

# Why should you have your rental property inspected annually?

Your tenant pays their rent on time each month and has little to no maintenance requests, sounds like the perfect tenant, right? So, why would you want to have your rental property inspected annually?

- To check for possible leaks (under sinks, sprinkler lines, water heaters)
- To check for State and City Code Compliance
- To check that the tenants have not brought an unauthorized pets into the property
- To check that there are not additional occupants living in the home
- To check that the smoke & CO detectors are functioning
- To check the A/C filter to ensure it is clean
- To check for any damage to the property
- To check for any signs of hoarding in the home
- To check for any unauthorized alterations made to the property
- To check the overall housekeeping of the property
- To check for signs of rodents or pests in the property that could cause damage
- To look for signs of illegal activity in the property
- To check the front and back yards to ensure they are being properly maintained
- To ensure all appliances are properly being maintained and are functioning
- To check property for any preventative maintenance that may be needed
- To ensure there are no health or safety risks at the property

Inspections are completed at a rate of \$125 each. If your tenant is renewing their lease, 1 inspection is included in the lease renewal fee of \$150.