



FREE LANDLORD RESOURCE

PROPERTY PROTECTION CHECKLIST

A practical walk-through for landlords, property investors, and self-managing owners.

Use before winter, before a new tenancy, or before a routine inspection.

Small checks now can prevent expensive maintenance later.

SAFETY

- ☐ Test all smoke alarms.
- ☐ Check alarm manufacture or expiry dates.
- ☐ Confirm alarms are fixed in place and not disabled.
- ☐ Check handrails, steps, paths, and exterior lighting.

MOISTURE & LEAKS

- ☐ Check under sinks for leaks or water staining.
- ☐ Look around toilets, showers, and hot water cylinders.
- ☐ Check ceilings and walls for damp marks or bubbling paint.
- ☐ Notice musty smells, mould, or excessive condensation.

HEATING

- ☐ Confirm fixed heating is present in the main living area.
- ☐ Check the heater turns on and produces heat.
- ☐ Check controls, remote, timer, or thermostat are working.
- ☐ Ask whether any heating issues have been noticed.

HEAT PUMP & VENTILATION

- ☐ Check indoor heat pump filters are clean.
- ☐ Check indoor and outdoor airflow is clear.
- ☐ Listen for unusual noises or poor performance.
- ☐ Check bathroom and kitchen extractor fans work and vent outside.

EXTERIOR & DRAINAGE

- ☐ Check gutters and spouting for leaves, moss, or overflow.
- ☐ Check downpipes are connected and flowing.
- ☐ Look for blocked drains or water pooling around foundations.
- ☐ Check visible roofing, flashing, cladding, paint, and exterior vents.

WEAR, TEAR & GROUNDS

- ☐ Check behind doors, furniture, and rugs for hidden damage.
- ☐ Look for carpet stains, damaged flooring, mouldy curtains, or blind damage.
- ☐ Check window catches and door latches.
- ☐ Check lawns, gardens, fences, gates, trees, and accessways.

RECORD KEEPING

- ☐ Take clear photographs during each inspection.
- ☐ Note minor maintenance before it becomes major.
- ☐ Follow up anything that could worsen over time.

WHAT ONE TRACK ME PAYS ATTENTION TO

Expired smoke alarms, blocked spouting, condensation, mould, dirty heat pump filters, water staining, poor drainage, and ventilation issues.

One Track Me Independent Property Inspections
Protecting your property. Supporting your relationships.

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