



**Dependable**

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# Property Risk Assessment Checklist

## General Property Information:

Property Name/Address:

Date of Assessment:

Assessor's Name:

### 1. Physical Security:

- Adequate Lighting
- Entry Points Security
- Locks and Key Control
- Fencing and Barriers
- Surveillance Cameras
- Alarm Systems

### 2. Fire Safety:

- Smoke Alarms
- Fire Extinguishers
- Fire Exit Signage
- Emergency Lighting
- Fire Doors
- Flammable Materials Storage

### 3. Structural Integrity:

- Building Structure
- Foundation
- Roof
- Walls
- Floors
- Stairs and Railings



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#### 4. Health and Safety:

- Electrical Systems
- Gas Systems
- Plumbing Systems
- Ventilation
- Asbestos Presence
- Lead Paint Hazards

#### 5. Environmental Concerns:

- Mould and Mildew
- Radon Gas
- Air Quality
- Pest Infestations
- Environmental Contaminants
- Hazardous Materials Storage

#### 6. Legionella Risk:

- Water Systems Assessment
- Water Temperature Control
- Regular Water Testing
- Legionella Prevention Measures

#### 7. Flood Risk:

- Location-Based Flood Risk
- Drainage Systems
- Flood Protection Measures
- Flood Insurance

#### 8. Security Measures:

- Access Control Systems
- Surveillance
- Security Personnel



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- Security Policies
- Visitor Logs
- Intrusion Detection

## 9. Emergency Response:

- Evacuation Plans
- Emergency Contacts
- First Aid Kits
- Emergency Equipment
- Communication Systems
- Crisis Management Training

## 10. Other Potential Risks:

- Natural Disasters (Earthquake, Tornado, etc.)
- Terrorism Threats
- Cybersecurity
- Proximity to Hazardous Sites

Proximity to High-Risk Areas

Crime Rate in the Vicinity

## 11. Recommendations and Action Plan:

- List of Identified Risks
- Prioritisation of Risks
- Recommended Actions
- Responsible Parties
- Timeline for Implementation

## 12. Conclusion and Review:

- Summary of Findings
- Review and Reassessment Schedule