

This table is intended as a guide - not an official policy - for expectations of what is a reasonable standard is for the tenancy inspections. It's not intended to pass moral/aesthetic judgements. According to our policies, every tenant must clean and look after the property (including the outside areas) **to a reasonable standard** [and] ensure that no damage is deliberately caused by themselves, their dependents, Extra Persons or visitors. Before the inspection please ensure windows/blinds and drawn so that there is adequate light to inspect the properties.

	Very unreasonable state	Unreasonable state	Reasonable state	Ideal condition
Surfaces (i.e. benches)	- Tenant damage	- Large build up of mess/dirt/grime/mould	- some untidiness - Unavoidable wear and tear such as varnish wearing over time	- Clean surfaces
Floors	- Tenant damage	- Buildup of dirt/dust hiding the surface - Food Scraps/waste build up	- Unavoidable wear and tear such as varnish wearing over time - Some dust/dirt but not significant	- Clean floors
Walls	- Graffiti/Tagging - Tenant damage (i.e. holes)	- Significant buildup of dirt/grime/mould - Large spider/cobwebs building up - Large stains on walls	- Ordinary wear and tear - some cobwebs - some dirt marks (i.e. around light switches?)	- Clean walls, repainted as needed, no noticeable paint wear
Bathrooms		- Large buildup of mould	- Small spots of mould, some untidiness	- Clean bathrooms
Kitchens	- Tenant damage/unsafe	- Large baked on grime or	- Unavoidable wear and tear	
Outside	- Fire hazards i.e. BBQ next to hay stacks next to building - Tenant damage (including by pets)	- Large stacks of junk, especially if causing pests	- gardening works in progress	- Well kept garden
General	- Safety hazards; indoor fireplace, blocked doors etc. - Pest infestations - i.e. mice, ants, cockroaches	- Large spider webs - Rooms full of furniture preventing access/ability to inspect walls/floor - Large mess that could attract vermin (i.e. stacks of newspaper) - Significant smells ?	- general untidiness (as long as still can inspect the property)	

