

## Inspections

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Regular property inspections are important. They're also an opportunity for landlords and tenants to keep in contact with each other.

### Landlords can enter the property for inspections

If you're a landlord, it's a good idea to regularly inspect your rental property. Inspections help you check everything's working well, there's no damage, and your tenants are keeping things reasonably clean and tidy. It's also a good way to stay in touch with your tenants.

Your tenant doesn't have to be present during inspections, but you should ask if they want to be. If the tenant isn't going to be present, ask them to leave a note of any specific things they want you to look at. This can help alert you to any maintenance issues.

Always take a digital camera and the property inspection report you completed at the start of the tenancy (part of the tenancy agreement). You can refer to the report when asking the tenant about a repair or maintenance issue. Take photos in case the matter is disputed at a later date.

If you are taking any photos during an inspection, be careful not to include the tenant's belongings if this is possible.

Be courteous during property inspections – give the right notice, choose a suitable time and day, and encourage feedback. Always thank your tenant if they're taking good care of your property.

[Initial property inspection \(https://www.tenancy.govt.nz/starting-a-tenancy/ready-to-rent/initial-property-inspection/\)](https://www.tenancy.govt.nz/starting-a-tenancy/ready-to-rent/initial-property-inspection/) explains the importance of the first inspection of a tenancy.

### 48 hours' notice is needed before an inspection

Landlords must give tenants at least 48 hours' notice before an inspection. They can't give notice more than 14 days before the inspection. Inspections must take place between 8am and 7pm.

It's a good idea for the landlord to speak with the tenant to arrange a time that is convenient.

Landlords can inspect only once in any four week period.

If a reinspection is required

If the landlord has agreed with the tenant that they will fix something or clean something by a certain date and they need to go back to make sure they have done it, the landlord can reinspect the property by giving the tenant the correct amount of notice (48 hours' as above).

A note about P labs

[Rental properties used in the manufacture of methamphetamine \(P\)](https://www.tenancy.govt.nz/starting-a-tenancy/renting-affected-properties/renting-a-property-affected-by-methamphetamine-p/)  
(<https://www.tenancy.govt.nz/starting-a-tenancy/renting-affected-properties/renting-a-property-affected-by-methamphetamine-p/>) explains what to do if you suspect a property is being used as a P lab.