

## Periodic Walk-Through

Conducting a thorough walk-through inspection is crucial to ensure residents are meeting their lease obligations. This walk-through helps identify any maintenance issues that can be remedied before turning into a serious issue. While this is not a requirement of a property owner, we strongly encourage you to take advantage of this valuable service offered. A walk-through provides a condition report on the property and identifies:

- How the resident maintains the property
- Neglected, deferred and preventative maintenance
- Needed capital improvements

### Areas of Emphasis

**Exterior:** An exterior inspection will be performed, and any abnormalities noted. Examples include tuckpointing, gutters, landscaping, deteriorated surfaces (such as paint or concrete), broken windows or missing address numbers.

**Interior:** Each room in the property will be inspected to ensure there are no abnormalities. An Aced maintenance tech will check the ceilings for water damage, look under all sinks for leaks, check the inside of tubs and showers for leaking faucets or deteriorated grout or caulking and view the overall general living conditions and cleanliness of the unit.

**Common Areas:** The tech will note any abnormalities of the basement, garage, and common areas.

### **Other Notable Items:**

- Smoke detectors
- Faucets
- Handrails
- Water heater
- Waste stacks
- Doors
- Appliances
- Floor drains
- Light fixtures
- Flooring
- Furnace
- Roof
- Electrical panel
- Outlets
- Switches

**The periodic walk-through cost is \$75 per unit** Upon completion Aced will provide a detailed written report that will include:

- Photos
- Recommendations for preventative maintenance (if applicable)
- Unauthorized residents and/or pets
- Lease violations
- Overall condition of the property

Minor maintenance observed during the walk-through that can be remedied onsite will be completed and billed separately. This includes:

- Dirty furnace filters
- Dead batteries in smoke alarms and CO2 detectors
- Light bulbs not working
- Flappers for running toilets