

LJ HOOKER TWIN WATERS

GARDEN MAINTENANCE CHECKLIST



Gardens form part of the property that is leased by the tenant and have to be cared for and maintained to the standard as at the start of the lease.

The gardens form a part of the *exit inspection* for the bond refund and should the gardens not have been maintained to the standard accepted at the start of the lease, the rectification of the gardens may be deducted from the tenant's bond.

LAWNS

- Where lawn care is not included in the terms of the lease agreement, the tenants must mow the lawns/have the lawns mowed regularly, edges trimmed and clippings removed.
- Lawns must be kept free of weeds.
- Lawns must be maintained to the standard as at the start of the lease.

GARDEN BEDS

- Garden beds are to be kept free of weeds at all times.
- Plants are to be trimmed to prevent over-growing, however, should the tenant not be able to maintain the garden beds, they are to contact LJ Hooker Twin Waters Property Management department immediately to discuss alternative options.

TREES

- Should any trees need trimming or maintenance the tenant must contact LJ Hooker Property Management department to inform them of the maintenance needed.

POTTED PLANTS

- Should any potted plants be included in the property, they are to be watered and maintained to the standard accepted at the start of the lease.

WATERING THE GARDEN

- The garden should be returned in no less than comparable condition as at the time of entry. This may mean that the tenant has to water the gardens in times when rainfall is low, excluding times when there are local water restrictions in place due to excessive dry conditions.

EXTERNAL

- The grounds must be kept clear of rubbish and debris. Driveways must be kept clean and free from oil.

Any problems with the gardens must be reported to LJ Hooker Twin Waters Property Management department in a timely manner.

BOND REFUND CLEANING CHECKLIST

Follow the checklist below

General	<input type="checkbox"/>	Vacuum all sliding door tracks and clean tracks. Clean all glass and windows.
	<input type="checkbox"/>	Sweep and mop all non carpeted floors, removing any marks.
	<input type="checkbox"/>	Carpets cleaned by professional Carpet Cleaner - supply paid invoice copy.
	<input type="checkbox"/>	Flea spray - by registered Pest Company if pets were kept at property. Supply paid invoice.
	<input type="checkbox"/>	Clean light fittings - gently remove light fittings and wipe out dead bugs. Ensure all LIGHT BULBS are working – if not, replace blown bulbs.
	<input type="checkbox"/>	Clean marks off walls and light switches.
	<input type="checkbox"/>	Remove all dust from skirting boards, window frames, window sills, above cupboards, picture rails, architraves and both sides of all doors, all other fittings etc
	<input type="checkbox"/>	Clean curtains and blinds. Refer to Agent for method advice.
	<input type="checkbox"/>	Remove all cobwebs and insect marks and nests.
Kitchen	<input type="checkbox"/>	Clean inside and outside of all cupboards and doors, inside, outside and around stove .
	<input type="checkbox"/>	Clean inside and outside of oven, griller, doors, trays, racks, glass.
	<input type="checkbox"/>	Clean inside, outside and behind refrigerator and dishwasher / space.
	<input type="checkbox"/>	Clean sink, especially drain holes, drainers and tap ware.
	<input type="checkbox"/>	Range hood exhaust and filter -filter can be removed and cleaned.
Bathroom	<input type="checkbox"/>	Clean all walls, floors, mirrors and windows and window tracks.
	<input type="checkbox"/>	Inside and outside all cupboards and drawers.
	<input type="checkbox"/>	Clean toilet, bath, shower recess, remove built up soap residue on tiles and shower screens, clean sink and all tap ware, towel rails.
	<input type="checkbox"/>	Clean in wardrobes, shelves, drawers and mirrored doors. Remove scuff marks.
	<input type="checkbox"/>	Shower curtain washed with bleach or replaced if applicable.
Laundry	<input type="checkbox"/>	Clean behind washing machine space. Clean equipment and filters if applicable.
	<input type="checkbox"/>	Clean inside, outside and behind dryer. Remove lint.
	<input type="checkbox"/>	Clean inside, outside and around laundry tub, cabinets, shelves, drawers, tap ware.
	<input type="checkbox"/>	Clean all walls and floors, ceiling.
Verandah, Decks, Outdoor Areas	<input type="checkbox"/>	Sweep and mop, clean railings, glass, and light fittings. Remove all cobwebs.
	<input type="checkbox"/>	Ensure all light bulbs are working, if not – replace.
Garage, Carport, Driveway	<input type="checkbox"/>	Sweep out and remove any oil residue from concrete, pavers, paths, driveways.
	<input type="checkbox"/>	Empty Council bins and place bins out on footpath for next collection.
Gardens and Lawns, Pool	<input type="checkbox"/>	Mow lawn, trim all edges, weed gardens, general garden tidy, remove all rubbish.
	<input type="checkbox"/>	Return pool to condition as per condition report at start of the tenancy and supply Pool Test report to Agent – Report to be completed on the end of tenancy date.
If Furnished	<input type="checkbox"/>	Ensure all items are clean and are located in original rooms as per Inventory list.