

# Viewing a property checklist

Take this with you when you view the accommodation. You can print extra copies from our website.

## Outside the property

- Is there a garden? Who maintains it? Are tools provided?
- Are windows in good condition?
- Check the roof – is it in good condition?
- Are any slates or chimney pots missing?
- Are the gutters free of rubbish and vegetation?
- Are the drains clear?
- Is any of the woodwork rotting or unsafe?
- Adequate facilities for refuse disposal and recycling?

## Security and safety

- Are all external doors solid, secure and lockable?
- Do all ground floor windows have locks?
- Do all rooms have suitable curtains or blinds?
- Is there a burglar alarm system?
- Are smoke detectors or fire alarms fitted?
- Are there any fire extinguishers in the property?
- Is there a fire blanket in the kitchen?
- Has the house got any fire doors?
- Are there means of escape in the event of fire?
- Carbon monoxide alarm?

Address

Landlord

Letting agency

Length of tenancy  
*(negotiate for 10 months instead of 12 if preferred)*

Rent *(can you afford it?)*

Deposit

## Furniture and fittings:

### Bedrooms

- Do all rooms have a bed, desk, chair, wardrobe and suitable floor coverings?
- Do you have enough cupboard space?
- Is the furniture, including the bed and mattress, in good condition?
- Does all the furniture comply with regulations on fire safety?
- Which furniture comes with the property and which belong to the tenants?
- Any signs of damp? Look in and behind the wardrobes.

### Kitchen

- Sufficient space to store and prepare food?
- Is there a fridge big enough for all of you?
- Enough cupboards for everyone?
- Are the cooker, grill and oven in working order?
- Are there instructions on how to use the appliances?
- Do extractor fans in the kitchen and bathroom work?

## Social Space

- Is there enough furniture for you all?
- Is it in good condition? Does any need replacing?
- Is there a connection point for telephones and the Internet?

## Plumbing

- Is the bathroom in good condition?
- Are there enough bathrooms/toilets?
- Is there a shower?
- Any fittings dripping or leaks? (Look up and check the ceiling).
- Does the hot water get hot enough?
- Do all the taps work and does the toilet flush?
- Do the sinks drain?
- Are there any signs of pests (mouse droppings, slug trails, fleas) in the house?

## Electricity and gas

- What form of heating does the property have? Check the Energy Performance Certificate .  
(Electric heating will be more expensive)
- How does the heating operate?
- Does the heating cover all areas of the house, and does it work?
- Adequate heating for the winter? How much will the heating cost?
- Do all of the rooms have adequate electrical sockets that work?
- Do the electric/gas fires work?
- Have you seen the current year's gas safety certificate?
- When were the electrics last safety checked?
- Can they evidence this?
- Have appliances been Portable Appliance Tested (PAT)?

## Extras

- Any additional services provided by the landlord?
- If you have a car, are there parking facilities?
  - Is there an extra cost?
  - How many spaces are available?
  - Do you require a permit?
- Is there bicycle storage?

## Notes:

What is supplied by the landlord? Anything else agreed? Make sure everything works.

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### Questions to ask current tenants

1. How quickly does the landlord carry out repairs?
2. Does the landlord enter without permission or is notice given?
3. Was your deposit protected and were you given the 'prescribed information'?
3. General opinion of the landlord

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