



## **RESIDENTIAL TENANCY FINAL INSPECTION GUIDE**

### **Notice 10 – Landlords' Association (S.A.) Inc.**

So often I hear from landlords who advise that at the time of a final inspection they find that there are a number of things that have not been done or cleaned satisfactorily. Often the tenant requires more time to rectify such problems and is just a waste of time for the landlord. I do not experience this problem as I provide my tenants with this 'Final Inspection Guide'.

**Make sure that your tenant knows your expectations.**

This is a guide only and all of the items on page 2 do not apply to all properties.

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## **FINAL INSPECTION GUIDE**

1. Stove (especially behind the stove), grill, drip-trays and oven shelves to be cleaned.
2. Refrigerator (especially behind refrigerator) to be cleaned (if applicable).
3. Dishwasher to be cleaned and wiped out (if applicable).
4. Exhaust fan covers to be removed and cleaned and range hood filters to be cleaned thoroughly.
5. Fan blades to be wiped (if applicable).
6. Air-vents to be dusted and cleaned.
7. Blinds to be taken down and washed thoroughly (if applicable).
8. Windows and windowsills to be cleaned thoroughly.
9. All cupboards inside and out to be left clean and all personal items to be removed.
10. Marks to be removed from walls.
11. All light fittings to be cleaned.
12. All floors and all skirting boards to be washed.
13. Net and lace curtains to be washed and ironed.
14. Curtains stored by tenants (whilst using their own) must be ironed and replaced on tracks.
15. Cobwebs to be removed inside and out.
16. Lawns to be mowed, edges trimmed.
17. Flower beds, bark chips and pebble areas to be weeded.
18. Any dead plants to be removed from garden and replaced.
19. Any damage to sprinklers, jets etc. to be repaired.
20. Any animal faeces to be removed from the property (if applicable).
21. No rubbish to be left in the garden.
22. Particular attention should be paid to bathrooms, toilets, bathroom cabinets, shower recess to be scrubbed, tracks to be clean and grouting to be free of all soap residue and mildew. Shower screens and curtains to be washed.
23. Combustion heater/fire place to be free of ash and glass in door cleaned.
24. Driveways, carports and all concrete/paved areas to be free from oil and grease stains. Paved areas cleaned to remove any mildew etc.
25. Sliding window and door tracks to be cleaned.
26. Any damage to screens etc. to be repaired.
27. All paths and driveway to be swept.
28. All items on inventory to be accounted for.