



Sacramento Delta

Property Management, Inc.



Someone to count on.

Owner-Client News

Special points of interest:

- Interior Surveys
- Fire Prevention Month- Insurance
- Legal Q & A
- VOA Update

Dates to Remember:

Monday, October 13, 2025—Sac Delta will be **closed** in observation of Columbus Day/Indigenous People's Day

Friday, October 31st- Halloween!!



October Anniversaries:

Sacramento Delta would like to thank you for your hard work and dedication:

Carol Quinn
20 Years

Desiree White
17 Years

Jannell Gard-Lazzarino
2 Years

Highlighting Interior Surveys

Having your rental property inspected annually offers several important benefits.

Maintenance Identification: Regular inspections help identify maintenance issues early, allowing you to address them before they become major and costly problems.

Resident Safety: Ensuring the property is in good condition helps keep your residents safe, reducing the risk of accidents or injuries due to neglected repairs.

Resident Satisfaction: Promptly addressing maintenance concerns can lead to higher resident satisfaction, which can result in longer lease agreements and reduced turnover.

Preserve Property Value: Annual inspections help preserve and potentially increase the value of your rental property by addressing issues and keeping it in good condition.

Insurance Requirements: Some insurance policies may require regular property inspections as a condition of coverage.

Documentation: Inspection reports serve as valuable documentation of the property's condition, which can be crucial in case of disputes with residents or insurance claims.

Proactive Approach: Regular inspections allow you to take a proactive approach to property management, rather than reacting to issues after they've become severe.

Many rental properties within the cities or the counties we serve are required to be registered with the **Rental Housing Inspection Program**. The Rental Housing Inspection Program (RHIP) was designed to

inspect all residential rental properties within the unincorporated areas of Sacramento County and the various cities throughout our region on a routine and comprehensive basis to assure the overall quality of the rental homes meet the requirements of the Health and Safety Code. It is a basic checklist of safety items that requires your resident's signature as well.

There are three ways to handle this recommended annual task:

Have Sacramento Delta conduct our Interior Maintenance Survey. While there, we also take care of the completion of the Rental Housing Inspection Program form for your City or County. Our survey documents the condition of the home, recommends any annual maintenance that may be needed for the year, and it comes with photos. The cost is \$150.00 for a single family home.

Have Sacramento Delta fill out only the Rental Housing Inspection Program's form for you. The cost is \$75.00. This is only their checklist, no photos.

You can also walk the property yourself, meet your residents, and fill out the Rental Housing Inspection Program's form personally.

Overall, annual inspections help protect your investment, ensure resident safety and satisfaction, and mitigate potential legal and financial risks associated with rental properties.

If you are not already signed up for them, just reach out to your property manager to ask about getting one.



October is National Fire Prevention Month

October is Fire Prevention Month, making it the perfect time for landlords to review both their property's safety measures and their insurance policy. Fires are among the most common and costly risks landlords face — and being underinsured can turn a manageable incident into a financial disaster.

Why Review Your Policy Now?

Rising Rebuild Costs: Construction and material costs increase each year. A policy written five years ago may no longer cover a full rebuild.

Property Improvements: Renovations or upgrades raise the replacement value of your rental, and your coverage should reflect that.

Rent Protection: Adequate coverage helps ensure funds are available for tenant relocation and loss-of-rent compensation if the home becomes uninhabitable.

Policy Changes: Insurers sometimes update terms and exclusions. Reviewing your coverage prevents surprises after a claim.

We know that insurance is sometimes a scary topic, but it is always better to be prepared before a fire happens.

Legal Questions & Answers from Kimball, Tirey & St. John

Question:

I rent out a condo that I own. Are the rules and regulations of the homeowner's association automatically applicable to my tenant?

Answer:

Not automatically; your residential lease should incorporate by reference the CC & Rs of the homeowner's association and all rules and regulations. That way if there is a breach of the association rules, you can serve an appropriate notice to perform or terminate the lease.

Question:

I have a roommate situation. One roommate has moved out. Am I required by law to give back half of the security deposit to the one who has moved out?

Answer:

California law does not require landlords to return the security deposit to one tenant if they move out before the remaining tenant(s). Landlords are not required to account for the use of the security deposit until after they have recovered possession of the property unless otherwise agreed at the inception of the lease.

Question:

A tenant's child broke a glass shower door. Can I charge the tenant for the repair of the door?

Answer:

The tenant is liable for any damage done by its invitees, guests or other occupants of the premises. The tenant should have to pay for the repair of the door.

Volunteers Of America New Donation Update: \$6,250.00!

Realtors are a valued source of new business for us—it's no surprise since we are all part of the same industry. Since January 2024, Sacramento Delta Property Management has donated \$50 for every appointment with a potential new client referred by a realtor.

Those contributions go directly toward providing emergency housing for more than 3,500 men, women, and children every night through Volunteers of America. VOA offers a wide range of housing services tailored to the needs of individuals and families, including support for seniors and veterans experiencing homelessness.

If you would like to join us in supporting the Northern California chapter of Volunteers of America, please visit www.voa.org.



Have family, friends or a co-worker looking for property management services? Call us at (916) 486-7733

Or just send an e-mail to: shighland@sacdelta.net

When we rent their property, we will credit \$200.00 to your account!

"Insurers sometimes update terms and exclusions. Reviewing your coverage prevents surprises after a claim."

Don't forget to like us and follow us on these social media sites for valuable property management articles and information @sacdeltapm!

Need access to your account? https://sacdelta.appfolio.com/portal/users/log_in

