

PROPERTY CHECKLIST

OUTSIDE

- Is there good street lighting?
- Are there good transport links?
- What is the local area like?
- Is the outside of the property in good condition?
- Are the drains and gutters clear? Dark staining underneath gutters is evidence of leaks
- Check for missing roof tiles

SECURITY

- Is there a working burglar alarm?
- Is the house easy to secure?
- Are the external doors solid?
- Are the windows double glazed?
- Do the external doors have 5 lever mortice locks?
- Do the downstairs windows have locks?

UTILITIES

- If possible, ask the current tenants how much the bills are.
- Are bills included in the rent? If so is there a cap and is it reasonable?
- Does the heating system work? Does the property feel cold?
- Does the hot water work?
- Are there enough plug sockets in each room (at least 2 doubles)
- Is there internet access and is it included in the rent? What is the package?

FURNITURE

- Has the property got enough furniture for number of tenants?
- Does any of the furniture belong to existing tenants?
- Do all soft furnishings supplied eg. sofas and beds, have a fire safety label attached?
- Is all furniture in good condition?
- Do the bedrooms have a bed, desk and storage?
- Are there blinds or curtains throughout?
- Are the carpets in good condition?

PLUMBING

- Does the shower work properly?
- Try the taps, do they all work? Do all the sinks drain?
- Does the toilet flush or leak?
- Is there any damp or mould growth?

KITCHEN

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

