

HMO Inspection

HMO Inspection Template, Lymm, Herts, RS1 4TY



Date of Report	31/7/2024
Reference No	10071664
Type of Property	HMO Detached
Landlord	Mr Jones
Tenants Name	PM
Tenant Present	YES
Prepared By	Property Manager

Additional Info

Evidence of Pets	No
Evidence of Smoking	No
Evidence of Unauthorised Tenants	No
Location of the Fuse box	Utility room
Location of the Water Meter	Kitchen
Location of the Stop Tap	Kitchen

Certificates

Gas Certificate Checked	Yes	Expiry Date	
EICR Certificate Checked	No	Expiry Date	
PAT Certificate Checked	Yes	Expiry Date	

Smoke Alarm

Location	Hall
Install Date	11/04/2023
Expiry Date	11/04/2024
Status	Working
How is the alarm powered?	Battery operated



Carbon Monoxide Alarm

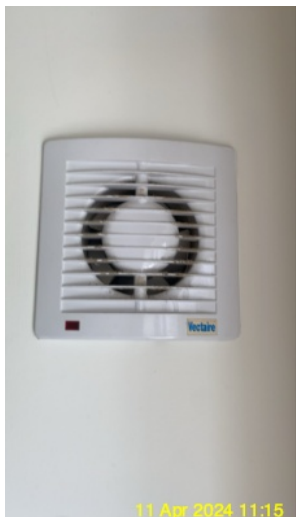
Location	Hall
Install Date	11/04/2023
Expiry Date	11/04/2024
Status	Working
How is the alarm powered?	Battery operated
Notes	The alarm is positioned as in the photo



General Details

Ref	Item Name	Response	Comments
1	Has the HMO Licence been checked?	Yes	The HMO licence is up to date
2	Has the Legionella Report been checked?	Yes	The Legionella report and licence is up to date
3	Are safety certs displayed on notice board?	No	
4	Are log books checked & signed?	Yes	
5	Are the property manager details displayed on notice board?	Yes	
6	Is there mechanical/window ventilation in all kitchens and bathrooms?	Yes	In good order unless otherwise stated
7	Are there suitable bins within the kitchen?	Yes	
8	Are bins stored in appropriate area?	No	Green bin left on the path
9	Are the contact details for manager displayed on bin/bin store?	No	

Is there mechanical/window ventilation in all kitchens and bathrooms?



REF 6

Is there mechanical/window ventilation in all kitchens and bathrooms?



REF 6

Are there suitable bins within the kitchen?







Are bins stored in appropriate area?



REF 7

REF 8

Safety Checks

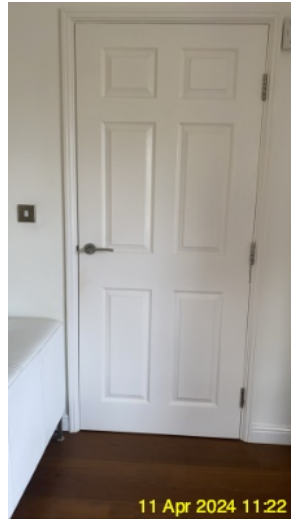
Ref	Item Name	Response	Comments
10	Are all fire escapes & hallways clear?	Yes	
11	Are all fire extinguishers fixed to wall? 	No	The kitchen extinguisher was on the floor.
12	Is a fire blanket in situ?	No	
13	Is the fire door closure attached?	Yes	
14	Are all exit doors thumb turn?	Yes	
15	Do all fire doors close flushly? 	Yes	
16	Are all lights working? 	Yes	
17	Are emergency lights working?	Yes	
18	Is the handrail secure? 	Yes	
19	Are the call points tested?	No	

Are all fire extinguishers fixed to wall?



REF 11

Do all fire doors close flushly?



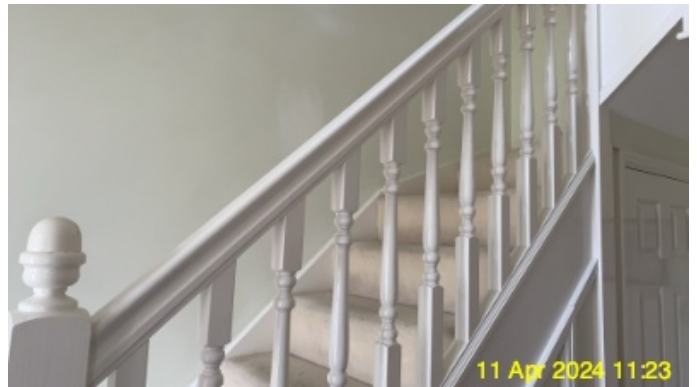
REF 15

Are all lights working?




REF 16

Is the handrail secure?



REF 18

Rooms


Ref	Item Name	Condition	Comments
20	Hallway & Staircases	Satisfactory	
21	Kitchen	Satisfactory	
22	Lounge 	Satisfactory	
23	Bathrooms & Toilets	Not Applicable	
24	Bedroom 1	Unsatisfactory	
25	Bedroom 2	Not Applicable	

Lounge



REF 22

External Areas

Ref	Item Name	Condition	Comments
26 	Rear garden/yard (fences, gates, drainage etc)	Unsatisfactory	Garden fencing is discoloured and requires painting
27	Obstructions to front and rear exits	Satisfactory	

Rear garden/yard (fences, gates, drainage etc)



Rear garden/yard (fences, gates, drainage etc)



REF 26

REF 26

Overall Comments


Overall Recommendations

Signatures

Tenant

Name P Miller

Signature

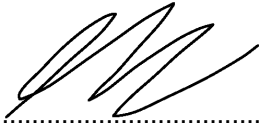


.....

Clerk

Name T Smith

Signature



.....