VILLAFIX

Dubai Villa Water Tank Cleaning Checklist

For Dubai Homeowners & Property Managers | Monthly Print Checklist

Villa / Property Address:	**Villa / Property Name:**
Inspection Date:	**Inspected By:**
Occupancy: ☐ Occupied ☐ Vacant ☐ Holiday Home	**Last Tank Cleaning Date:**
Tank Type: ☐ Rooftop ☐ Ground-level ☐ Underground ☐ Unsure	**Number of Tanks:**

How to use: Walk through the villa and check the tank area and your taps once a month, and again before every scheduled clean. Mark what is normal, what needs watching, and what needs a licensed company. Dubai Municipality advises cleaning and disinfecting tanks and plumbing at least every six months with an approved company. This checklist is for safe observation — never enter the tank yourself.

1. Cleaning Schedule & Records

Check Item	OK	Watch	Service	N/A	Notes
Last cleaning was within the past 6 months	☐	☐	☐	☐	
Cleaning certificate is on file	☐	☐	☐	☐	
Post-cleaning lab result is on file	☐	☐	☐	☐	
Company held a valid DM approval and trade licence	☐	☐	☐	☐	
Before-and-after photos kept	☐	☐	☐	☐	
Next clean is booked (April–May or October–November)	☐	☐	☐	☐	

Action required: _____

2. Water Quality at the Tap

Clear, odourless water does not prove the tank is clean. Some bacteria cause no visible change.

Check Item	OK	Watch	Service	N/A	Notes
Water looks clear (not cloudy, yellow or brown)	☐	☐	☐	☐	
No musty, earthy or foul smell	☐	☐	☐	☐	
No grit in the kettle, shower filter or pump strainer	☐	☐	☐	☐	
Water pressure appears normal	☐	☐	☐	☐	
No brown water after a sandstorm or a long absence	☐	☐	☐	☐	
No unexplained skin irritation or stomach upset at home	☐	☐	☐	☐	

Action required: _____

3. Tank Exterior & Access Points

Visual checks only. Do not climb onto unsafe roofs or open underground hatches alone.

Check Item	OK	Watch	Service	N/A	Notes
Lid fits tightly with no gaps for dust or insects	☐	☐	☐	☐	
Vent is covered with fine mesh	☐	☐	☐	☐	
Overflow pipe screen is intact	☐	☐	☐	☐	
No visible cracks or leaks on the tank or pipes	☐	☐	☐	☐	
Rooftop tank shows no sun damage or brittle plastic	☐	☐	☐	☐	
Float valve shuts the water off properly	☐	☐	☐	☐	
Underground tank hatch seal is intact	☐	☐	☐	☐	
Area around the tank is clear of debris and standing water	☐	☐	☐	☐	
No slime or green growth visible (only if the lid opens safely from outside)	☐	☐	☐	☐	

Action required: _____

4. Pump, Pipes & Hot Water

Source for temperatures and weekly flushing: WHO guidance on Legionella control.

Check Item	OK	Watch	Service	N/A	Notes
Pump runs normally with no unusual noise	☐	☐	☐	☐	
Pump is not cycling on and off repeatedly	☐	☐	☐	☐	
Visible pipes and fittings show no leaks	☐	☐	☐	☐	
Hot water stored above 50°C (mind the scald risk with children)	☐	☐	☐	☐	
Unused taps and showers flushed weekly	☐	☐	☐	☐	
Pipeline disinfection was included in the last clean	☐	☐	☐	☐	

Action required: _____

5. Special Situations

Check Item	OK	Watch	Service	N/A	Notes
Villa was empty for weeks: tank cleaned and every tap run for a few minutes on return	☐	☐	☐	☐	
New or newly handed-over villa: tank cleaned before move-in	☐	☐	☐	☐	
After heavy rain or flooding: building advice followed, tank cleaned if floodwater may have entered	☐	☐	☐	☐	
Elderly, smokers or weakened immunity at home: never stretched past 6 months	☐	☐	☐	☐	
Rented villa: who arranges and pays for cleaning is agreed in writing	☐	☐	☐	☐	

Action required: _____

Monthly Warning Signs

- ☐ Cloudy water
- ☐ Grit in filters or strainer
- ☐ Cracked tank or lid
- ☐ Floodwater may have entered
- ☐ Yellow or brown water
- ☐ Weak or changing water pressure
- ☐ Pump cycling
- ☐ Tank unused for a month or more
- ☐ Musty or foul smell
- ☐ Slime or green growth
- ☐ No cleaning record
- ☐ Other: _____

Priority of Action

☐ **MONITOR**
Minor point, no warning signs and a clean certificate under 6 months old. Record it and check again next month.

☐ **BOOK A CLEAN**
Last clean is over 6 months ago, there is no certificate, or a sign keeps coming back. Book a DM-approved company.

☐ **ACT NOW**
Brown or foul-smelling water, floodwater in the tank, or someone at home is unwell. Book a clean immediately and ask the company how to use the water until the lab result is back.

Cleaning Record

Date Cleaned	Company	DM-Approved?	Certificate No.	Lab Result Date	Cost (AED)	Next Due

Issues Requiring Follow-Up

Issue	Location	Priority	Recommended Action	Target Date	Done

Seasonal Quick Checks

Before Dubai Summer (April–May)

- [ ] Spring clean booked
- [ ] Lid seal and vent mesh
- [ ] Float valve
- [ ] Tank insulation and ventilation
- [ ] Last certificate on file

After Dust or Sand

- [ ] Lid and vent mesh
- [ ] Pump strainer
- [ ] Tap water clarity
- [ ] Rooftop tank surface

After Heavy Rain or Flooding

- [ ] Tank and hatch for floodwater
- [ ] Building management notices
- [ ] Water clarity and smell
- [ ] Clean booked if contamination possible
- [ ] Photos taken

Before Leaving the Villa

- [ ] Clean booked for return date
- [ ] Someone to flush taps weekly
- [ ] Water heater setting
- [ ] Tank lid secured

After a Long Absence or Before Move-In

- [ ] Tank cleaned on return
- [ ] Every tap and shower run
- [ ] Certificate checked
- [ ] Lab result received

VillaFix Safety Reminder

This checklist is designed for visual inspection and routine homeowner monitoring. Never enter a water tank, work in a confined space, or mix or handle disinfectant yourself. Cleaning, disinfection and lab testing should be done by a company holding a valid Dubai Municipality approval.

VillaFix — Professional Villa Maintenance & Inspection Support in Dubai
Serving villa owners across Dubai, including DAMAC Hills, DAMAC Hills 2 and The Valley by Emaar.

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