

# Inspections

## Routine Inspections

If you have employed us to manage your property we will carry out routine inspections whilst the tenant is in occupation. Once this inspection has been carried out we will send a written report to both you and the tenant highlighting any items that require attention. At each inspection we will evaluate when we need to reattend.

COVID-19 made it very difficult to conduct physical inspections at properties and meant we had to adopt new processes.

Some of the processes we adopted proved very useful and we have continued to adopt these post lockdown.

There are now two types of inspection that we carry out :

- 1) Physical Inspection we attend the property either with the tenant present or with key access.
- 2) Virtual Inspection.

## Physical Inspection

The tenant will receive written notice that we would like to attend the property to inspect, we always try to make a mutually convenient time or request permission to access with keys. The first inspection at a property is always a physical inspection. At this initial inspection we will pay close attention to how the tenancy is being conducted. If we are concerned or worried a further inspection will be booked for the following month. All of our inspections are tenancy specific opposed to a fixed time frame. The number of inspections conducted is not limited.

## Virtual Inspection

After the initial inspection, if there are no issues we will offer the tenant the option to have a virtual inspection.

A virtual inspection requires the tenant to send us a photo from the corner of each room and any additional photographs of any defects they have noticed.



Wright Letting & Management - Inspection report.

Property Address : xxxxxxxxxxxxxx Date of Inspection : 24/08/2019  
Gas certificate next due : 19/09/2019 Electrical Inspection next due : 13/06/2021  
Epc next due : 30/08/2026 Next inspection : January 2020  
Tenancy Status : Fixed term until 23/03/2020

Front Exterior of Property	All good no issues to report
Rear Exterior of Property	There are three or four trees that are on the side boundary. Can we establish ownership as they require lopping.
Comments by Tenant	Tenant may be interested in having early release at some point. There are no issues with the property.
Work Required by Landlord	Kitchen tap is continually dripping. The toilet to the main bathroom is leaking. Plumber instructed to attend both. The side gate has dropped and does not close properly.
Work for consideration by Landlord	There is slight water staining to the ceiling in the kitchen and to the window reveal.
Work required by tenant prior to next inspection.	The main bathroom grouting needs cleaning. The shower to the en-suite is slow to drain and is backing up. Tenant should try caustic soda and monitor.
Agents comments	The property is well cared for and there are no issues.
Photographs.	