

Vacating premises - full cleaning checklist

Our landlords proudly lease their properties with a high standard of cleanliness.

At the commencement of each lease we issue access to a set of photos of the condition of the property. The condition report, together with those photos, serve as a reference of the general condition and applicable standard of cleanliness.

When a tenant vacates a property the property manager conducts a pre-exit inspection to identify any damage, confirm the standard of cleanliness and to check for items that may seem in need of maintenance or replacement (such as all lights and appliances).

All keys (including any intra-lease copies) must be returned before the bond is claimed.

We strongly discourage the use of any cleaner that isn't fully insured, and those who underestimate the amount of work involved.

In general, a team of two **professional** end-of-lease cleaners can take up to 7 hours to clean a three bedroom house with 2 bathrooms, family room and BBQ area; and carpet cleaning and deodorising is usually an extra service. Often cleaning of ovens and windows are also additional service, for which cleaners occasionally charge extra.

Ideally tenants move out before the cleaners attend, but a two-stage cleaning schedule can be as effective - where a few days prior to exit the bulk of the cleaning is done and then completed the day before or morning of the exit. We recommend this to most renters as exit cleans cannot be effectively completed if there is furniture, or personal belongings impeding access to areas, and surfaces around, below and behind furniture or appliances.

This checklist has been used by cleaners we engage to quote on the cost of an end-of-lease clean, with the benchmark standard to restore properties to pre-lease condition.

All Rooms

<input type="checkbox"/>	Window cleaning (internally, externally)
<input type="checkbox"/>	Dust and wipe clean all window tracks, sills and screens
<input type="checkbox"/>	Walls, doors and door-frames spot cleaned or washed
<input type="checkbox"/>	Hard floors mopped, carpets vacuumed
<input type="checkbox"/>	Skirting boards dusted and wet wiped
<input type="checkbox"/>	Cornices dusted
<input type="checkbox"/>	Power points and switches cleaned
<input type="checkbox"/>	Wardrobes, shelves, drawers emptied and cleaned
<input type="checkbox"/>	Mirrors cleaned
<input type="checkbox"/>	Clean accessible light fittings (for ceiling heights below 2.8 metres)
<input type="checkbox"/>	Cobwebs removed internally
<input type="checkbox"/>	Remove all dust and marks from window covering curtains and blinds
<input type="checkbox"/>	Clean all Air-conditioner filters and any air vents

Family Room/Sunroom/Hallways

<input type="checkbox"/>	Clean glass sliding doors and tracks (internally and externally)
<input type="checkbox"/>	Wash windows, sills and tracks
<input type="checkbox"/>	Clean flyscreens
<input type="checkbox"/>	Clean any Built-in cupboards or nooks

Porch / Deck / Patio

<input type="checkbox"/>	Sweep and mop
<input type="checkbox"/>	Remove cobwebs

Bathrooms

	Clean shower screen – removing all soap scum, grime
	Scrub shower tiles and grout
	Clean all taps and spouts
	Clean bathtub
	Vanities cleaned – interior and exterior
	Wipe clean all surface areas, including mirrors, shower rails and towel rails
	Exhaust fans and grills cleaned
	Toilet bleached inside and out
	Floors mopped
	Remove any mould from walls and ceilings
	Leave at least one roll of toilet tissue paper on the roll or in bathroom cupboard.
	Leave some form of hand soap in each bathroom and powder room.

Kitchen

	Oven, stove and range hood fully degreased and cleaned
	Bench tops wiped
	Cupboards cleaned inside and out
	Sinks, taps and spouts cleaned
	Clean Splashback and all tiled areas
	Kitchen carpet vacuumed and steam cleaned
	Clean all serveries, counters and dividers, panels or windows
	Dishwasher / In-sink disposal (if installed) - filters cleared and run a “cleaning cycle”.
	Exhaust fans and grills cleaned
	Waste bins emptied, cleaned and deodorised
	All appliances, utensils, crockery, cutlery and glassware to be clean and neatly stored in cupboards.

Laundry

	Basin, taps and spout cleaned
	Cupboards cleaned inside and out
	Sweep and mop floor
	Walls and tiles wiped

Driveway, Garage & Carport

	Clean cupboards and shelves
	Remove cobwebs
	Sweep clean – NOTE: cleaners charge extra to pick up cigarette butts and broken glass.

Gardens & BBQ Areas

	Clean cupboards and shelves
	Clean any tidy up garden hoses, taps, external sinks and bench tops.
	Remove cobwebs
	Sweep clean – clearing all leaves and debris
	Degrease & Clean BBQ and BBQ lid
	Remove any weeds growing between paving bricks and in garden beds/pots
	Check the level of gas in the BBQ gas bottles (schedule a refill/replacement if necessary –

Carpet Clean & Deodorise

	All carpeted areas including rugs/mats and kitchen carpet to be vacuumed and swept underneath, then machine cleaned and deodorised.
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Appliances

	Wipe down any marks, streaks or dust on appliances and polish stainless steel, and ceramics.
	Wipe clean phone and intercom handsets and control keypads.
	Empty and clean wipe refrigerators, microwave ovens, toasters and coffee machines.
	Check that all power cords are tidy, undamaged.
	Ensure all remote controls are working with batteries holding sufficient charge for use.

Furnished Premises

	Wipe down any marks, streaks or dust on and in furniture.
	Vacuum under all items of furniture and under seat cushions, mattresses (including fold-out sofa beds and futons).
	Empty out vacuum cleaner bags and filters.
	Place fresh protectors on mattresses and pillows.
	If linen was supplied at commencement of the lease then provide fresh, clean replacement linen.

Waste, Bins & Discarded Items

	Ensure all hard and bulk waste and unwanted items are removed from the premises, yards driveway, garages and carport – arrange hard waste collections with council if available.
	Do not leave broken garbage bags or overflowing bin spillage exposed.
	Wash out and deodorise waste bins after the last bin collection night prior to exit date.
	Ensure that there are no hazards or items blocking doorways, driveways, entries or exits.