



There is a “right way” to physically move through a room during an inspection, and once a PM locks it in, every ECR becomes faster, cleaner, and almost impossible to dispute. Think of it like a choreography routine for nerds with clipboards.

Here’s the gold-standard method.

1	<p>Set the Stage Before You Start</p>	<ul style="list-style-type: none"> • Turn every light on • Open all blinds/curtains for maximum natural light • Turn on exhaust fans so you can test them later • Open doors so airflow stops smells from hiding anything <p>Light reveals everything: dust, marks, scratches, dodgy painting, mould, grime.</p>
2	<p>Start Each Room the Same Way</p>	<p>Consistency is your superpower. In every room, do this in this exact order:</p> <p>1. Stand at the entry doorway <i>Pause for 2–3 seconds and scan the room.</i> This gives you the “first impression condition,” and it tells you where the light is coming from.</p> <p>2. Shoot your wide-angle photos first <i>Two corners minimum.</i> This captures the “before you touched anything” condition.</p> <p>3. Start your physical check: ceiling → walls → floors <i>Work top to bottom – it stops you missing things and stops your brain skipping ahead.</i></p> <p><u>Ceiling:</u></p> <ul style="list-style-type: none"> • Check for mould, cracks, discolouration. • Turn fans on, look for wobbling, dust, noise. <p><u>Walls:</u></p> <ul style="list-style-type: none"> • Work clockwise, one wall at a time. • Look at the wall as a whole, then scan eye-level for marks. • Photograph defects before you forget. <p><u>Windows & blinds:</u></p> <ul style="list-style-type: none"> • Open/close blinds fully—don’t just peek at them. • Check slats, cords, tracks, water damage near frames. • Open windows to check locks and screens. <p><u>Floors:</u></p> <ul style="list-style-type: none"> • Scan from the doorway clockwise. • Carpets: stains, wear patches, fraying near thresholds. • Tiles: cracks, grout condition. • Timber/vinyl: scratches, lifting, water swelling.



3	Fixtures & Fittings – Same Pattern Every Time	<p><u>Lighting</u></p> <ul style="list-style-type: none"> • Keep lights ON while you check the room, then flick each one OFF and ON again at the end. <p><i>This double-checks for flickers and heat damage.</i></p> <p><u>Power points</u></p> <ul style="list-style-type: none"> • Don't plug things in—just check covers and screws and notice any cracks or loose switches <p><u>Cupboards & wardrobes</u></p> <ul style="list-style-type: none"> • Open every door. • Run your hand along the top shelf for dust (it always tells a story). • Check rails, rollers, hinges. <p><u>Air-con units</u></p> <ul style="list-style-type: none"> • Open and inspect filters. • Photograph them even if clean—future you will thank you. <p><u>Doors</u></p> <ul style="list-style-type: none"> • Close and reopen each one. • Check handles, latches, paint damage behind the door.
4	Kitchens & Bathrooms Need Extra Ritual	<p><u>Kitchens – always start at the sink</u></p> <ul style="list-style-type: none"> • Turn taps on and off. • Check under the sink for leaks or water stains. <p><i>Then work clockwise:</i></p> <p><u>Appliances:</u></p> <ul style="list-style-type: none"> • Oven: open, photograph, check trays, racks, seals, light, fan. • Cooktop: test each burner/hob. • Rangehood: turn on, check filters. • Dishwasher: run a short cycle or at least power on and check racks and seals. • Fridge cavity: check for mould or marks. <p><u>Bathrooms – start with ventilation</u></p> <ul style="list-style-type: none"> • Turn fan on, listen for noise, check extraction. • Check ceiling mould. <p><i>Then move clockwise:</i></p> <ul style="list-style-type: none"> • Shower: grout, silicone, screens, door seals, drainage. • Vanity: inside drawers, under sink. • Toilet: cistern, seat, wall behind toilet. • Tap pressure. • Towel rails & fittings.
5	Exterior (Same choreography, just outdoors)	<p>Start at the front door and move clockwise around the house:</p> <ul style="list-style-type: none"> • Entryway • Garden beds, Lawns • Fencing • Windows • Driveway • Clothesline • Wheelie bins • Pool equipment • Hot Water Heater (record installation date), Gas bottles (if any) <p><i>Finish by photographing the water meter reading.</i></p>



6	Before Leaving the Room	Do a final clockwise sweep and ask yourself: “Is there anything here a tenant could later say wasn’t like this when they moved in?” If yes → photograph it and note it. <i>Then move to the next room and repeat the ritual.</i>
---	--------------------------------	---

WHY THIS WORKS

Because humans are distractible, but systems aren’t.

This method:

- Reduces missed defects dramatically
- Makes your reports consistent, defensible, and easy to train
- Keeps you fast and calm on long inspections
- Makes vacates way less argumentative
- Turns your ECR into a “legal shield” rather than a rushed chore

