

# **Elders Real Estate Woombye**

## **Final Inspection Guide for Bond Refund**

**To avoid cleaning charges, and to ensure a maximum and quick bond refund, it would be in your best interest to ensure the following items are attended to, before vacating the property.**

**Stove** – to be thoroughly cleaned including: grill, hot plates and surrounds, oven (racks, trays, rear, floor and walls). Range hood and filters to be cleaned.

**Kitchen cupboards** – to be cleaned inside and out, and any sticky marks to be removed.

**Bathroom** – all mould to be removed from tiles, walls, ceiling or other surfaces. Vanity and basin to be cleaned inside and out, mirror cleaned. Bath and toilet to be cleaned thoroughly, with toilet deodorisers removed from toilet bowl. Shower recess and shower glass to be thoroughly cleaned of all soap residue and mildew. Shower curtains to be washed or replaced.

**Dishwasher** – including filters and surrounding walls.

**Air Conditioner** – to be free of dust, and filters cleaned.

**Windows** – including fly screens, windowsills, window tracks, frames and glass. Windows are to be washed inside and out, and to be free from streaks and smears.

**Curtains** – including verticals and blinds, to be washed as necessary. Venetians to be free of dust. Any broken parts of verticals to be replaced. Check for and remove dust and spiders webs from curtain tops and rods.

**Cupboards and drawers** – inside and out to be cleaned. All personnel items to be removed.

**Walls & Doors** – clean marks from walls and doors, particular attention around light fittings, power points, door handles and in stairwells, and to tops of doors and frames, cupboard tops, architraves and cover strips. Ensure walls are rinsed down to remove wipe marks.

**Ceilings** – including light fittings and ceiling fans to be wiped down and free from dust. Replace bulbs where blown.

**Floors** – all to be vacuumed and washed, including skirting boards and architraves.

**Carpets** – to be professionally steam cleaned by a **Professional Carpet Cleaning Company** and present receipt to us on vacating.

**Pest control** - must be carried out if you have had a pet, to be carried out by a **Professional Pest Control Company**, and produce receipt to agent. **Flea spray needs to be carried out 2 weeks prior to moving out.**

**Pools** – sample of water must be taken to pool shop for assessment and copy given to agent on vacating.

**Cobwebs** – to be removed from inside and out of property. **Verandahs/porches** – to be cleaned.

**Carports/Garage** – including driveways and concrete areas to be free from oil and grease stains.

**Gardens** – lawns to be mowed, edges trimmed, garden beds and gravelled areas to be weeded. Any spraying for weeds must be done at least 2 weeks prior to moving out. All garden rubbish is to be removed.

**Gas Bottle** – to be filled and produce receipt to agent.

**Rubbish** – ensure bins are empty and washed and cleaned out. No rubbish to be left in bins.

**Broken or damaged** – items to be repaired or replaced.

**Mail** – please ensure that your mail is re-directed.

**Electricity** – make sure you have the meter read by Energex at the end of your tenancy, but please do not have the power cut off.