



Routine inspections are one of those annoying parts of renting — we get it. But they're also an important part of your tenancy. They give us the chance to check on the condition of the property and identify any maintenance that might be needed, helping us fix things before they become a bigger issue.

At The Property Collective, we conduct inspections twice a year and aim to be as non-intrusive as possible. Inspections generally take 15 to 30 minutes depending on the size of the property. If you can't be home, we'll use our office keys to enter and leave a note on the kitchen bench to let you know we've been by.

Here's what to expect:

- We're not expecting a show-home — your place is being lived in! But we do ask that the property is presented in a way that reflects you're taking care of it. This means cleaning areas like:



Oven
Rangehood filters
Stove top



Shower screens
Tiles
Grouting



Exhaust fans
(ceilings and
appliances)



Window sills
Skirtings



Carpets
(we recommend
professionally steam
cleaning carpets every
12-18 months to keep
them in good shape. If
this is not possible, a
thorough vacuum prior
to the inspection is
recommended)



Weeding gardens
Mowing lawns

- Routine inspections are also a great opportunity to report any maintenance issues. You're welcome to point them out during the inspection or submit them beforehand via the maintenance hub.
- We may take photos to show the owner the condition of the property. We avoid photographing personal belongings unless they fall within the areas listed above or relate to maintenance concerns.
- After the inspection, we'll send you a copy of the report for your records. If anything needs follow-up, your relationship manager will be in touch.

**If you have any questions in the lead up to your inspection, we're always happy to help.
Just reach out to your relationship manager.**