a building inspection. You should get the vendor's permission to have the property inspected as early in the sale negotiations as possible. This will help you decide if the property is worth buying. There may be little point in spending money on conveyancing until you know the condition of the property.

Inspections done during the cooling-off period

When you buy a property in NSW, there is a five business day cooling-off period after you have exchanged contracts. During this period, you may get out of sale as long as you give written notice. The cooling-off period starts as soon as you exchange and ends at 5pm on the fifth business day.

A cooling-off period does not apply if you buy a property at auction or exchange contracts on the same day as the auction after it is passed in. Always check with your solicitor or licensed conveyancer that you have a cooling-off period, and have the process explained to you.

To get a building inspection done during the cooling-off period, give the consultant as much notice as possible. They will have to do the inspection, prepare the report and still give you time to decide and potentially withdraw from the contract. If you withdraw, you forfeit 0.25 percent of the purchase price.

Other types of reports

If you are not satisfied

If you are not satisfied with any aspect of the report or your dealings with a consultant, try to resolve the problem with them first. If they are members of an industry association, you may be able to get access to a free complaint handling service.

If you buy a property and later find problems not identified in the building inspection report, you should seek legal advice, particularly if the consultant's negligence ends up costing you a lot of money. We strongly recommended that you only use consultants that have adequate insurance cover, particularly for professional indemnity.

Fixing problems

When using a builder or tradesperson for work where the value is over \$5,000 the builder or tradesperson must:

- be licensed with NSW Fair Trading for the work they are doing
- provide you with a written contract where the value of work (labour and materials) is over \$5,000
- give you a copy of the Home Building Compensation Fund certificate for the work before taking any deposit and before starting the work if the job costs more than \$20,000 (some exemptions apply).

II. 10 Tips To Prepare For Your Property Inspection



In such a hot real estate market as we're experiencing today, many buyers are passing on property inspections, attempting to win the bidding wars incited by the current inventory crisis. But the inspection is still one of the most critical stages in the process of buying and selling property. Let's be realistic: Properties deteriorate over time. Professional property inspections dig deep into the features of a building and can often lead to unexpected results.

Sellers can and should protect themselves so that during the inspection there are fewer surprises on the back end. With some basic knowledge of dealing with inspections and property maintenance, you can easily maneuver your way through the inspection and ultimately maximize your property's returns.

1. Check for major issues in the property before inspection.

The first thing you should focus on is finding if the property has any major issues. These might include structural issues, problems with electrical or sewer systems, or mold or termite infestations. Each factor can drastically reduce the price of your property, or worse, kill a deal. Ensure that you know the ins and outs of your property before you put it on the market to ensure a profitable sale.

2. Get professional help from your real estate agent.

If you are not experienced in property sales and inspections, get help from your trusted real estate broker to assess the true condition of your property. Remember that real estate agents have experience selling properties and can ensure a level of experience that will be of value to you.

3. Make a checklist of different property features and their condition.

It is always helpful to make a checklist of the various features of your property that might be of interest to the inspector. Some of these features include grounds, structure, roof, exterior, windows, doors, the kitchen, bathrooms, plumbing and electrical. Write them down and mention their condition. Also, write down the repairs required. It will help you get things done in an organized manner and save you money in the long run.

4. Don't ignore the minor issues.

While most of the time minor issues can easily be addressed, do not ignore them before your inspection. Minor issues can include HVAC units, garage doors, doors, lights, walls with cracked or flaked paint, minor exterior maintenance, outdated appliances and worn subtleties. These are not deal-breakers, but it helps significantly to update your minor issues before selling your property. While they don't usually result in a major devaluation of the property, it is always better to be prepared for the worst. Some buyers get so stuck on small things that they cannot see the bigger picture. Avoid that problem before it presents itself.



5. Clean the property before inspection.

Cleaning your property before an inspection is a must. The inspectors will be looking beyond the superficial sparkle of a clean property, but a clean building is easier to sell at a more favorable price than a dirty one.

6. De-clutter the property before inspection.

It's important to de-clutter your property before an inspection. Make sure that the inspectors have easy access to attics, basements and electrical panels. Make sure all systems are turned on to ensure a seamless inspection.

7. Make sure the property is in 100% operational condition.

Make sure that all the utilities including gas, water and electricity are turned on. You should also provide the inspector with remote controls for different equipment including lights, fans and HVAC systems.

8. Allow the property inspector and buyer the necessary time for inspection.

It can take anywhere between one to four hours for the complete inspection of your property, depending upon its size. Allow the property inspector and potential buyer the necessary time for inspection. Don't try to rush them.

9. Leave the property.

It's a good idea to leave the property during the inspection. This gives the inspector and the buyer the privacy they need to look at things from their perspective. While you might think that your presence will ease things, it can prove to be a hindrance to the inspector. Think of it as if you were buying the property: Wouldn't you like the luxury of uninterrupted access during your inspection? Your buyer would too. It goes a long way.

10. Don't try to hide any issues.

This is simple: Do not *ever* try to hide issues. They will be found — if not by the inspector, then by the buyer. When you fill out your seller property disclosure form, you must disclose all known issues. When you sign the document, this becomes your liability. It is always in your favor to do the right thing. When you do the right thing, you always win.

The reality of the situation is that property inspectors are experienced professionals who have been through the motions before. Chances are if you behave suspiciously, they will know. You will also lose valuable trust with your inspector and buyer.

Property inspections can be quite nerve-wracking, especially for inexperienced sellers. If you follow the tips mentioned above, you can get through the entire process with ease.

III. Your Complete Rental Inspection Checklist

Rental properties in Sydney, NSW, play a crucial role by providing reliable housing options for a significant portion of the state population. They offer flexibility to tenants who may not be ready to buy a house in metropolitan cities while allowing property owners to generate consistent passive income through rent. Whether moving in or out of a rental property, both scenarios come with great responsibilities for landlords and tenants.



Rental inspections are considered the most critical steps in the process. A thorough inspection (move-ins, move-outs and routine) helps determine the actual condition of a property, such as existing structural damages, water leakage problems/ plumbing issues, dirt-laden rooms, mouldy bathroom tiles, stained walls, etc.

Under Residential Tenancy Laws in NSW, landlords strictly conduct a rental inspection and compare the property's current condition with the set cleaning standards before releasing the full bond money.

Moreover, tenants are legally obligated to return a property in the same condition at the start of the tenancy (except for fair wear and tear). This means cleaning

according to the pre-approved rental inspection can prevent unwanted disputes and disagreements over cleaning and secure your bond or deposited security.

So, here is a comprehensive guide on rental inspection checklist covering key aspects to help streamline the process for both parties. Ensure you notify your tenant in advance before inspecting the property. It is good to invite them to tour with you and discuss any necessary repairs or cleaning tasks before the final move-out.

Let's Get Started!

1. A Detailed Property Condition Report

Whether it's a routine or final inspection, the main objective is to document the property's current condition and address potential damages. So, one of the crucial measuring tools during the rental inspection is the Property Condition Report.

Before signing the agreement, tenants must walk through the premises with the property manager and take notes of its actual condition- click photos and videos. Use a checklist to document existing damages, dirt, stains and damages, such as scratched floors, chipped wall paint and damaged doors. Property managers and landlords also refer to the initial condition report for rental inspections.

If you are moving out soon, book experts for a budget end of lease cleaning Sydney. They follow a pre-approved cleaning checklist to deliver spotless results.

Tip: Tenants are not liable for pre-existing damages or dirt-laden areas. Ask your landlord to fix it before moving into the property.

2. Thoroughly Inspect Utilities and Electrical Appliances

It is important to confirm that utilities, such as water, gas and electricity, are in working condition during the rental inspection. Also, turn on light switches and faucets to look for potential electrical faults and water leakage issues.

Ensure you strictly scan electrical appliances, such as an oven, microwave, fridge, dishwasher and washing machine. Also, test air conditioning units, heaters and exhaust fans. Any issues with these areas should be reported to the landlord's property for repairs before the fixed or periodic lease term begins.

3. Check Walls and Ceilings

Don't forget to inspect the walls and ceilings of a property. Look for any cracks, holes and other structural issues. Remember that water stains, discolouration and black patches on the walls indicate leaks and mould infestation. These can make a property unsafe, as mould can trigger allergies and other health-related problems.

When inspecting a property, also check for peeling and chipping paint and report it to your property manager. Taking photos as evidence can help you avoid disputes when moving out at the end of your tenancy.



Tip: Understand the tenant's responsibilities and remove cobwebs, dust bunnies, smudges and stubborn stains from walls and ceilings before the final rental inspection.

4. Inspect Doors, Locks and Windows

Safety should be your topmost priority when moving into any rental property. So, inspect doors and windows for cracks, broken frames, damaged glasses, jammed locks, loose hinges and seals.

Windows need to be cleaned inside and outside because landlords also inspect these minor details during final rental inspections. Also, check for curtains and blinds. They should be clean and functional.

Tip: Seasoned end of lease cleaners in Sydney always refer to the property condition report. So, thoroughly inspect your windows and doors and document the condition in detail to prevent disputes.

5. Kitchen Inspection: Cabinets, Countertops and Sinks

The kitchen is a high-use area in any rental property that requires detailed inspection. If you are moving out of your rental property, de-grease your oven, stovetop, range hood, microwave and other appliances as it is one of the most challenging cleaning tasks. Ensure the countertop, cabinets, and sinks are

clean and disinfected. You can use eco-friendly products like baking soda and lemon to eliminate build-up grease and grime.

Tip: Empty your pantry and fridge and clean every nook and cranny before the final inspection by your landlord.

6. Bathroom Inspection: Fixtures and Fittings

Dirt-laden bathroom surfaces can breed lethal germs, bacteria and mould stains, affecting the hygiene levels of the property. When preparing your rental property for the final inspection, refer to the property condition report and check for existing damages and leaks.

After that, remove soap scum, grime, grease, gunk and germs from a showerhead, glass doors, tiles, bathtub, toilet seat, grout lines, sinks and faucets to create a healthy home. Ensure all taps are working properly.

7. Consider Exterior Areas

It is important to inspect the exterior area of a rental property as it reflects the house's overall curb appeal. Ensure you mow the lawn, remove weeds and trim hedges. When cleaning the outdoor area, remove dirt and grime from driveways, patio areas and decks using the proper tools. You can also use the pressure washing method to remove algae and moss from concrete surfaces.



8. Checklist for Landlords for a Seamless Final Rental Inspection

Landlords in Sydney should prepare in advance to ensure a smooth and efficient rental inspection. Here are some of the key aspects:

- **Notify Your Tenants in Advance:** Ensure you provide tenants with at least 7 to 14 days written notice before conducting a routine or final rental inspection.
- **Prep Documents:** Come fully equipped with the original condition report copy and images during the inspection.
- **Thoroughly Inspect Exterior Areas:** Check the condition of gutters, roof, outdoor areas and walls to ensure no damage or dirt.
- **Room-by-Room Inspection:** Inspect ceiling walls, doors, shelves, drawers inside and outside, windows, carpets and rugs, countertops, bathroom fixtures, fittings, and floors. As a landlord, you can withhold a part of bond money if the property is not reasonably cleaned.
- **Check Appliances:** Test all household appliances to ensure they are clean and functional.
- **Check for Repairs:** Check faucets, drains and lighting systems to address potential damages.
- **Follow-Up:** You should provide tenants with a written note of the inspection, including cleaning issues. Tenants may later request re-cleaning service from end of lease cleaning Sydney professionals if the results are unsatisfactory.

These are some of the crucial aspects that can help you conduct seamless and efficient rental inspections during the move-in, move-out and periodic phases. Tenants and landlords both share responsibilities in maintaining a clean, well-organised and hygienic property to avoid rental disputes and disagreements.

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. Landlord responsibilities for repair and maintenance of rental properties

Landlords have a responsibility to ensure that the property is fit to live in and meets health and safety laws.



Landlords are responsible for:

- providing a property that is fit to live in
- maintaining the rental property in a reasonable state of repair
- providing and maintaining locks or other security devices to ensure the property is reasonably secure.

Landlords who do not comply with these obligations will be in breach of the tenancy agreement.

Repairs and maintenance in a rental property

Landlords are responsible for repairing and maintaining the property so that it is in a reasonable state of repair, considering:

- the age of the property
- the amount of rent being paid
- the prospective life of the property.

This does not mean that the property must be in perfect condition.

To learn more about landlord obligations for repairs and maintenance, visit [Getting repairs done on a rental property](#).

Landlords should deal with urgent repairs

Urgent repairs are considered to be repairs needed for serious issues that make a property unsafe or insecure or prevent access to essential services. That is, an issue that:

- threatens a property's structural integrity.
- poses a risk to lives.
- makes a property unsafe or insecure.
- prevents access to essential services.

Visit the [Urgent repairs in residential rental properties](#) page to see a list of what is considered an urgent repair.

Landlords have certain responsibilities after a natural disaster

If a property has been affected by a natural disaster, such as a flood, bushfire or storm, landlords have certain responsibilities.

Serious storm, fire or flood damage are all considered to be urgent repairs and should be handled quickly.

Learn more about obligations for landlords after a rental property is affected by a natural disaster.



Repairing and maintaining smoke alarms

Summary of key obligations for landlords

- Landlords should repair a smoke alarm within certain time frames.
- Landlords should conduct checks to ensure the smoke alarm is working.
- Landlords should install or replace removable batteries every year.
- If the rental property is in a strata scheme, the owners corporation may be responsible for repair and replacement of smoke alarms. Even if that is the

case, landlords still have some obligations. See 'Smoke alarms in strata schemes' below.

When are smoke alarms considered not working

- The smoke alarm is removed and not replaced with a working smoke alarm.
- The smoke alarm does not work (for example because the battery needs to be replaced).
- The smoke alarm is malfunctioning (for example due to accumulated dust, insects, airborne contaminants or corrosion of electrical circuitry).

Smoke alarms in strata schemes

Landlords with properties in a strata scheme have an obligation to ensure smoke alarms installed in the property are working. If the owners corporation is responsible for the repair and replacement of smoke alarms, landlords may have some different obligations relating to smoke alarms.

Visit the [Smoke alarms in a rental property](#) page to learn more about landlord obligations and smoke alarms, including in strata schemes.

Non-urgent repairs

A landlord or agent is responsible for arranging non-urgent repairs needed to comply with the landlord's obligation to maintain a rental property in a reasonable state of repair.

A tenant must have written permission 'to carry out repairs to a rental property, including agreement on any reimbursement for costs, from the landlord, except for urgent repairs and some smoke alarm repairs, but tenants need to follow the requirements for those repairs.

Meeting health and safety laws for a rental property

- Landlords have a responsibility to ensure the property meets health and safety laws.
- Meeting health and safety laws is a term of every tenancy agreement, and landlords who do not comply with these obligations will be in breach of the agreement.

Resolving a repair, maintenance or damage dispute with a tenant



It is always best for landlords or an agent to try and seek a resolution with a tenant. If an issue cannot be resolved, a landlord can:

- contact Fair Trading's tenancy complaints and disputes service
- lodge an application directly with the NSW Civil and Administrative Tribunal (NCAT).

In some situations, Fair Trading may issue a rectification order to landlords to undertake repairs, or to tenants to fix damage.

CONCLUSION

Rental inspections play a vital role in the rental process, helping both landlords and tenants maintain accountability and property condition. By following the steps outlined, all parties can ensure inspections are conducted fairly, efficiently, and with minimal stress.

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