

Practical advice for tenants

REGULAR RECOMMENDED NORMS:

Regular upkeep (cooker hobs, oven, cooker hood, taps, bath and shower and their silicon seals, toilet bowl, carpets, tiles, lamps, doors, door and window frames...) maintains the property in good condition and means less work for you before the inventory when you leave.

- Regularly turn thermostatic valves and/or stop taps
- Clean taps, pipes and fittings (+ descaler except on stone surfaces)
- Clean the tap nozzles
- Clean the toilet bowl weekly (do not use bleach if septic tank)
- Do not pour fat, corrosive substances, boiling water down the sinks, WC...
- Do not cut or chop food directly on the kitchen work surfaces
- Ventilate the property correctly
- Regularly check and unblock ventilation ducts
- Notify immediately any malfunction or damage that is landlord's responsibility
- Dry the edges of the bath and shower and the chrome fittings
- Tighten cupboard and wardrobe doors that have loosened during tenancy
- Shut off water valves if leaving property unoccupied for more than a week
- Protect pipes from ice in winter
- Obtain landlord's written permission for any alterations
- Seek landlord's permission for any work other than normal upkeep

GENERAL CLEANING AND UPKEEP: CHECKLIST FOR MAKING GOOD AT THE END OF TENANCY, PAYING PARTICULAR ATTENTION TO THE FOLLOWING:

Bathrooms

- Remove traces of scale with Antikal from taps and pipes, tiles and accessories
- Descale the tap nozzles
- Clean out the plugholes of basins, bath and shower (hair, soap, ...)
- Wash shower cubicle with Antikal (windows, frames)
- Clean the shower curtain or replace with an identical one
- Clean the air vents
- Clean the angles around bath and shower (see specific product and sponge)
- Clean air vent in bathroom door
- Clean and descale WCs – stainless steel pipes with descaler (never on acrylic surfaces)

Radiators

- Dust the fins (gently remove the vertical covers for access)
- Clean the radiator and the valve with liquid detergent such as St Marc
- Regularly turn the valves and tighten the collar if necessary

Electricity

- Replace defective light bulbs
- Do not cut the wires
- Plug protective plates into unused sockets
- Check batteries in smoke alarms
- Tighten loose sockets and switches
- Protect the appliances and fittings if you paint the kitchen
- Clean cupboards inside and outside as well as tops of furniture
- Clean the cooker hood (metal filter in dishwasher)
- Defrost and clean fridge and freezer (don't let water run onto furniture)
- Clean the cooking hobs (see specific product)
- Regularly clean the oven, grills and dripping pan (see specific product)

Carpet

- Vacuum and clean
- Protect the carpet from excessive furniture track marks
- Lightly shampoo if necessary (test a small area beforehand).

Stone floors and skirting boards

- Clean with water + Brite sponge and St Marc detergent for stains
- Check condition of blue stone and clean if required
- Clean with a cloth and St Marc detergent: switches, sockets (avoid leaving visible drips) doors, door tops, door hinges and stops, spot lights and ceiling lights
- Wash (or dry clean) and replace curtains and drapery if they are included in inventory

Walls

- Remove nails, screws and hooks – fill holes – repaint filling traces (same colour paint – consult landlord if in doubt)
- Wash walls with St Marc detergent (Brite sponge for cleaning and soft sponge for rinsing)
- Dust the ceilings

Frames and windows

- Clean the sealed units (grooves)
- Wash windows AND frames inside and outside (take care not to scratch – primarily the window panes – use appropriate materials)

Garden

- When leaving, check with landlord if anything you have planted is acceptable
- Water and cut back/mow plants and lawns
- Weed the flower beds, paths and under hedges
- Treat the lawn: April – May: herbicide (follow product instructions)

Terrace

- Clean with water, and bleach if necessary and permitted (be careful of planters / stones)
- Garden terrace: brush with clean water – once a year, in spring
- Paving slabs: clean between them and the gratings
- Clean the window panes and balustrade

Cellar

- Remove cobwebs and clean the space with water

LEAVE YOUR ACCOMMODATION IN GOOD CONDITION

You must leave your accommodation in good condition. Apart from cleaning the property, repairs for which you may be held liable are most likely to be:

- wallpaper, paintwork, floor coverings damaged by your misuse,
- broken or cracked toilets, bidets, basins,
- damaged or broken doors, windows or locks,
- holes in exterior or interior walls,
- broken or cracked windows,
- electrical equipment,
- water pipes, taps and fittings...

The landlord may charge you rent for a period during which the property must remain vacant at the end of the lease while necessary repair work is carried out. Before you leave, make sure you tell your landlord your new address and don't forget to shut off/transfer your water, electricity and gas meters.