

# PROFESSIONALS NEWS



The Dos and Don'ts of Home Buying

When was the Last Time you Checked Your Smoke Alarm?



## What to do Before Your Next Rental Inspection?

*Do you have a routine rental inspection coming up?*

If you do then there's no need to stress because a rental inspection is simply a chance for your landlord or property manager to ensure that everything is being well maintained and kept in working order. It is also a good opportunity for tenants to let their property manager know if there are any issues with the property that should be looked at.

Most renters like to give their rental property a big clean before inspection day, and this is definitely recommended if you want to impress your property manager.

**1. Walls:** Ensure internal walls are free of any damage or marks. If there is an issue such as cracking or water stains you should let your property manager know.

**2. Floors:** Vacuum before inspection day and ensure floors are checked for stains.

**3. Cupboards & drawers:** Clean and wipe down cupboards and draws and check that they're all functioning correctly.

**4. Appliances:** Appliances should be in working order. If anything isn't working as it should be, let your property manager know.

**5. Windows/doors:** Clean all windows and doors and make sure they are in working order.

**6. Bathrooms:** It's a good idea to give the bathroom a thorough clean to ensure it is free of any marks, soap scum or mould.

**7. Property exterior:** If there is a garden at your property then ensure that it looks neat and tidy and that pathways are clear.

**If you have any issues or concerns regarding your next rental inspection then don't hesitate to contact your Professionals Real Estate agent.**

7 TIPS TO PASS YOUR INSPECTION

# The Dos and Don'ts of Home Buying



There are a lot of considerations to weigh up when buying a new home, and it can be easy to fall into the trap of buying a property based purely on emotion. So before you start looking for your next home or investment, keep the below tips in mind:

**DO look at several properties** - Do your research to get a good idea of what property elements you like and to get the chance to compare what is out there.

**DO ask for advice if you need it** - Talk to mortgage brokers and real estate agents and get them to help you understand the buying process and what your options are.

**DO get a building and pest inspection** - This can help reveal any underlying issues with a property that you might not have noticed from a simple walk-through inspection.

**DON'T buy a house for the décor** - Don't buy a house because you like the way that it has been decorated. You're not buying the furniture; so try to imagine what the property will look like with your furnishings inside.

**DON'T get emotionally attached** - This is an important rule to stick to but it is easier said than done. Try to think logically about your purchase and consider all elements such as the price, location and whether or not it will be a smart decision for you.

**DON'T rush into anything** - There is no race to buy a home, if you miss out on one property, there will always be others. Take your time and don't sign on the dotted line until you think you're ready.

# When was the Last Time you Checked Your Smoke Alarm?



Smoke alarms help save lives, but only when they are working.

Smoke Alarm Awareness Week takes place from July 21 – 27 to help raise public awareness about the importance of having working smoke alarms in all homes and buildings.

Accidental house fires are all too common in Australia; with statistics showing that one house fire occurs every 26 minutes.

To make sure that people are given the vital warnings they might need in case of a fire the following checks need to be in place:

- Smoke alarms should be tested regularly;
- Batteries should be replaced at least once a year;
- Smoke alarms should be replaced when they reach 10 years of age.

To make sure that you stay smoke alarm aware, head to **[www.smokealarmawareness.org.au](http://www.smokealarmawareness.org.au)** where you can set up free smoke alarm reminders so that you never forget to perform a potentially life-saving task. This is a free service and you can even customise the reminders to be sent at intervals that work for you.

**VISIT US ONLINE AT [WWW.PROFESSIONALS.COM.AU](http://WWW.PROFESSIONALS.COM.AU)**