



Rent Inspections

This fact sheet answers some frequently asked questions about rent inspections. How often are rent inspections? Why do we have them? How can I prepare for the rent inspection?

What is a rent inspection?

A rent inspection is carried out by the landlord or agent¹ to check if the home is in good condition. They will check to see if anything needs to be repaired and if any maintenance needs to be carried out, such as cleaning the gutters or trimming overgrown trees.

The inspection shows the landlord or agent that you are taking good care of the property and keeping the home clean and tidy.

Do I have to be home?

If you rent through a real estate agent, they will let you know if they have a spare key and if you need to be home for the rent inspection. If you rent through the Housing Authority, you will be asked to be at home for the inspection.

If you would like someone to be there with you during the inspection, you can ask a family member, friend or support worker.

¹ Agents include real estate property managers, public housing managers and community housing managers. Another name for a 'landlord' is a 'lessor'.

How often are rent inspections?

Usually rent inspections should not be done more than four times per year.

You should receive between 7 days and 14 days' notice of the rent inspection. This notice should include the date of the inspection and whether the inspection will be in the morning or afternoon.

If the day or time of the rent inspection is not suitable for you, tell your landlord or agent. They can then arrange with you a suitable time.

There may be times when the landlord or agent wants to re-inspect the home. This may happen if they have found the property is not in a good condition, or something has been damaged or broken.

If the landlord or agent wishes to re-inspect the property, they will arrange a suitable time with you.

How do I prepare for a rent inspection?

The following is a sample checklist. Your landlord or agent may also have a checklist they can give you.

- Clean the walls, floors, cupboards, windows, light fittings, skirting boards and fans.
- Wipe down the kitchen surfaces, clean the oven, and stove top.
- Clean the toilet, sinks, bath and shower.
- Remove cobwebs from the inside and outside areas.
- Gardens should be mowed and free of weeds and rubbish.
- Sheds, garages, patios and driveways should be clean and tidy.

If you do not think you should do all the things you are asked to do, you should get some advice from a Tenant Advocate (contact details below).

What about the final inspection?

The inspection you have after you move out will be different from your other rent inspections.

For the final inspection, you will have to remove all your personal belongings and thoroughly clean the property.

For more information, refer to the **Property Condition Report** fact sheet on our website www.circlegreen.org.au.

Who can help?

Our Tenant Advocates help people who rent their homes to resolve tenancy problems. They may do this by helping you to understand your rights, and by giving advice and guidance.

If you would like to speak to a Tenant Advocate, you can call us on **(08) 6148 3636** or visit www.circlegreen.org.au.

Further information

Please contact us if you would like this fact sheet in a different format such as large print or braille.

If you are Deaf, hard of hearing or have a speech impairment, you can contact us through the National Relay Service www.relayservice.gov.au.

If you are a non-English speaker and require a language interpreter, please contact TIS National on **131 450**.

For more information visit www.circlegreen.org.au or phone us on **(08) 6148 3636**.



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