SAMSON
Property Maintenance

07828 096788 | info@handy-man.services
www.handy-man.services

HMO monthly inspection checklist

A 20-minute walk-round that catches most problems while they are still cheap to fix.

Fire safety

- ☐ Escape routes, hallways and stairs clear of bikes, boxes and rubbish
- ☐ Fire doors close fully on their own and are not wedged open
- ☐ Smoke and heat alarms tested, none missing or covered
- ☐ Fire blanket in place in the kitchen
- ☐ Cellar door shut, nothing flammable stored below

Communal areas

- ☐ All lights working, including outside the front door
- ☐ Handrails and banisters secure
- ☐ Flooring and stair carpet not loose or torn
- ☐ Front and back doors lock properly
- ☐ Walls and paintwork: marks, damage or damp patches noted

Kitchen

- ☐ Cooker, hob and extractor working and clean
- ☐ Fridge and freezer seals intact
- ☐ No leaks under the sink
- ☐ Worktop and sink sealant intact
- ☐ Supplied appliances have a current PAT label

Bathrooms

- ☐ Extractor fan working
- ☐ Shower and bath sealant free of mould and gaps
- ☐ No mould on the ceiling
- ☐ Toilet flushes and does not run on
- ☐ Taps not dripping, wastes draining freely

Outside

- ☐ Bins not overflowing, bin area tidy
- ☐ Garden and yard not overgrown
- ☐ Gutters and downpipes not blocked or leaking
- ☐ Fences and gates secure

Paperwork to keep in date

- ☐ Gas safety certificate (yearly)
- ☐ Electrical installation condition report (at least every five years)
- ☐ HMO licence and its conditions
- ☐ Fire risk assessment

Property: _____ Date: _____ Checked by: _____

A practical aid from Samson Property Maintenance, Derby. Not legal advice.