

Independent | Impartial | Confidential

HOUSING CHECKLIST

If you're going to view a property that you think you might rent, take this simple checklist with you and complete it while you're there. That way you'll have a simple reminder of what you've seen and what it was like to help you decide whether you want to rent it.

Outside the Property	
	Is there good street lighting?
	Are there good transport links?
	What is the local area like? Quiet or noisy?
	Is the outside of the property in good repair?
	Are the doors and windows secure?
	Are the drains and gutters clear?

Security	
	Is there a working burglar alarm?
	Is the house easy to secure?
	Are the external doors solid?
	Is there double glazing?
	Do the external doors have five-lever mortice locks?
	Do the downstairs windows have locks?

Utilities	
	Ask the current tenants how much the bills are and if the property is easy to heat.
	Are bills included in the rent? If so, is there a cap on utility charges and are you likely to exceed it during the year?
	Does the property have gas and electricity or just electricity?
	Do the electric or gas fires work
	Is the boiler in good working order?
	Are there enough plug sockets in each room?
	Is there internet access and is this included in the rent or paid separately?

Furniture	
	Does any of the furniture belong to existing tenants?
	Do all soft furnishings supplied, e.g. Sofas, and beds, have a fire safety label intact?
	Is all the furniture in good condition?
	Do the bedrooms have a bed, desk and appropriate storage space?
	Does the property have blinds or curtains throughout?
	Are the carpets in good condition?

Plumbing	
	Does the shower work properly?
	Do the taps work?
	Do all the sinks drain properly?
	Does the toilet flush properly?

Kitchen	
	Is the kitchen appropriate for the number of tenants?
	Is there enough fridge/freezer space for the number of tenants?
	Is the kitchen clean and hygienic?
	Do the appliances work properly?