



## Routine inspections

### Why we do them?

**Carrying out regular routine inspections is vitally important in property management to protect the property is ensure and that it is secure and for tenants to live in.**

There are four main reasons for carrying out a routine inspection;

1. To ascertain if the property is being maintained by the tenant in a clean and tidy condition.
2. To advise the lessor of any repairs and maintenance that may be necessary.
3. To suggest any current or future renovations or improvements that may be required.
4. And most importantly, to ensure that the property is secure and safe for the tenant to live in.

We have a duty of care to the tenant to ensure that the property is well maintained and safe to live in.

We understand that we are often the primary person to inspect the property and realise the importance of keeping up-to-date on the condition of the property.

When carrying out routine inspections we pay particular attention to the following areas;

We conduct “visual” inspections to check:

- That all balcony railings are secure
- That the gutters and downpipes are secure and clean
- The steps and balcony floorboards are secure and free from dry rot or mould
- That there are no leaks under the kitchen sink, bathroom cabinet or from the hot water system
- That fences and retaining walls are in good condition
- All property locks are secure
- That light fittings and power points are secure and not hanging out of their sockets
- That there are no tears or ripples in the carpet
- That there are no dangerous obstructions on the property

### **VISUAL INSPECTION ONLY**

**It is vitally important for you to understand that we are not professional building, pest, pool or electrical inspectors.**

**As your Property Managers we are engaged to carry out a visual inspection only**