



CASA RENTAL MANAGEMENT

EARLY SPRING OWNER NEWSLETTER 2024

SPRING IS A GREAT TIME FOR RENTAL HOME MAINTENANCE TIME

Casa Rental Management recommends that a roof inspection and duct cleaning is completed in the Spring

PROPERTY INSPECTIONS AND REPAIRS



A residential property inspection is different from an insurance inspection. A CASA Rental Management inspection looks for the immediate condition of the property as well as determining any repairs that are

required to avoid future issues. A tenant cannot make the repairs themselves. There are exceptions. A plugged toilet can be plunged, however if this doesn't work a contractor will be called. The responsibility for the repair could go either way, wear and tear or tenant caused. The professional contractor is the expert and will assess where the bill should go. A leak of a toilet can damage a residential rental property, this is an area that should be maintained to avoid any extensive water damage.

Power washing is one thing that can keep the properties clean and safe. Grip strips added to stairs reduce the chance of falling and injury!



Please note: if the tenant is unable to use an appliance, deck, or balcony for example, for an extended amount of time, the tenant may be entitled to a rent reduction or tenant compensation. CASA Rental Management recommends getting the repairs done as quickly as possible to avoid these additional expenses to you.

Homeowners and tenants share responsibility for maintaining rental properties. Failing to fulfill responsibilities means that one party may reimburse the other for repair or maintenance expenses.



2024 Maximum Rent increase

3.5%^{CAD}

WHY CASA RENTAL MANAGEMENT?



Casa Rental Management Managers are experts at screening potential tenants and analyzing applications.

They will find a suitable tenant that pays their rent on time, treats the property as their own, stays longer and causes fewer problems.

This does help you keep your investment in good repair and gives you peace of mind. Although there is always an exception, overall, we are very proud of the job that we do to find you the best tenant and keep your property protected.



INSURANCE COMPANY INSPECTION REQUESTS

Many insurance companies are requesting that an insurance inspection report be done prior to insuring the properties. This is to check for underlying structural, electrical, or additional issues that may affect the insuring of your property. The insurer can then accurately determine the replacement cost from a claim. Some of the items on the lists are:



- Condition or age of the roof, gutters, downspouts, fascia
- Exterior hazards, sidewalks, patios, stairs, overhanging trees.
- Drainage systems
- Condition of the basement
- Plumbing systems
- Electrical systems
- Home appliances
- Flooring and walls
- Attic spaces and crawl spaces
- Anti theft devices
- Smoke detectors and carbon monoxide detectors
- Chimneys and fireplaces

The goal is to assess both risk and replacement costs if the home sustains any damage. This inspection is time-consuming and may take 2-3 hours depending on the size of the property and accessible areas.

A Property manager is not an expert in these inspection Insurance companies require that inspections are done by licensed trade professional for example, electricians and plumbers. This may be costly to the homeowner, but it is a requirement.

Many of our properties are recommended to us by our existing property Owners. To show our gratitude we have launched our "Recommend a Friend" program. Recommend CASA Rental Management to a family member, friend, or colleague, and when they become a member of our portfolio, we will reward you with a \$100 gift card!



If you have any questions or concerns, contact your CASA Property Manager

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***a tradition of trust since
1979***