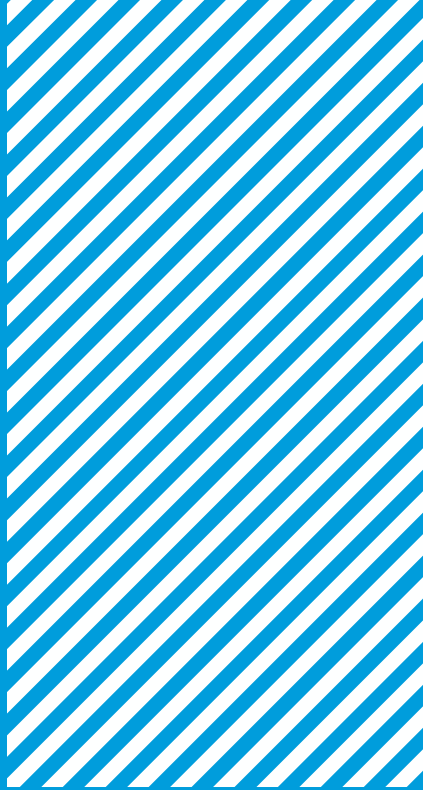




# HUMPHREY & GRAY

PROPERTY MAINTENANCE

Proud to be supporting



# Our services

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We support both both vacant and tenanted property



# Completion package

## Pre completion

We attend the property on your behalf to supply and fit a key safe.

We ask the seller to leave their keys within the key safe upon completion and provide them with the key safe code.



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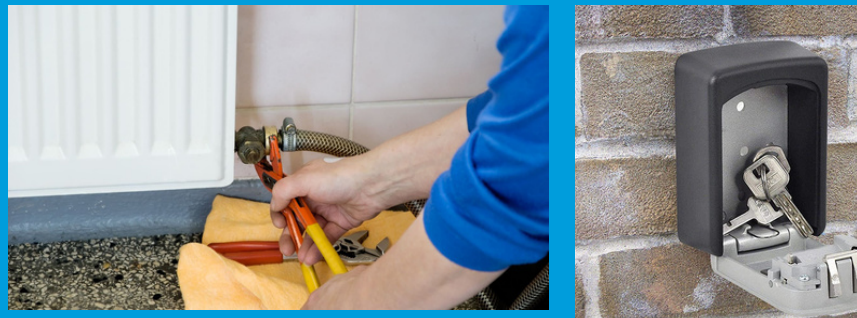
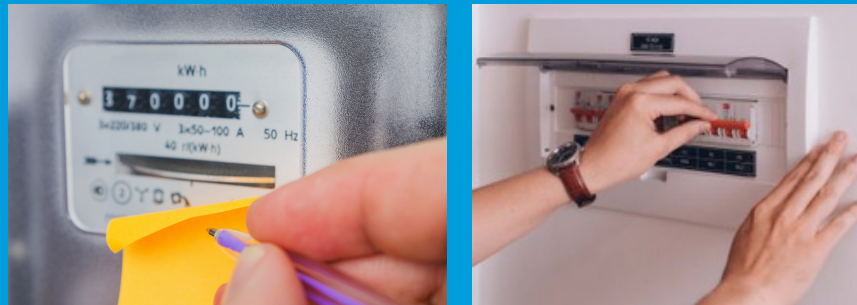
## Post completion

We return and access the property using the keys in the key safe.

*If keys haven't been left then we will change the locks for you straight away and leave the new keys in the keys safe.*

We then complete the following:

- Turn the gas, electric and water off
- Take meter readings
- Drain all water from the property
- Take a full suite of photographs
- Provide a property report with recommendations to prepare for marketing and necessary quotes
- Keys left in key safe before leaving and code changed to a code of your choice.





## Clearances



Remaining chattels can reduce marketing appeal. We complete full clearance quickly to prevent delays to marketing and help you achieve the best resale price.

## Cleaning



We complete thorough cleans to give the property a good first impression to potential buyers.

## Garden Tidies



Unkept gardens reduce marketing appeal. We complete garden tidies to help you achieve best resale price.

## Pest control



Mice, rats and other pests can cause considerable damage. We can remove pests from the property quickly and safely.

## Lock changes



You don't know who has a key to the property, so the best way to keep it secure is to change the locks as soon as possible.

## Drain down



The drain down service includes, stopping the properties water at the stopcock and draining out all of the excess water, thus reducing the risks of floods/leaks.

## Key safes



A secure, coded key safe fitted discreetly on the outside. This removes the need for a key holder to attend each time someone needs access.

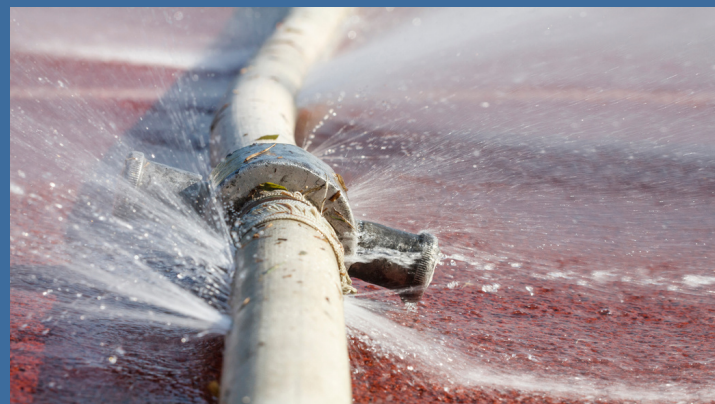
## Property Inspections



Vacant properties are often target for break ins. We offer an inspection service which checks the property is safe and secure both internally and externally.



## Plumbing



Leaks can be devastating – we will work quickly to repair any plumbing issues so the property is protected

## Gas works



Houses may need to be heated and pipes protected. If the boiler breaks down, our certified engineers will repair or replace if necessary. We also do GSCs and boiler services

## Electrical



We complete EICRs to ensure current installations are safe, and highlights areas where repairs or other works are needed.

## General maintenance



Keeping the property in good order is important. We'll help by carrying out repairs, decorating, garden tidying, EPCs and other general repair work

# Why Choose Us?

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HUMPHREY & GRAY

- 01** Bespoke maintenance solutions for your industry
- 02** 30 Years property experience within the sector
- 03** Nationwide coverage for all necessary trades
- 04** Fully insured and vetted contractors
- 05** Dedicated case handlers
- 06** Accredited with safe contractor, CHAS and ISO 9001

# Client Testimonials

What our clients are saying about their experience



**Client 1**

"The property was bursting at the seams and the garden was like a jungle. H&G quickly arranged for the property to be cleared, cleaned and cut the garden. The property now looks presentable and ready for marketing, such a change and hassle free."



**Client 2**

"H&G always go the extra mile to help. They truly have nationwide coverage and their pricing is very competitive. Their services has saved so much time and I'm never disappointed with their standard of work."



**Client 3**

"H&G understand the sector well and insurance requirements. They have done numerous jobs for me including draining down the properties ready for the winter months, as well as lock changes and turning off the gas and electric. They always provide clear photographs to evidence the works completed, which gives me complete piece of mind."





HUMPHREY & GRAY

# Let's Talk

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For further information including a price list please contact us on:

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