



BY



CLEANING YOUR RENTAL PROPERTY

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A SPRING CLEAN BREAK. TIME TO SPRUCE UP YOUR RENTAL PROPERTY.

Cleaning is – quite literally – a chore. But it's one well worth spending a little time on, especially if you have a rental property in need of a tenant or with new tenants coming in. So here, we've put together a few tips, hacks and snippets of advice to help you add a sparkle to your property, get it looking its best and ultimately, maximise your rent.



GENERAL CLEANING TIPS

To start with, here are a few general tips and tricks to make cleaning easier. The key is to organise yourself, take each room at a time and decide in advance any jobs you want to have done professionally.

CLEANING BASICS

Always start at the top and work down – I.e. ceilings first, then walls, then floors – that way any dust or dirt doesn't land on an area you've already cleaned.

Regularly change your cleaning cloths – Whether that's refolding them to expose a clean area of cloth, or changing them for a fresh one. Use separate cloths for kitchen, bathroom and living areas to avoid spreading bacteria, and wash them all on a hot cycle once you're finished.

Don't forget the details – Light switches, door handles and drawer pulls are all high-touch areas – clean those well, and you'll really impress your tenants.

Walls/Ceilings – Go round with a vacuum cleaner or feather duster to clear any hidden cobwebs, and if there are any stains or marks on painted ceilings or walls clean them using a soft sponge or cloth with a washing up liquid solution. A vinegar and warm water solution works well too.

Skirting boards – Clean skirting boards instantly refresh a room – dust first with a microfibre cloth then wipe down with warm soapy water.

Floors – Always follow the manufacturer's instructions with things like rugs and laminate flooring. Carpets can be vacuumed or cleaned with a carpet cleaner, easily hired for a day. To really breathe new life into old carpets, professional cleaning can make a huge difference.

Doors – Painted or varnished doors can be easily cleaned with warm soapy water; for stripped pine doors, a fresh coat of wax applied with a cloth or fine wire wool then polished brings them up a treat.

Lampshades/Lights – Use a dry microfibre cloth to dust lights and shades, or slightly dampen it to gently wipe any stubborn spots.

Windows – Older methods on glass and windows include washing down with a mild vinegar solution and using old newspaper to dry – but hot, soapy water, a soft cloth or sponge and a drying with an old towel will also give you great streak-free results.



Roof windows – If you have roof windows, open them if possible to clean the outside (Dakea's roof windows open up to 165 degrees), and wipe the frames with hot soapy water. Wipe blinds with a damp cloth, and if there's a roller shutter clean the gutter and the area round the roller. Electric openers simply need the chain greased, and the batteries in the remote replaced.

Always be careful where you place glass, mirrors and other reflective items in a room with roof windows, as they can become a fire hazard when exposed to the sun's rays directly – magnifying them with enough heat to ignite flammable items.

Limescale – In hard water areas, limescale can be a problem around taps and sinks. White vinegar or lemon juice can break it down without damaging surfaces, or a shop-bought limescale remover is a more powerful alternative.

Outside areas – Depending on the property's outside space, a good sweep round can be enough – but if paved areas are mossy and green, use a wire brush to loosen any growth, then sweep and finish off with a pressure washer. Start with a lower pressure, but if that's not cleaning well enough gradually increase it until it shifts the algae.



ROOM BY ROOM TIPS

Hall – So much traffic goes through a hallway, look for scuffs and chips on paintwork and touch up accordingly. Clean any dirty finger marks or the like off painted surfaces with warm soapy water and immediately dry with a cloth or old towel.

Lounge – If your property's furnished, many sofas have washable covers which immediately freshens the room up. If you're simply vacuuming them, clean between all the creases and turn cushions over if possible to plump them up. Don't forget to lift the sofa if possible and clean underneath.

Kitchen – Oven-cleaning kits can make a huge difference even to an old oven (always follow the instructions), or a DIY mix of vinegar and baking soda can work wonders. Alternatively, there are many professional oven-cleaning businesses who do all the hard work!

Microwaves can be steam cleaned by microwaving a bowl of water for 3 to 4 minutes (add a slice of lemon for a fresh scent). Then remove the bowl carefully and wipe away any softened food splatters.

Fridges should be emptied, and any removable trays and shelves washed in soapy water. Wipe down the interior with a damp cloth, dry with a towel and then put all the shelves and trays back.

Bedrooms – If you've provided beds, vacuum and flip the mattress to keep it supportive, comfortable and fresh.

Bathrooms – Chrome surfaces look fantastic after a quick clean with hot soapy water and a dry with a microfibre cloth. For stubborn marks, Bar Keepers Friend can restore the shine. Clean mirrors and tiles in the same way as you'd clean glass.



Follow the tips above, and your property will be spick and span, ready for the next tenants – or better still, ready to appeal to anyone being shown round!

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