

	Keelman Homes*	You
Letting Karbon know if you notice a relevant repair is needed		x
Allowing us into your home to carry out repairs, safety checks and inspections- this is particularly important when it involves the annual gas, solid fuel and oil servicing and safety checks		x
<u>Outside your home</u>		
Communal areas		
Communal areas	x	
Roof		
Chimney and chimney stacks	x	
Roof structure and covering	x	
Guttering, rainwater pipes and clips	x	
Fascia, soffit and barge boards	x	
Walls and Canopies		
External walls and rendering	x	
Foundations	x	
Concrete canopies over doors or windows	x	
Windows		
Window frames and external sills	x	
Failed glazing units	x	
Glazing where caused by criminal damage and crime reference provided	x	
Window ironmongery	x	
Doors		

External doors, frames, weather boards, ironmongery and threshold strips	x	
Door entry system	x	
New/additional keys		x
Gaining entry (if the key is lost)		x
Doorbells		x
Security door chains and spy holes		x
Pipes and Drains		
Soil and vent pipe clips	x	
Drains and gully surrounds	x	
Gully blockage due to fault with the main drain/sewer that gully empties into	x	
Clearing blockages in basins, sinks, baths and toilets		x
Manholes	x	
Preventing pipes from freezing or bursting		x
Gardens and Boundaries		
Garden maintenance		x
Garden walls or fencing owned by Keelman Homes	x	
Front, side and rear gates	x	
Paths, steps and other means of access if owned by Keelman Homes	x	
Washing lines		x
<u>Inside your home</u>		
Windows and Doors		
Internal doors, ironmongery, locks and threshold strips	x	

Adjustments of door locks, latches, handles and hinges	x
Ease doors for carpets and floor coverings	x
Draughtproofing	x
Walls	
Major plaster work	x
Minor repairs e.r. cracks and small holes	x
All painting and decorating inside your home	x
Floors	
Floorboards and joists	x
Solid floors	x
Loose floor coverings and fitted carpets	x
Kitchen and bathroom floor coverings	x
Staircases	
Staircase, banister and handrails	
Bathroom	
Bath panel	x
Shower curtains	x
Wall and floor tiles	x
Fixing toilet seats	x
Replacing plugs and chains	x
Cleaning extractor fans	
Kitchen	
Installation of kitchen cupboards and drawers	x
Cupboard door catches, handles and hinges	x

Worktops	x	
Minor adjustments to kitchen units, cupboards and drawers		x
Wall and floor tiles		x
Installation and maintenance of appliances		x
Replacing plugs		x
General		
Curtain rails and battens and coat hooks		x
Preventing and controlling condensation		x
Dealing with pests (your local authority may be able to help with this)		x
Any damage deemed intentional or caused through negligence		x
Plumbing		
Internal pipework boxing if originally installed by Keelman Homes	x	
Water service pipes (from boundary to stop tap), overflow pipes and water tanks	x	
Washer and dripping taps		
Bleeding radiators		x
Preventing pipes from freezing or bursting		x
Seal to bath and sink units and tile joint	x	
<u>Utilities</u>		
Electrical items		
Electrical wiring, sockets and light fittings, if installed by Keelman Homes	x	
Wired-in smoke alarms	x	
Replacing batteries to battery operated smoke alarms, if installed by Keelman Homes	x	

Replacing light bulbs, plugs and fuses to your appliances	x
Electrical fuse box	
Electric storage heaters, if installed by Keelman Homes	x
Electric supply is your responsibility. Faults with the meter or supply are the responsibility of the supplier	x
Resetting electrical trip switches	x
Gas	
Gas pipework	x
Supply of gas and gas meter	x
Installation and servicing of gas boilers	x
Installation of radiator valves, time clocks and thermostat	x
Disconnection and reconnection of cookers, except during improvement works	x

***Through Karbon**