

# Mid-term Property Inspections

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Mid-term property inspections help you and your tenants keep the tenancy on track and avoid disputes when they eventually move out of the property. It's an opportunity to check the property against the check-in report and note any differences that may need addressing.

## Agree a time and a date with your tenants

You'll need to agree a time and date with your tenants for the inspection. You mustn't enter the property without their permission.

## Outside your property

Here are a few things to look out for, as a quick repair or touch-up could save you money in the long run.

- ✓ Check the roof for cracked or missing tiles
- ✓ Check the condition of any woodwork to make sure there's no rot
- ✓ Keep an eye out for any worn or peeling paint.

It's also a good time to review the condition of the garden. Responsibility for garden maintenance is subject to what's laid out in the Tenancy Agreement, but whether you or your tenants are responsible, it's still worth making sure that boundary fences and walls are still solid. If your tenants are responsible for maintaining the garden area, the inspection is a good opportunity to remind them of their responsibilities and to flag any concerns you identify.

## Inside your property

Take a look around the property for any signs of damp such as black mould. The bathroom and kitchen are the most likely areas for problems to appear and windows, particularly single glazed ones, are prone to moisture build up due to condensation.

Some damp issues may arise as a result of tenant activity, so be sure to share with your tenants The DPS handy guide to avoiding damp and help them avoid problems that could lead to the loss of their deposit. It's also a good idea to keep an eye out for damp in rooms where you wouldn't usually expect it, as this could be an indicator of a bigger problem that needs addressing.

The inspection is also a good time to check the condition of the rest of the property and any furnishings against the original check-in report and inventory. If you spot an issue now, raise it with your tenants. If it turns out to be something caused by their actions, it will give them the opportunity to rectify it now rather than it becoming a problem at the end of the tenancy.

## After the inspection

It's important that you keep a record of the inspection as this can help you to avoid disputes later on. When you compare against the check-in report, note any changes, sticking to facts about condition rather than conjecture about cause. Gather evidence such as photos, emails, or receipts for any work completed. It's also important to share your notes with your tenants and give them the opportunity to give feedback on your findings. Keep any email or text discussions with your tenants as these could serve as vital evidence in the event of a dispute.

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