

Outside the Property:	What to look out for:	Your comments:
1. Roof	Does the roof look good, are there any tiles missing?	
2. Brickwork & render	Is the brickwork cracked?	
3. Gutters & Pipes	Are the gutters and pipes damaged? Check to see if they are leaking or filled with vegetation.	
4. Essential Services (Gas/Electric/Water)	If the property is above a shop ask if the bills are separate.	
5. Windows	Are the windows rotten, broken or cracked?	
6. Boundary Walls & Fences	Check if the boundary walls / fences are in reasonable condition.	
7. Front & Rear External Doors & Frames	Are the external doors are solid with good door locks?	
8. Exterior Security	If there is a burglar alarm, ask if it works properly.	
9. Garden	Is it in a reasonable condition? Ask if you are expected to mow the lawn etc.	
10. Dustbin	Are the bins accessible and tidy?	

Inside of the property:	What to look out for:	Your comments:
11. Safety (Gas & Electrical Certificates)	The landlord must provide gas safety, electrical certificate and energy performance certificates. Are they up to date?	
12. Size of the Property	Are there enough bedrooms and living rooms for your family size?	
13. Decoration	Is the decoration is generally in a reasonable condition? No signs of damp - e.g. dark patches, peeling wallpaper or flaking paint.	
14. Flooring & Carpets	Are the carpets and flooring ripped or heavily stained?	
15. Electrics & Sockets	Look to see if the plugs look safe. Are there any exposed wires?	
16. Light Fittings	Do all the lights work?	

17. Central Heating or Gas Fires	Ask if the gas fire heats up properly and isn't heat stained (if it is it may be dangerous).	
18. Fire Prevention	Is there a smoke alarm, heat detectors or emergency lighting?	
19. Windows	Do the windows all have locks?	
20. Pests	Are there any signs of pests, like slug trails or mouse droppings?	

Hallway and Landing:	What to look out for:	Your comments:
21. Stairs, handrail/Bannister	Is it safe for children or pets? Nothing wobbling?	
22. Loft & Loft Hatch	Do you have access to the loft? Are you allowed to use it for storage?	

Kitchen:	What to look out for:	Your comments:
23. Furniture & Kitchen Equipment Included?	If included, do the cooker, fridge and other items in the property work?	
24. Worktops & Cupboard Units	Make sure they're clean and not damaged.	
25. Flooring	Look for stains, mouldy lino or cracked tiles.	
26. Silicone Seals & Splash Backs	Look for mould.	
27. Kitchen Sink	Do the taps work? Is there hot water?	

Bathroom:	What to look out for:	Your comments:
28. Bath or Shower & Sink	Is there hot water? Is there mould? Do the taps all work properly? The bath and basins aren't cracked.	
29. Toilet	Check the toilet flushes properly.	
30. Bathroom Walls & Floor	Look for damp and mould patches.	

Any other comments:	
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