HQ Landlord HQ

Landlord Inspection Checklist

A blank room-by-room template for a UK move-in, interim or move-out inspection. Fill it in by hand and keep it with the property records.

> **Anything marked Average or Requires Improvement needs a short description and a dated photo.**

Inspection details

Property address _____

Tenant name(s) _____

Inspection date _____

Inspected by _____

Next inspection due _____

Type: ☐ Move-in ☐ Interim ☐ Move-out

Exterior

Item	Good	Average	Requires improvement	Comments	Photo ref
Gutters, garden and boundaries	☐	☐	☐		
Bins and storage	☐	☐	☐		
External doors and windows	☐	☐	☐		
Meter readings, with photos	☐	☐	☐		
Keys: count and record each set	☐	☐	☐		

> **Anything marked Average or Requires Improvement needs a short description and a dated photo.**

Entrance and hallway

Item	Good	Average	Requires improvement	Comments	Photo ref
Walls and ceilings	☐	☐	☐		
Floors and carpets	☐	☐	☐		
Windows, seals and locks	☐	☐	☐		
Doors, hinges and handles	☐	☐	☐		
Lights, switches and sockets	☐	☐	☐		
Radiators and heating controls	☐	☐	☐		
Curtain rails, blinds, fitted furniture	☐	☐	☐		

Living room

Item	Good	Average	Requires improvement	Comments	Photo ref
Walls and ceilings	☐	☐	☐		
Floors and carpets	☐	☐	☐		
Windows, seals and locks	☐	☐	☐		
Doors, hinges and handles	☐	☐	☐		
Lights, switches and sockets	☐	☐	☐		
Radiators and heating controls	☐	☐	☐		
Curtain rails, blinds, fitted furniture	☐	☐	☐		

Anything marked Average or Requires Improvement needs a short description and a dated photo.

Kitchen

Item	Good	Average	Requires improvement	Comments	Photo ref
Walls and ceilings	☐	☐	☐		
Floors	☐	☐	☐		
Windows, seals and locks	☐	☐	☐		
Doors, hinges and handles	☐	☐	☐		
Lights, switches and sockets	☐	☐	☐		
Hob, oven and extractor	☐	☐	☐		
Fridge and freezer seals	☐	☐	☐		
Under-sink: leaks and water damage	☐	☐	☐		
Worktops and cupboard doors	☐	☐	☐		
Washing machine hoses, if supplied	☐	☐	☐		

> **Anything marked Average or Requires Improvement needs a short description and a dated photo.**

Bathroom

Item	Good	Average	Requires improvement	Comments	Photo ref
Walls, ceilings and floors	☐	☐	☐		
Windows, seals and locks	☐	☐	☐		
Door, hinges and lock	☐	☐	☐		
Lights, switches and extractor fan	☐	☐	☐		
Sealant around bath, shower and basin	☐	☐	☐		
Taps, shower and drainage	☐	☐	☐		
Tiles, grout and mould	☐	☐	☐		
Radiator or heated towel rail	☐	☐	☐		

Anything marked Average or Requires Improvement needs a short description and a dated photo.

Bedroom 1

Item	Good	Average	Requires improvement	Comments	Photo ref
Walls and ceilings	☐	☐	☐		
Floors and carpets	☐	☐	☐		
Windows, seals, locks and restrictors	☐	☐	☐		
Doors, hinges and handles	☐	☐	☐		
Lights, switches and sockets	☐	☐	☐		
Radiators and heating controls	☐	☐	☐		
Curtain rails, blinds, fitted furniture	☐	☐	☐		

Bedroom 2

Leave this section blank if the property has only one bedroom.

Item	Good	Average	Requires improvement	Comments	Photo ref
Walls and ceilings	☐	☐	☐		
Floors and carpets	☐	☐	☐		
Windows, seals, locks and restrictors	☐	☐	☐		
Doors, hinges and handles	☐	☐	☐		
Lights, switches and sockets	☐	☐	☐		
Radiators and heating controls	☐	☐	☐		
Curtain rails, blinds, fitted furniture	☐	☐	☐		

> **Anything marked Average or Requires Improvement needs a short description and a dated photo.**

Utility and loft

Item	Good	Average	Requires improvement	Comments	Photo ref
Walls, ceilings and floors	☐	☐	☐		
Doors, hinges and handles	☐	☐	☐		
Lights, switches and sockets	☐	☐	☐		
Loft hatch and access	☐	☐	☐		
Visible pipework (look only)	☐	☐	☐		

Safety items

Item	Good	Average	Requires improvement	Comments	Photo ref
Smoke alarm on each storey	☐	☐	☐		
Carbon monoxide alarm where required	☐	☐	☐		
Fire blanket and extinguisher, if provided	☐	☐	☐		
Gas appliances: no obvious damage or soot	☐	☐	☐		

HQ Landlord HQ

Overall summary

Actions agreed

Action	Deadline	Agreed with

Signatures

Landlord or agent name	
Landlord or agent signature	
Date	
Tenant name	
Tenant signature	
Date	

Do this on your phone with photos and a PDF report: Landlord HQ