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VIEWING A PROPERTY CHECKLIST

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?

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?
- [ ] Are there television aerial points in all rooms?
- [ ] 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?

Get all promises made by the landlord/ agents put into the contract or they won't be enforceable later.

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?

Ask plenty of questions and obtain adequate answers. Make sure everything works

ELECTRICITY AND GAS

- [ ] What form of heating does the property have? Check the Energy Performance Certificate
  (Look at what you're getting for your money. Gas-fired central heating with instant hot water is the cheapest and best form of heating)
- [ ] 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 available?
  - [ ] Do you require a permit?
- [ ] Is there bicycle storage?

NOTES