

Before, during and after the rains

Monsoon checklist for a locked flat

A leak in my locked Mumbai flat went unnoticed for months, then took months more and lakhs to fix. Most of that could have been caught with this list.

IN MAY, BEFORE THE RAINS

- ☐ Terrace and outer walls checked for cracks; waterproofing done where needed (ask the society about building-level repairs)
- ☐ Window frames resealed where the sealant has cracked
- ☐ Balcony drains, AC drain pipes and bathroom outlets cleared
- ☐ Plumbing checked for slow drips under sinks and around the toilet
- ☐ Spare key with a trusted person or your agency, and their number registered with the society office

WHEN YOU LOCK THE FLAT

- ☐ Main water valve shut
- ☐ Electricity switched off at the main board (or only the circuits you don't need)
- ☐ Fridge emptied, cleaned and left open
- ☐ Furniture covered; valuables and documents off the floor
- ☐ Moisture absorbers in cupboards; cupboard doors left slightly open

JUNE TO SEPTEMBER, EVERY MONTH

- ☐ Visit with dated photos of every ceiling, and of the walls around windows and bathrooms
- ☐ Look for damp patches, peeling paint, fungus or a musty smell
- ☐ Open the windows for an hour to air the flat
- ☐ Report anything new to you the same day, with photos

OCTOBER, AFTER THE RAINS

- ☐ Full inspection; fix damp patches only after they have dried out
- ☐ Termite check on wooden fittings
- ☐ Note what leaked this year so it's fixed before next May

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