



COMPLETE GUIDE ON A SUCCESSFUL RENTAL PROPERTY INSPECTION

ABSTRACT

Rental property inspections play a crucial role in maintaining the condition of a property and ensuring compliance with tenancy agreements. This guide outlines the key stages of a successful rental inspection, from understanding legislative requirements in Queensland to creating thorough inspection checklists, communicating with tenants, and documenting property conditions.

Whether you are a landlord, property manager, or tenant, knowing the rights, responsibilities, and best practices for inspections helps avoid disputes and ensures the property remains in good shape.

This guide also considers local expectations specific to Sunshine Coast suburbs like Alexandra Headland, where seasonal wear, coastal conditions, and tenant turnover can impact inspection outcomes. By following this complete guide, stakeholders can conduct clear, fair, and professional inspections every time.

INTRODUCTION

Rental property inspections are a standard yet essential part of managing a leased property. In Queensland, including areas like Alexandra Headland (4572), both tenants and landlords have clearly defined rights and responsibilities under the Residential Tenancies and Rooming Accommodation Act 2008.

These inspections are not just about identifying damage or wear; they are also opportunities to maintain property value, uphold tenancy agreements, and promote accountability on both sides. A successful inspection requires planning, legal awareness, and attention to detail.

From entry notice protocols to what to check inside and outside the property, every step matters. This guide will walk you through the full process—before, during, and after an inspection—ensuring a professional and transparent outcome that aligns with Queensland’s tenancy standards.

I. Rental Property Inspection

What is a Rental Property Inspection?

A rental property inspection (sometimes called a rental inspection or property inspection) is a process where a landlord or property manager visits a rental property to assess its condition and ensure that it is being properly maintained by the tenant.

Rental inspections are typically conducted periodically, such as every few months or at the end of a lease.



The purpose of a rental inspection is to identify any issues that need to be addressed, such as repairs or cleaning, and to ensure that the tenant is complying with the terms of the lease agreement.

During the inspection, the landlord or property manager will typically take note of the condition of the property, including the cleanliness, condition of the appliances and fixtures, and any damage. The tenant is usually given notice and expected to be present during the inspection, and they may also be provided with a report detailing the findings of the inspection.

A rental property inspection is a vital part of managing a rental property effectively. It involves a thorough examination of the property's interior and exterior to ensure everything is in good condition, safe, and well-maintained. Typically conducted at the start and end of a tenancy, as well as periodically during long-term leases, inspections help landlords monitor property upkeep and address any potential issues early.

At the beginning of a tenancy, an entry inspection documents the property's condition, usually supported by photographs or a checklist. This protects both landlords and tenants by setting clear expectations. During the lease term, routine inspections—often conducted every three to six months—ensure the property is being looked after and allows for timely repairs. Finally, an exit inspection compares the current state of the property to the initial condition report to determine if any damage exceeds normal wear and tear.

These inspections play a key role in dispute resolution, maintenance planning, and preserving the property's value. For tenants, regular inspections are also an opportunity to raise concerns about repairs or safety. Overall, rental property inspections foster transparency and accountability, ensuring a positive and respectful relationship between landlords and tenants.



II. Routine inspections

Routine inspections are carried out to ensure the property is well cared for by the tenant and to check if there are any repair, maintenance or health and safety issues. The first routine inspection can be carried out at any time after the tenancy agreement has commenced, providing that the property manager/owner has provided a minimum 7 days' notice for entry, using an Entry notice (Form 9).

A routine inspection is not a housework inspection; the person inspecting the property should appreciate that people are living there. However, the tenant should have the property in good condition on the day of inspection and a list of items to consider is set out below.

As part of the maintenance inspection inside and outside the rental property, property managers/owners may also:

- check for any water leaks, evidence of pests, damage or deterioration to the property

- ensure any inclusions and property fixtures are working
- look at any future maintenance items that may need to be addressed.

Note: Regardless of when a Notice to Leave (Form 12) or Notice of Intention to Leave (Form 13) is issued, limits on entry frequency apply, including for routine inspections. For example, if a Form 12 is issued at the beginning of a tenancy, the entry limits will still apply. For more information visit our Entry to the property web page.

Timeframes for routine inspections

Routine inspections cannot be carried out more than once every 3 months (unless the tenant agrees in writing).



The tenant must be given a minimum of 7 days' notice for entry, using an Entry notice (Form 9).

Entry can be at a specific time or a property manager/owner can give a 2-hour window (e.g. entry to occur between 9-11am).

For rooming accommodation residents, an Entry notice (Form R9) must be given with a minimum of 48 hours notice for entry to the residents rooms. Entry to common areas can happen at any reasonable time.

Maintenance issues

The tenant should inform the property manager/owner of any maintenance issues as soon as they occur. Most property managers/owners prefer non-urgent requests in writing.

When maintenance issues are reported, other inspections may be carried out in response to specific issues such as a leaking tap or stove element not working.

Routine inspection checklist

Many property managers provide checklists for routine inspections.

Things for the tenant to consider may include:

- cleaning and tidying the property
- routine cleaning (e.g. dusting, sweeping/vacuuming and cleaning kitchen and bathroom surfaces)
- removing any mould from surfaces
- repairing any damage
- lawn mowing and gardening
- tidying up outside areas (e.g. decks, patios).

Problems found during the inspection

If on inspecting the property a **significant breach** is found, the property manager/owner may issue the tenant a breach notice to rectify the issue.

A **significant breach** by a tenant involves any of the following:

- using the property for an illegal purpose
- exceeding the number of occupants allowed to live at the property
- keeping a pet at the property without the property owner/manager's permission
- a matter caused by the tenant that will cost more than the equivalent of one weeks rent to fix.

III. Owning or managing a rental property

The Residential Tenancies Authority (RTA)

The RTA provides renting information and support to Queenslanders. They also provide a guide for managing general tenancies in Queensland. The guide sets out your rights and responsibilities as a property owner or manager of a rental property.



Services provided by the RTA include:

- a phone-based tenancy information service
- approved tenancy forms, including entry and exit condition reports
- a free tenancy dispute resolution service.

Your responsibilities

As a property owner or manager of a rental property, you must:

- ensure the property is vacant, clean, and in good repair at the start of the tenancy
- lodge the rental bond with the RTA
- respect your tenant's privacy and comply with entry requirements
- carry out repairs and maintenance
- meet all health and safety laws
- include the date of the last rental increase in the tenancy agreement. This requirement applies to agreements that commenced after 6 June 2024. For exceptions to this requirement, see:
 - Pocket guide for tenants - houses and units, or
 - Pocket guide for tenants - caravan parks.

Tenancy databases

Tenancy databases list people who have previously had problems with their tenancies. These problems may include not paying rent or damaging a rental property.

There are rules about who, when, and under what circumstances a person can be listed on a tenancy database. The RTA provides information about these rules.

Only tenants named on the tenancy agreement can be listed on a tenancy database.

The companies below provide tenancy databases:

- TICA
- National Tenancy Database
- Trading Reference Australia.

Tenancy disputes

Free advice and support is available to help resolve tenancy disputes you may be experiencing. However, the best way to avoid disputes is for the people involved to talk to each other as soon as an issue arises.

Find helpful tips on how to resolve tenancy issues.

You can get free help with resolving tenancy issues from the RTA dispute resolution service.

Breaches of a tenancy agreement

A breach of a tenancy agreement means someone has failed to do what is required by law. The breach could be by the property owner or manager or by the tenant.

When there is a breach of the tenancy agreement, a Notice to remedy breach form can be issued. The form includes information about the breach and the date by which it needs to be fixed.

IV. Landlord: Duties, Responsibilities, and Rights

What Is a Landlord?

A landlord is someone who owns and rents real estate. Landlords can be individuals, businesses, or other entities. Landlords typically provide the necessary maintenance or repairs during the rental period. Specific duties and obligations are normally outlined in a lease agreement.

What Landlords Do

As noted above, a landlord is anyone who owns property and rents it out to someone else. This party is called the tenant. Landlords invest in real estate as a source of profit. By owning property and leasing it out, a landlord can earn a steady stream of income along with the potential for appreciation of their properties.

Landlords may be individuals, businesses, or other entities, such as government agencies. Similarly, the types of properties they own can also vary. That means that the types of properties they own aren't limited to just homes. In addition to single-family residences, their real estate portfolios may include:



- Multi-family residential dwellings, such as multi-family homes, apartment buildings, and condominiums
- Land and empty lots
- Vacation properties, such as cottages and villas
- Commercial properties, such as standalone business properties, shopping malls, office buildings, or mixed-use buildings

Landlords typically use leases when they rent out their assets. A lease is a legally binding contract that outlines the terms under which one party agrees to rent property from another. It guarantees the lessee (the tenant) the use of an asset and guarantees that the lessor (the property owner or landlord) is entitled to regular payments for a specified period in exchange.

Absentee Landlords

There are some landlords who own property but don't live or work near the property. These people or entities are called absentee landlords. Being an absentee landlord can be risky. Damage due to tenant negligence or misbehavior is an ongoing worry.

In addition, squatting situations can arise without adequate monitoring of the property.

Landlord Rights and Responsibilities

Landlords have specific rights and responsibilities that vary from state to state. There are also general laws that are common to all states.

Landlords have the right to collect rent as well as any prearranged late fees. They also have the right to raise the rent as defined in the tenant-landlord lease agreement. When tenants do not pay rent, landlords have the right to evict them. The process of eviction varies from state to state. Most states provide landlords with the ability to collect back rent as well as legal costs.

Fast Fact

In 2019, Oregon became the first state to implement statewide rent control, placing a limit on rent increases.

Landlords are responsible for maintaining their rental properties and keeping them in habitable condition. They must ensure that properties are clean and empty when new tenants move in. In addition, landlords must follow all local building codes, perform prompt repairs, and keep all vital services, including plumbing, electricity, and heat, in working order.

Landlords are also responsible for managing security deposits. While landlords have the right to charge tenants a security deposit to cover property damage and unpaid rent, the deposit doesn't belong to the landlord. The laws governing security deposits vary from state to state.

Types of Landlords

Landlords may be individuals, corporations, or other entities, such as government agencies.

Individuals may own one or more properties and rent them out to supplement their incomes or as a way to diversify their investment portfolios. For instance, a middle-aged couple may decide to purchase a second home and rent it out as a way to increase their monthly income. Keeping the property rented out during retirement can help these individuals supplement any money they receive from Social Security benefits or their investments.

Other landlords, such as corporations, may be in the business of purchasing properties for the express purpose of renting them out. For example, a real estate corporation may purchase office buildings and rent them out to different businesses for monthly rent.



Municipal governments, especially those in large cities, often own housing corporations. These agencies own, rent out, manage, and maintain affordable or subsidized housing rentals to those in need. Rental payments are commonly determined based on a tenant's income for these dwellings.

Advantages and Disadvantages of Being a Landlord

There are advantages and disadvantages to becoming a landlord.

Advantages of Being a Landlord

- Tax-deductible costs
- Income stream
- Potential for appreciation

Disadvantages of Being a Landlord

- Various responsibilities of maintaining and managing the property
- Taxes on capital gains
- Unforeseen costs
- Unique legal liabilities

On the pro side, most costs associated with rental properties are tax-deductible. If there is no net profit after expenses, rental income is essentially un-taxed income. As

the rental property mortgage is paid down, landlords increase their ownership percentage of their property and gain access to the appreciation of value.

However, when a landlord sells a property, they will pay taxes on any capital gains unless they roll over the money into another rental property. This process called a 1031 exchange, and it has specific requirements. The new property must be identified within 45 days of the sale, and the full transfer must take place within 180 days.⁵

Limits on a Landlord's Rights

There are four main things landlords aren't allowed to do:

Discriminate: The Fair Housing Act strictly forbids landlords from denying a lease to someone based on their race, color, national origin, sexual orientation, familial status, disability, or gender.⁶

Enter without proper notice: Unless it's for an emergency situation, landlords must give proper notice before entering a property. Laws vary by state, but many statutes require at least 24 hours' notice.

Evict tenants improperly: A landlord may evict a tenant, but they must always go through the proper legal channels. Failure to follow proper protocol may put the landlord in a precarious legal position.

Raise rents without notice: Landlords must give ample notice before increasing a tenant's rent (typically a minimum of 30 days). And depending on the state, rent control laws might prevent landlords from raising rents above a certain limit, even when the lease is up for renewal.

How Much Notice Does a Landlord Have to Give a Tenant to Move Out?

In most states, landlords must give a tenant 30 days' notice to end a month-to-month lease.

How Long Does a Landlord Have to Make Repairs?

Landlord-tenant laws vary from state to state. But generally speaking, a landlord has three to seven days to fix critical issues (such as no heat or running water) and 30 days for less serious problems.

How Do I Report a Landlord for Negligence?

In most cases, you must first notify the landlord of any issue(s) before you file a complaint. If there is no response or the landlord doesn't rectify the situation, you may file a complaint with the local health department, the Rental Protection Agency,

the Department of Housing and Urban Development's (HUD) Multifamily Housing Complaint Line, and/or the local police.

How Much Can a Landlord Raise the Rent?

The amount a landlord can increase the rent depends on local laws. In areas without rent control, rent increases vary by state. For example, in California, the Tenant Protection Act of 2019 provides a rent cap increase for areas within California that do not have a rent control in place.

Landlords have specific duties, responsibilities, and rights. Some of them vary by state, but some are common to all states. They all should be outlined in the lease agreement. This legal contract states the rent the tenant must pay and for how long. It also stipulates the duties and responsibilities of both landlords and tenants and the consequences of a breach.

V. 10 Big Benefits of Hiring Professional House Cleaners



Keeping your home clean and tidy can be a never-ending chore, especially when you're juggling work, family, and social commitments. Hiring professional

cleaners, with over 54 years of experience in the cleaning industry, turns what might seem like a luxury into an investment in your time, health, and overall well-being. Here's a closer look at the big benefits of hiring professional house cleaners.

1. Reclaim Your Free Time

Time is one thing we all wish we had more of. Hiring professional cleaners gives you hours back in your day that you can spend doing things you love.

Whether it's enjoying a hobby, spending quality time with your family, or simply relaxing, the time saved by outsourcing cleaning tasks is invaluable.

Hiring professional house cleaners allows you to take back precious hours that would otherwise be spent scrubbing, dusting, and mopping. Instead of juggling between household chores and your personal or professional responsibilities, you can focus on what truly matters—whether it's spending quality time with family, pursuing hobbies, relaxing after a long day, or simply catching up on rest.

Professionals handle the deep cleaning with efficiency and expertise, meaning your home stays spotless without you lifting a finger. It's not just about cleanliness—it's about creating more time for joy, productivity, and peace of mind in your daily life.

Fun Fact: The average person spends nearly 24 hours a month cleaning their home. That's an entire day you could use for something more fulfilling!

2. Get a Deeper, More Thorough Clean

Professional cleaners know the tricks of the trade to tackle dirt, grime, and stains that often go unnoticed.

From scrubbing baseboards to reaching those hard-to-clean corners, experts use specialized tools and products to leave your home sparkling. Their expertise ensures every nook and cranny gets the attention it deserves.

Professional house cleaners are trained to clean every nook and cranny of your home, often reaching areas that are overlooked during routine cleaning. Using advanced tools, high-quality products, and proven techniques, they remove built-up dirt, grime, allergens, and bacteria from hard-to-reach places like baseboards, vents, behind appliances, and high shelves. Their attention to detail ensures a level of cleanliness that's difficult to achieve with everyday household cleaning. This deep and thorough clean not only makes your home look and smell fresh but also promotes a healthier and more hygienic living environment for you and your family.



3. Reduce Stress and Fatigue

Keeping up with household cleaning can be physically and mentally exhausting, especially after a long day at work.

Letting professionals take over allows you to focus on rest and relaxation without feeling guilty about undone chores. It's a simple way to reduce stress and maintain balance in your life.

4. Improve Your Indoor Air Quality

A clean home isn't just about appearances—it's also about health. Dust, pet dander, and allergens can accumulate and affect the quality of the air in your home.

Professional cleaners use tools like HEPA vacuums and eco-friendly cleaning products to eliminate harmful particles, making your home a healthier space for you and your family.

5. Save Money on Cleaning Supplies

Think about all the money you spend on specialized cleaning products and equipment. Hiring professional cleaners means you won't need to stockpile sprays, detergents, and other supplies.

Experts come equipped with the right tools for every job, saving you money in the long run.

When you hire professional house cleaners, you no longer need to stock up on a wide range of cleaning products, tools, or equipment. Most cleaning companies bring their own high-grade supplies, tailored to tackle various surfaces and cleaning challenges. This means you save money on expensive specialty products, such as carpet cleaners, stainless steel polish, or grout brushes, which you might only use occasionally. Over time, these savings can add up significantly. Plus, with experts using the right products correctly, there's less risk of damage to your furniture, flooring, or fixtures—helping you avoid costly repairs or replacements.

Quick Tip: The cost of high-quality cleaning tools and products can add up to hundreds of dollars annually. Professionals provide these at no extra cost!

6. Tailored Services to Meet Your Needs

Every home is different, and professional cleaning services can be customized to suit your specific requirements.

Whether you need a deep clean, weekly maintenance, or help before a big event, experts will create a plan that fits your needs and schedule.

7. Consistent Results Every Time

One of the biggest advantages of hiring professionals is the consistency they bring.

Unlike DIY cleaning, where you might miss a few spots, trained cleaners follow a systematic approach to ensure your home looks pristine after every visit.



8. Protect Your Furniture and Belongings

Using the wrong cleaning products can damage furniture, floors, and appliances over time. Professional cleaners know which products and techniques to use to maintain the longevity of your belongings.

Fun Fact: Some cleaning mistakes, like using vinegar on granite or marble, can cause permanent damage. Experts avoid these pitfalls, keeping your home in top condition.

9. Increase Your Home's Value Over Time

A clean, well-maintained home holds its value better over time. Regular professional cleaning prevents the buildup of grime and wear and tear that can diminish your property's appeal.

This is especially important if you plan to sell or rent your home in the future. First impressions matter, and cleanliness always stands out.

10. Treat Yourself to Peace of Mind

Finally, the best benefit of all—peace of mind. Knowing your home is in expert hands means you don't have to worry about the state of your living space.

With a clean, organized home, you'll feel more at ease and ready to tackle whatever life throws your way.

Hiring professional house cleaners is more than just a convenience; it's a smart investment in your time, health, and overall happiness. From reducing stress to improving air quality and ensuring consistent results, the benefits are undeniable. So why not give yourself the gift of a spotless home and the freedom to enjoy life's best moments?

Let the professionals handle the mess while you focus on what matters most. After all, a clean home is a happy home.

Cleaning a rental property before the final inspection can be challenging and time consuming. However, many tenants in Alexandra Headland hire a professional cleaning company who can perform the best and thorough end of lease cleaning to secure their deposit. Bond Cleaning in Sunshine Coast is one of the most recommended firms which take pride in offering detailed cleaning – from top to bottom using high grade equipment and necessary cleaning tools.

If you're looking for reliable and professional bond cleaning services in Alexandra Headland, this link is a great place to start. It offers all the essential information you need to make an informed decision and book experienced cleaners who understand the local standards. Whether you're preparing to move out or just want a spotless finish, explore the page to learn more or hire trusted professionals today:

<https://www.bondcleaningsunshinecoast.com.au/alexandra-headland/>.

VI. Three Maintenance Tips To Extend The Life Of Your Property



In my three decades of property management, I've seen the best and the worst of what this industry has to offer. I've seen impressive workmanship and a few tragic mistakes. I've seen someone ignore a termite report, thinking the problem couldn't really be that bad, and then have to entirely reframe a four-unit building, replacing every single piece of wood in two of the units. The foolish owner in that scenario? That was me. I was relatively lucky—it only ended up costing me \$50,000 to fix that quadruplex, but that's still an expensive lesson.

I've written about preventative maintenance before, but it's a subject I couldn't possibly exhaust in one article—or ten. Nor can I overstate its importance to this industry. It might be the best thing property managers do for rental property owners, maybe even the best case for property managers to exist at all.

Preventative maintenance isn't just about cautionary tales. You're not just averting disaster by taking these measures; you're shrewdly pushing your property to the highest level of its potential profits. It's better to go out of your way to do something smart than it is to just avoid doing something dumb.

To that end, here are three preventative maintenance tips that can significantly impact the “health” of your building in the long term.

1. Conduct main line cleaning.

This service scrubs out your main line of any debris or blockages. It can extend the life of your building's sewer main by many, many years. In my experience, it's one of the most effective but neglected maintenance hacks out there.

Don't assume your current management has already thought to have it done—this is something to ask about. The cost of a new main line is typically far higher than the cost of getting a main line cleaned.

This also serves as a fairly reliable measure of capable managers. If your management company can tell you the last time they scrubbed out your main, you're probably in good hands.

2. Clean your gutters and downspouts.

Sounds stupid simple, but a lot of people never have it done. It's extremely important to help water drain from the roof. Especially in a year like the one we've had, with record rainfall in gutter and downspout cleaning goes a long way in keeping your property safe and leak-proof.

Anybody who's ever had to deal with a mold remediation situation can attest to the importance of keeping unwanted moisture out of a rental property—and the astronomical costs that can come with failure to do so. I walked through a prospective client's building a week ago that had three apartment units stacked on top of each other, all of them entirely ruined by one leak.

3. Hire strategically.

The third hack wears boots! That's right; it's a team that keeps a careful calendar and performs all of the above and more maintenance actions on a regularly scheduled basis. Once, I was walking around a property to inspect it when my colleague and I found a lit pilot light that was burning yellow, which meant it was emitting carbon monoxide. Thankfully we took action and immediately fixed the issue, but we might not have had the chance if we hadn't been there in the first place conducting our inspection.

If you're a rental property owner looking to hire a property management company, the best way to apply this advice is to search for a company with an in-house maintenance team that proactively prioritizes preventative maintenance. (Try to say that three times fast). Ask them how often they physically visit the properties they manage. If they're only there at the owner's request or if there's a problem, they're not there often enough.



If you're a property manager, I recommend bringing on maintenance professionals who faithfully follow a strict schedule for walking the properties you oversee rather than just being ready when the owner calls. I've written before about how to build a winning team in property management, and those principles apply here as well.

None of this is rocket science or requires cutting-edge technology. I didn't get my from Harvard in property management. But sometimes, the simple fixes are the most impactful, and if you overlook them, you risk winding up in one of my many cautionary tales.

CONCLUSION

A well-executed rental property inspection benefits everyone involved. For landlords and property managers, it offers a clear view of how the property is being maintained and flags any required repairs or potential breaches. For tenants, it's an opportunity to demonstrate care for the property and raise concerns.

When conducted properly, with adequate notice, clear communication, and objective documentation, inspections can strengthen the landlord-tenant relationship and safeguard property value. Whether you're overseeing multiple properties across the Sunshine Coast or leasing a unit in Alexandra Headland, following this complete inspection guide will ensure the process is smooth, compliant, and beneficial for all parties.

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