

INGOING & OUTGOING INSPECTIONS

How to Protect Your Landlords Right to Recover the Cost of Repairing Damages!

presented by **ShaunLuyt**
Your Partner in the "Business" of Residential Property Rentals



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Overview

- The purpose of the Entry & Exit Inspections
- The Importance of Ingoing & Outgoing Inspections
- Why the Ingoing Inspection is more important than the Outgoing Inspection
- Tips on What Should be Recorded in the Ingoing Inspection
- What I've Learned from Rental Deposit Disputes

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Purpose of Entry & Exit Inspections



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The Exit Inspection

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RHA on Exit Inspections

• Section 5

- (f) at the expiration of the lease the landlord and tenant must arrange a joint inspection of the dwelling at a mutually convenient time to take place within a period of three days prior to such expiration with a view to ascertaining if there was any damage caused to the dwelling during the tenant's occupation thereof;

End of Lease = Property Given Back to the Owner
i.e. KEY HANDOVER

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The Rental Housing Act

• Section 5

- (k) should the tenant fail to respond to the landlords request for an inspection as contemplated in paragraph (f), the landlord must on expiration of the lease, inspect the dwelling within seven days from such expiration in order to assess any damages or loss which occurred during the tenancy:

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Purpose of Exit Inspection

- Record damage / defects
- Report for Comparison
- Readiness for new tenants
- Maintenance / repairs
- 'Draft' entry inspection

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Exit Inspection Tips

- Vacant
- Keys
- Utility readings
- Communicate expectations
- Landlord/s
- Date & timestamps
- Entry Inspection On hand
- If in doubt, note it & refer

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Aim of Exit Inspection

- Ready for occupation
- Avoid need for attention
 - Cleaning
 - Gardening
 - repairs

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Pre-Exit Inspection

- Get property back in better state
- Avoid disputes
- Proof
- Stress & Time
- Save time on exit at month-end

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The Entry Inspection

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The Rental Housing Act

• Section 5

- (e) the tenant and the landlord must jointly, before the tenant moves into the dwelling, inspect the dwelling to ascertain the existence or not of any defects or damage therein with a view to determining the landlord's responsibility for rectifying any defects or damage or with a view to registering such defects or damage, as provided for in subsection (7):

(7) A list of defects registered "in terms of subsection (3)(e) must be attached as an annexure to the lease as contemplated in subsection (2).

A defects list is NOT sufficient!

You need compile a comprehensive STATE OF THE PROPERTY REPORT!

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Purpose of Entry Inspection

- Occupation-ready
- Maintenance / repairs
- Snapshot
- Comparison

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Entry Inspection Tips

- BEFORE occupation
- Video
- Keys
- Utility readings
- Landlord/s
- Date & timestamps

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Failure to Inspect

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Rental Housing Act

(f) failure by the landlord to inspect the dwelling in the presence of the tenant as contemplated in paragraphs (e) or (f) is deemed to be an acknowledgement by the landlord that the dwelling is in a good and proper state of repair, and the landlord will have no further claim against the tenant who must then be refunded, in terms of this subsection, the full deposit plus interest by the landlord;

- Inspection reports

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Ingoing & Outgoing Inspections

Why is the Entry Inspection so Important

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Importance of Entry Inspection

- Harder
- Pre-emptive comparison
- Disputes & proof
- Experience

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Storing Your Inspection Reports

- No report is as good as no inspection!!

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Entry & Exit Inspection Tips

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Entry & Exit Inspection Tips

- 'in good condition'
- Doors & locks
- Taps
- Electricity / plugs
- Cupboard doors & draws
- Windows
- Toilets
- Showers

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Entry & exit Inspection Tips

- Sliding doors
- Gardens / Outdoors
- Ceilings
- Skirtings
- Garage doors
- Appliances
 - Stove
 - Extractor

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Limitations of Agent Inspections

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Limitations on Agent Inspections

- Lack of technical expertise
- Not concerns or uncertainties
- Disclaimer

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Example Report

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Other Resources & Training

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Related Training

**"WEBINAR"
"ON-DEMAND"**

RENTAL DEPOSITS & DAMAGES

How to Avoid the Avoidable Disputes!

This Webinar covers ...

- The Rental Housing Act & Damages
- The Tenant's Right to Repair Damages
- The Landlord's Right to Repair Damages
- Damages vs Fair Wear & Tear
- A Best Practice Exit Procedure to Avoid Avoidable Disputes
- How to Deal with Unavoidable Disputes

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presented by ShaunLuyt



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Webinar:

- The Rental Housing Act & Damages
- The Tenant's Right to Repair Damages
- The Landlord's Right to Repair Damages
- Damages vs Fair Wear & Tear
- Best Practice Exit Procedure
- How to Deal with Unavoidable Disputes

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