

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

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

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

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

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

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

<b>Any other comments:</b>	
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