



Walls and Surfaces



As a tenant you are required to:

- take reasonable care of your property and keep it reasonably clean
- report any damage and need for repairs as soon as possible
- when you move out, leave the premises in substantially the same state of cleanliness and condition, except for any fair wear and tear, as the property was when you moved in.

Any damage caused to the walls, ceilings, doors, floors and work surfaces will be your responsibility to fix, so it's important to take care of them. Some simple ideas include:

- React quickly to clean spillages from any surface, the longer they are left the harder they will be to remove—always have paper towel on hand.
- Use soft, non-abrasive cleaning cloths to avoid scratching when cleaning.
- Replace or report any missing door stops as soon as possible to avoid holes in the walls.
- Do not place furniture against walls, such as the lounge or dining chairs—constant rubbing will cause irreparable damage.
- Never use blu-tack, sticky tape, thumb tacks, nails or screws on any surface, as these products leave a residue—request approval to use picture hooks instead.
- Use chopping boards or cutting mats or pot stands in the kitchen to avoid cuts, stains and burns.
- Put rugs or mats in high traffic areas or where spills are likely to occur to avoid excessive wear and staining.
- Use extractor fans or open a window when cooking, showering or doing laundry to avoid condensation that can cause mould and damage to paint work.
- Dust lint and grime on walls, ceilings, doors and glass panes attracts mould—regular washing of surfaces will deter mould (every six months).

Internal paintwork

The paint used on the walls and ceiling inside of your home can scuff and mark. Some marks can be removed with soapy water and cotton wool, dabbing rather than rubbing or wiping is best to avoid shiny patches. Ceiling paintwork generally marks easier than walls and wiping should be avoided, use a duster to remove cobwebs.

Some stubborn marks such as pen will require a specialist removal product, available from hardware stores. Heavily marked walls may require re-painting. You should never attempt to patch paint as this may cause more damage.

External paintwork

Different to internal paintwork, external walls should be washed down at least once a year with a hose and soft brush, or steam cleaner. Dirt and grime can cause pitting in the paintwork which leads to peeling. External paintwork can stain just like other surfaces inside of your home, so be sure to react quickly to remove any spillages or marks.

Aluminium sliding doors and windows

Most homes now feature aluminium sliding doors and windows and with some regular maintenance they stay looking good and performing perfectly for decades. All they need is a regular clean and some lubrication to keep them sliding freely. A toothbrush is a perfect fit in the tracks and dry lubrication is recommended—as oils attract dust.