

CHECKLIST FOR INSPECTING A PROPERTY

Use this checklist when you go to look at a house - it should help you decide which is the right house for you. (Why not photocopy a new checklist for each house?)

EXTERIOR OF THE HOUSE

- Is the roof sound and in good repair?
- Are the drains and gutters clear or do they have plants growing out of them?
- How does the woodwork look? Any sign of rot?

SECURITY

- Does the house seem to be secure?
- Is there a burglar alarm?
- Are the locks on the external doors adequate – 5-lever mortice locks?
- Are the external doors solid and secure? Would it be difficult to break in?
- Do all the ground-floor windows have security locks?
- Are the window frames strong and in good repair?
- Are the windows double-glazed? This is important as it will affect heating costs.
- Are the ground-floor curtains lined or thick enough to stop people seeing in?

HEATING AND PLUMBING

- Does the house have central heating?
- Does the heating system work efficiently?
- How much does it cost to run the heating?
- Do any taps, pipes or toilets leak and how effective is the shower?

ELECTRICAL SAFETY

- Does the electrical wiring and fuse box look modern and well-maintained?
- Is there a recent Electrical Inspection Certificate for the property?
- Are there enough power points in each room?

GAS SAFETY

- Is there a current Gas Safety Certificate for the house? Look for the *Gas Safe* mark.
- Is a carbon monoxide detector fitted?

FIRE SAFETY

- In the event of a fire could you escape easily?
- Are smoke detectors fitted?

FURNITURE

- Has the house got enough furniture for everyone?
- Are there enough beds, chairs, tables, desks etc?
- Is the kitchen big enough to store and prepare food?
- Which items of furniture belong to the current tenants?

MONEY

- How much is the rent and how does it compare with other properties? What is the total amount you will pay?
- Who pays the water charges?
- How much is any deposit - is it protected in a Tenancy Deposit Protection Scheme?
- Is there an Agents Fee? How much?
- Are there any other charges?

LICENSED HMO

BASIC RULE: 3 floors 5+ people

- Does the property need a licence? If yes, does it have a licence?