SAMSON
Property Maintenance

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Room turnaround checklist

Everything worth checking between one tenant leaving and the next arriving.

1. Clear

- [ ] Belongings and rubbish removed
- [ ] Mattress inspected: stains, damage, signs of bed bugs
- [ ] Furniture checked: drawers, hinges, bed frame, desk and chair

2. Repair

- [ ] Door, lock and handle working, keys accounted for
- [ ] Window opens, closes and locks
- [ ] Holes filled, marks and stains removed
- [ ] Curtain pole or blind secure
- [ ] Sockets, switches and light fitting undamaged
- [ ] Radiator on and valve working

3. En-suite

- [ ] Shower sealant sound, no mould
- [ ] Ceiling free of mould and flaking paint
- [ ] Extractor fan working
- [ ] Toilet, basin and shower draining and not leaking

4. Decorate

- [ ] Spot paint where marks will not clean off
- [ ] Full repaint if the walls are tired
- [ ] Woodwork and windowsill touched up

5. Safety

- [ ] Smoke alarm tested
- [ ] Supplied appliances PAT tested
- [ ] Fire door closer working, if fitted

6. Ready to show

- [ ] Room cleaned and aired
- [ ] Photos taken for the inventory

Property: _____ Date: _____ Checked by: _____

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