Common defects being found with HMOs on the inspections:

Thumb locks missing on external doors

Fire blanket in kitchen missing

Hot and cold water not connected to hand basins

Lights not working

Windows don’t open - sometimes escape windows

Windows with glass broken

Smoke/heat detection not as per LACORS guidance

Ventilation in bathrooms not in working order

Carbon Monoxide detector not within 1 meter of boiler or not present at all

Fire doors incomplete e.g. handle mechanism/closer...

Inadequate number of electrical sockets

Trip hazards

Gas Safety Certificate not including all appliances

Bathroom lighting inappropriate - for room and distance from water supply