

The Basics

Property Address	Accredited? Yes <input type="checkbox"/> No <input type="checkbox"/>
Landlord / Agent Name	
Landlord / Agent Contact	

Rent (£)	<input type="checkbox"/> Per person <input type="checkbox"/> Per property	Deposit (£)	<input type="checkbox"/> Per person <input type="checkbox"/> Per property
Includes... water <input type="checkbox"/> gas <input type="checkbox"/> electricity <input type="checkbox"/>		Tenancy	<input type="checkbox"/> Individual (Per person) <input type="checkbox"/> Joint (Per property)

Security	
Front door looks solid with secure lock?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Back door looks solid with secure lock?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Window locks on all ground floor windows and other accessible windows, such as those overlooking a flat roof?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Is there a burglar alarm? Does it work?	Yes <input type="checkbox"/> No <input type="checkbox"/>

Fire Safety	
Smoke / heat alarms (at least one per floor)? Do they work?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Are alarms mains powered and interlinked with battery backup?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Fire extinguisher in kitchen?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Fire blanket in kitchen?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Does the house have any fire doors with closing mechanisms?	Yes <input type="checkbox"/> No <input type="checkbox"/>

State of Repair of Property – Internal	
Floor coverings (e.g. carpets) in reasonable condition?	Yes <input type="checkbox"/> No <input type="checkbox"/>
No signs of damp? (e.g. black mould growth and peeling wallpaper) *	Yes <input type="checkbox"/> No <input type="checkbox"/>

Gas	
Is there a Gas Safety Certificate for the property? *	Yes <input type="checkbox"/> No <input type="checkbox"/>

* Damp can be due to insufficient ventilation by the current tenants, rather than a fundamental problem with the house, but if you do see any signs of it you should be careful.

* By law every rented property with any gas appliances (including boilers, cookers and gas fires) **must** have its gas installation checked annually by a CORGI registered tradesman. Check it now, and check again that there's a valid one when you move in.

Furniture	
Is there enough furniture for all occupants?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Is the furniture in good condition?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Does any furniture belong to current tenants?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Does all furniture meet 1988 fire safety regulations? *	Yes <input type="checkbox"/> No <input type="checkbox"/>

* This is a legal requirement. All soft furnishings should have a permanent tag to indicate they comply.

Electricity	
Are there plenty of sockets in every room?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Is there a safety certificate (Electrical Periodic Inspection) for the property?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Is the consumer unit older style with fuses or a modern one with trip switches?*	<input type="checkbox"/> Fuses <input type="checkbox"/> Trip switches

* Fuse boards are not inherently unsafe, but many students prefer trip switches because they are more convenient to reset if they blow.

Kitchen	
Enough cupboard space?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Enough fridge / freezer space?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Enough preparation areas? (including worktops and cookers)	Yes <input type="checkbox"/> No <input type="checkbox"/>
Hob	Gas <input type="checkbox"/> Elec <input type="checkbox"/>
Oven	Gas <input type="checkbox"/> Elec <input type="checkbox"/>
Microwave	Yes <input type="checkbox"/> No <input type="checkbox"/>
Washing machine	Yes <input type="checkbox"/> No <input type="checkbox"/>
Tumble drier / washer drier	Yes <input type="checkbox"/> No <input type="checkbox"/>
Dishwasher	Yes <input type="checkbox"/> No <input type="checkbox"/>

State of Repair of Property – External	
Does roof appear to be in good condition? (no obviously missing or broken tiles)	Yes <input type="checkbox"/> No <input type="checkbox"/>
Do gutters appear to be in tact, with no leaks, and free from blockages?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Does the chimney look to be of solid construction? (no missing bricks, or missing mortar between bricks)	Yes <input type="checkbox"/> No <input type="checkbox"/>
All exterior woodwork (window frames, etc) appears in good order?	Yes <input type="checkbox"/> No <input type="checkbox"/>

Plumbing	
No signs of leaks	Yes <input type="checkbox"/> No <input type="checkbox"/>
No dripping taps	Yes <input type="checkbox"/> No <input type="checkbox"/>
Toilets etc look in good condition. No cracks etc.	Yes <input type="checkbox"/> No <input type="checkbox"/>
Number of toilets	
Number of bathrooms	
Number of showers	

Heating and Insulation	
Water heating	<input type="checkbox"/> Gas boiler – instant hot water <input type="checkbox"/> Gas boiler – water stored in tank * <input type="checkbox"/> Electric immersion heater <input type="checkbox"/> Other <input type="checkbox"/> None
Space heating	<input type="checkbox"/> Gas central heating <input type="checkbox"/> Other central heating <input type="checkbox"/> Gas fires <input type="checkbox"/> Electric heaters <input type="checkbox"/> Other
Double glazing	<input type="checkbox"/> Fully double glazed <input type="checkbox"/> Mostly double glazed <input type="checkbox"/> Some double glazing <input type="checkbox"/> None

*If there is a hot water tank check whether it has an insulating 'jacket'? Not all systems have hot water tanks – modern 'Combi' boilers heat water on demand, so have no need for a tank.

Notes