



## CLEANING AND CLEANLINESS STANDARDS



Rise provides a comprehensive tenancy and landlord service for you as a tenant. Your allocated property Officer will complete your inspections up to 4 times per year, most are completed on a 3 or 6 month basis.

To help you understand both Rise's and your obligations as a tenant, the below definitions will provide a useful guide to prepare for your upcoming inspection.

### DEFINITION OF CLEANLINESS

Clean definition\* - Something that is **clean** is free from dirt or unwanted marks.

What is a reasonably clean and tidy condition - Reasonably clean means, clean to a standard that an average, reasonable bystander would consider clean.

A reasonable state of cleanliness does not mean, for example: spotless, commercially clean or a full spring clean. It will incorporate the clean definition above.

For a Rise inspection, your Property Officer will take the objective view of "is the area clean or not" This does not take into account any tenant personal items, only the leased structural items of the property.

### FAIR WEAR AND TEAR

What is considered fair wear and tear in Western Australia?

Fair wear and tear is the damage that occurs to a property through normal day-to-day use by a tenant or the ordinary activity of natural forces like sunlight or rain.

Curtains faded by the sun, carpet worn in high traffic areas like a hallway or paint flaking because it is old are all examples of fair wear and tear.

Chips to walls, kitchen benches and broken or blocked structural inventory are not considered fair wear and tear.

## INSPECTIONS

### How will Rise assess my home during an inspection?

Rise Property Officers will organise to inspect your home. In accordance with the Residential Tenancies Act we will give you 7 to 14 days' written notice prior to the inspection.

When completing the inspection, the property assessments will be reviewed against the property standards as agreed to in your ingoing Property Condition Report:

- Are the structural items and areas clean, as per the above definition.
- Can your Property Officer inspect all areas, is there a build-up of tenant items hindering the view.
- The Property Officer will either pass or fail your inspection taking into consideration if there is any damage to and the overall cleanliness of the structural inventory of the property. See below inspection guide and checklist for a more detailed overview.

\*Definition from <https://www.collinsdictionary.com/dictionary/english/clean>

# INSPECTION GUIDE AND CHECKLIST

Below is a helpful guide to help you prepare for your upcoming Inspection.

Rise will complete your property inspection and confirm the structural inventory of the property is free from damage and is clean as per the definition above.

The structural inventory will be defined as items that cannot be moved from the house ie: Walls, doors and frames, ceilings, kitchen cabinets, bathroom structures, windows, frames, exterior inventory, and gardens etc.

Rise property officers will need to see at least 70% of each structural inventory item to ensure it is clean and free from damage. If they are unable to see the structural item, it will be assessed as not clean.


Once completed the Property officer will review your inspection, they will assess any damage and then compare the total amount of clean responses to the non-clean responses. If you have more non-clean responses the inspection will not pass, this will result in a breach notice being issued and a breach inspection will be organised.

The following points are an overview of what we will be looking at during your inspection.


Minimum tasks to be cleaned or completed by the inspection date.

1. Stove, top and sides, oven and grill to have grease and build up removed.
1. Kitchen benches, sink and taps to be wiped and cleaned.
2. All house cupboard doors to be cleaned inside and out and all shelving to be clean.
3. All exhaust fans and range hoods (including filters) to be cleaned.
4. Blinds, curtains and curtain tracks to be clean and dusted .
5. All windows, tracks, sills and flyscreens to be clean and dust build up removed.
6. All internal walls to be cleaned and all marks removed.
7. All wall tiles and grout to be clean.
8. All doors and door frames to be clean, inside and out.
9. All skirting boards to be dust free.
10. All light fittings to be clean and insects removed, light globes to be installed and working.
11. All floor areas and to be either swept, mopped and or vacuumed.
12. All cobwebs to be removed from inside and outside areas.
13. Lawns to be mowed and edges trimmed.
14. Garden beds to be weeded and plants/shrubs pruned as necessary.
15. No rubbish to be left in the gardens or within the property boundaries.
16. All mirrors throughout to be cleaned.
17. Particular attention should be paid to bathrooms and toilets including the following:
  - Shower recess to be scrubbed and build soap residue or mould removed.
  - Grouting to be free of all soap residue or mould.
  - Shower screens to be cleaned of all soap build up and mould.
  - All drains and plug holes to be cleaned and free from soap residue and debris.
  - Toilet bowls and seats and external areas to be wiped and clean.
18. Driveways, carports, garages, and any concrete areas to be free of oil, grease, and rust stains.
19. Paths, driveways and paving to be swept and weed free.

**If you have any questions in regards to cleanliness standards and preparing for an inspection, please contact your Property Officer.**

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