

Routine inspections – tips from the RTA

Routine inspections are carried out during a tenancy to ensure the property is being well cared for and that there are no maintenance or health and safety issues.

Fast facts

- Inspections are frequently carried out every 3 months, though this may vary.
- They cannot be carried out more often than once every 3 months.
- A minimum of 7 days' notice must be given using the Entry notice (Form 9).
- A routine inspection is not a housework inspection; the person inspecting the property should appreciate that people are living in the property. However the tenant should have the property in a good condition on the day of the inspection.
- The tenant should inform the lessor/agent of any maintenance issues as soon as they occur. Most property managers usually request any non-urgent maintenance requests in writing.
- Many property managers provide routine inspection checklists for tenants.
- Other inspections may be carried out in response to specific issues such as a leaking tap or broken window.

Things to consider for a routine inspection:

- property/room generally clean and tidy
- routine cleaning: including items such as dusting, sweeping/vacuuuming, cleaning kitchen surfaces, bathrooms, oven, grill, hob, toilet, shower etc
- removal of any mould from surfaces
- cleaning any marks from walls, kitchen units or other surfaces
- grass, edging and weeding, and disposal of any garden rubbish
- other outside areas (such as decks, patios) swept and tidy
- pool cleaned of leaves or other debris

(The above information has been sourced from the RTA www.rta.qld.gov.au)

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