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Getting you Bond Back – Final Inspection Guide

Attention to the following points will assist you greatly in obtaining a full bond refund. We have listed our recommended Tradespeople overleaf for your convenience.

- Carpets are to be cleaned by a registered carpet cleaner – the original receipt will need to be produced on handing the keys back.
- If pets were kept on the premises at any stage of the tenancy, the premises must be sprayed for fleas by a Registered Pest Controller with a minimum of one (1) months warranty – the original receipt will need to be produced on handing back the keys

General Cleaning

- All windows in and out – frames must be removed and washed down (Tip: Vacuum nozzles and a wet paint brush are ideal for cleaning the tracks)
- All light fittings must be removed and washed including removing insects from inside.
- Ceiling fans must be washed
- Replace all blown bulbs
- All power points, phone and TV points and light switches.
- All non-carpeted floor areas. All skirting boards.
- All marks from walls, doors and frames (don't use abrasive cleaners - will remove paint – sugar soap with water works well)
- Air vents/exhaust fans to be cleaned – remove cover to clean
- Marks and cobwebs to be removed from ceiling
- All cupboards, wardrobes and shelves
- Venetian and roller blinds
- Curtains need to be taken down and washed – please leave curtains and vertical blinds for the Agent to check at the Exit Inspection (if they disintegrate when cleaned you could be held responsible)
- Lawns to be mowed, all gardens weeded, edges trimmed and all glass removed from property
- Sheds emptied and free from rubbish and cleaned
- Pool (if applicable) needs to be cleaned and chlorinated to an acceptable standard.
- All rubbish to be removed inside and out
- All cobwebs to be removed inside and out
- Wheelie bins to be emptied and washed out
- Lock up garages, driveways and carports and all concrete areas to be cleaned and free from oil and grease

Kitchen Cleaning

- Oven – including under the rings, elements, inside (roof, bottom & sides), wire tracks
- Griller – trays and drip trays
- Stovetop (for solid elements use blackener to preserve – follow instructions on YouTube)
- Range hood including filters, exhaust fans
- Sinks, taps, fitting & plug holes
- Tiles and bench tops
- Cupboards (inside & out)
- Drawers – if there are any cutlery inserts ensure these are washed properly with soap and water and the drawer underneath is washed out

Rooms, Ensuite & Laundry

- Clean mirrors, washbasins, tiles, taps and fittings. Cabinets, vanities, soap dishes and towel rails. Shower floor and walls, bath, grout, plug holes, screens and curtains to be washed and free from soap residue and mildew. Toilet (inside & out) – please note that the most common mistake when cleaning showers and baths is residue from cleaning products, please ensure all residue is washed away.

Damages

If it is found that the property has been damaged it must be repaired by a registered Tradesman at the tenant's expense. A recommended tradesperson for property maintenance is listed below.

When all the above has been attended to, please complete the Exit Condition Report and return it signed by all parties to the Agent upon vacating.

Remember to Return

- All keys and all copies of keys
- Signed Exit Condition Report
- Original Invoices for work completed
- All rent to be paid in full up until vacating date.

The premises will not be considered vacated until all remotes and keys are returned by close of business on the day of vacating.

Recommended Trades People

SERVICE	BUSINESS NAME	CONTACT NAME	PHONE
General Cleaning	A Thorough Clean	Rachael Fabris	0401 607 356
Garden Maintenance	Jim's Mowing	Christian	0422 797 439
Pest Control	Taylormade Pest Control	Glenn	0413 419 945
Steam Cleaning	Hot Vapour	Craig Walsh	0412 434 104