

When it comes to cleaning, one person's view of cleanliness can differ from another, regardless of whether they are a landlord, tenant or owner occupier. It is important that tenants be aware that cleaning is not subject to fair wear and tear, meaning that the property should be as clean upon return as it was at the start of the tenancy.



### **What does cleaning to a professional standard entail?**

Cleaning to a professional standard, while hard to define exactly, generally means cleaning to a high standard. Imagine wiping every surface including covered spaces such as under sofas, or behind doors while wearing white gloves. If no marks are on those gloves following this, then we would class this as 'clean to a professional standard'.

Professional cleaning will also cover the cleaning of items such as the extractor fan grilles, dusting light bulbs and no smears or marks on windows and mirrors.

Here are some of the tasks you might be expected to complete if cleaning to a professional standard:

- Empty all trash and replace trash bags
- Remove cobwebs, dust baseboards
- Dust ceiling fans and light fixtures
- Clean window sills and wipe down doors
- Dust all furniture including bottoms and sides
- Clean all glass surfaces including smudges on windows
- Clean and disinfect bathrooms (dust light bulbs and wipe down cabinets)
- Sweep, Vacuum, Mop all floors
- Clean kitchen (including inside microwave, top of refrigerator, inside oven)
- Defrost fridge/freezer and deep clean the oven, hob and extractor
- Wipe down kitchen cabinet facings
- Polish all glass surfaces and stainless steel in kitchen

While this may seem like a long list, professional cleaning services can be expensive so tenants could save themselves from a cleaning charge if they spend the time and effort to clean as thoroughly as they can.



### **What will the landlord do if I clean, but not to a professional standard?**

In this case, the landlord would be able to make a good case for a compensatory amount to be deducted from the tenant's deposit. This is why it is incredibly important for you to be aware of the cleaning standard of the property at the start of the tenancy and ensure this is noted in the check-in report

General	
Empty all rubbish bins and clean and wipe all bins	<input type="checkbox"/>
Remove all personal and unwanted items	<input type="checkbox"/>
Clean and wipe all doors	<input type="checkbox"/>
Clean and wipe all skirting boards, door frames and windowsills	<input type="checkbox"/>
All windows must be cleaned, and then wiped to leave no smears or marks	<input type="checkbox"/>
Polish all Glass and Stainless-Steel Surfaces	<input type="checkbox"/>
Vacuum and mop all floors	<input type="checkbox"/>
Remove all cobwebs and dust throughout including all blinds	<input type="checkbox"/>
All extractor fans and light fittings to be dusted	<input type="checkbox"/>
All light switched wiped and cleaned	<input type="checkbox"/>
Replace ALL light bulbs which are not working including cooker hood	<input type="checkbox"/>
Take all Meter Readings	<input type="checkbox"/>
All furniture to be arranged in original Order	<input type="checkbox"/>
Remove any and all photos/pictures/blue-tac placed on wall by tenants and make good any damages or marks	<input type="checkbox"/>
Kitchen	
Clean and wipe all surfaces	<input type="checkbox"/>
Clean and wipe inside all cupboards	<input type="checkbox"/>
Clean and wipe the bottom, tops and sides of all cupboards	<input type="checkbox"/>
Clean all cooker hobs and cooker hood	<input type="checkbox"/>
Clean the front of and inside the oven	<input type="checkbox"/>
Defrosted Fridge/Freezer and Clean	<input type="checkbox"/>
Clean Washing Machine front, filter and soap tray	<input type="checkbox"/>
Clean sink including taps	<input type="checkbox"/>
Clean all appliances inside and out	<input type="checkbox"/>
Bathroom/s	
Clean and disinfect the sink, including taps and behind/below the sink	<input type="checkbox"/>
Clean and Disinfect the toilet, including the seat, and behind/below	<input type="checkbox"/>

Clean all shower tiles and grouting	<input type="checkbox"/>
Clean and disinfect shower and/or bath including taps, shower head, shower hose	<input type="checkbox"/>
Clean and wipe all mirrors and remove and smudges or streaks	<input type="checkbox"/>
Clean and wipe inside and outside of all cupboards	<input type="checkbox"/>
Clean and wipe all shelves	<input type="checkbox"/>
Wash shower curtain (if applicable) and place back up	<input type="checkbox"/>
Clean toilet brush and holder	<input type="checkbox"/>
<b>Living Room/s</b>	
All furniture cleaned and dusted including underneath	<input type="checkbox"/>
TV (if applicable) dusted and cleaned front and back	<input type="checkbox"/>
Cushions removed from chairs/sofas and underneath these cleaned and wiped	<input type="checkbox"/>
Tables including their legs wiped and cleaned	<input type="checkbox"/>
<b>Bedroom/s</b>	
Clean floor underneath all beds and other furniture	<input type="checkbox"/>
Clean and wipe down any mirrors and ensure no smudges or smears	<input type="checkbox"/>
Clean and dust inside all draws and wardrobes	<input type="checkbox"/>
<b>Garden/Outside</b>	
Remove any personal items or rubbish and place within wheelie bins provided	<input type="checkbox"/>
Ensure ALL wheelie bins belonging to your house are within your garden (and not halfway down the street)	<input type="checkbox"/>
Clean outside of front door	<input type="checkbox"/>