

Location	House1	House2	Exterior	House1	House2
Is the area convenient for your studies?			Is the roof in good condition?		
Is it on a bus route?			Are there any tiles missing or uneven?		
Is there a bus stop / parking nearby?			Is the chimney at an angle?		
Are there decent shops/laundrettes/pubs etc.			Is the TV aerial secure?		
Would you feel safe on your own at night?			Are the gutters & pipes broken, blocked or leaking?		
Is the street lighting good?			Are the windows double glazed?		
Interior	House1	House2	Are the windows and door frames in good repair?		
Are there any signs of damp? E.g. dark patches, peeling wallpaper, walls feel cold or damp, flaking paint?			Is the paintwork in good condition?		
Are there signs of condensation – mould on the walls or window frames?			Are the windows broken or cracked?		
Is the inside in good repair – does anything need mending, redecorating or cleaning?			Do windows open & shut properly?		
Is there a smell – do you know what is causing it?			Who is responsible for cleaning the outside windows?		
What heating system is in place?			Is the garden or yard free from rubbish?		
Are there electric / gas meters installed?			Who is responsible for the upkeep of the garden?		
Kitchen	House1	House2	Bathroom	House1	House2
Is the cooker in good working order?			Is the toilet cracked, does it flush, has it got a seat?		
Is the sink in good repair?			Is the bath secure, is it cracked, do the taps work, does the overflow work?		
Do the taps work?			How is the shower heated?		

Do the taps drip?			How is the hot water tank insulated / heated, is it big enough, is there a timer?		
Is there a fridge / freezer and is it In a decent condition and big enough to share?			Is the sink securely fitted, is it cracked, do the taps work & does it drain well?		
Is there enough space for food storage & preparation?			Are the walls mouldy – is there ventilation?		
Is there a washing machine, tumble dryer?			Is the toilet separate from the bathroom?		
Is there a microwave, dishwasher etc.?			Are the bathroom facilities adequate for the needs of the people sharing?		
<b>Living Area</b>	<b>House1</b>	<b>House2</b>	<b>Bedrooms</b>	<b>House1</b>	<b>House2</b>
Is there a communal area – does it matter if there is House 2t?			Is the bed in usable condition & does it comply with furniture safety regulations?		
Is there enough space & seating for all tenants?			Is there a desk?		
Is there enough furniture & does it meet the furniture safety regulations?			Is there broadband/ internet connection?		
Is the floor covering in good condition?			Is there a reading lamp, are there enough power points?		
Is everything on an inventory and is the condition accurately recorded?			Is there storage & seating space?		
Has the landlord supplied a TV?			Does the door close & lock?		
Is there SKY / other TV package provided?			If you have your own TV will you need a licence?		
<b>Gas &amp; Electricity</b>	<b>House1</b>	<b>House2</b>	Is there an aerial point?		
Do plugs & sockets heat up when used?			Is there heating?		
Are they free from cracks?			<b>Security &amp; Safety</b>	<b>House1</b>	<b>House2</b>
Are there enough sockets?			Do the ground floor windows lock?		
Does the wiring look old or frayed?			Are other windows secure, can anyone climb		

			up to them easily?		
Has the electrical wiring been checked recently?			Are the locks adequate, do they work?		
Does the cooker work -rings, oven, grill?			Do ex-tenants still have a key?		
Does the heating work properly?			Is there any working fire detection equipment?		
How much does it cost to run?			Is there a clear fire escape route in each room?		
Is the heating sufficient for the winter?			Is there a fire blanket in the kitchen?		
Have you seen the gas safety certificate, does it cover all the items?			Do all the downstairs windows have curtains / blinds?		
What was the date of the inspection?			Does anyone else live in the House?		
Is there a smell of gas?			Is there a security alarm system?		
Who pays for the electricity & gas & how?			<b>Repairs &amp; Cleanliness</b>	<b>House1</b>	<b>House2</b>
Are there pre-payment meters installed? Where do you get the card / key/ tokens?			Have all repairs required been put in writing to the landlord / agent? (if so keep a copy)		
Is it set for the correct tariff? (Is it recovering debts from previous tenants?)			Is the décor in reasonable condition?		
Have you asked the previous tenants about how much bills usually cost?			Is the House clean?		
<b>Inventory</b>	<b>House1</b>	<b>House2</b>	Is cleaning equipment provided?		
Have you got an inventory agreed & signed by your landlord?			Is there a bin / recycling equipment?		
Does it list everything?			What day do the bin / recycling collections call?		
Does it include the condition of items?			Are there slug pellets or trails, mouse droppings, dead wasps etc.?		
Does it record the state of the décor?			<b>Bills</b>	<b>House1</b>	<b>House2</b>
<b>Tenancy Agreement</b>	<b>House1</b>	<b>House2</b>	Are you clear what bills you are responsible for?		

Do you understand the contract?			Do you know whose name they will be in?		
Is the agreement just in your name or is it a joint tenancy? (Just ASK for more info).			How much are they likely to be?		
How much is the rent? Do you have to pay rent in advance?			When & how must they be paid?		
Have you been given a copy?			Who is responsible for the water rates?		
Have you read your contract? Read it, and any questions, just ASK!			Is it a joint contract, or separate?		
Do you know how long the agreement is for?			Can you get the phone / broadband account transferred from a previous tenant or will a reconnection charge have to be paid?		
Is there a break clause – do you know what will happen if you want to leave before the end of the tenancy?			Would another supplier be cheaper or provide a better service?		
Do you have the landlords name & address & a number for emergencies?			Will your tenancy agreement allow you to change?		
Have you met the landlord / agent?			<b>Don't forget to take and give meter readings the day you move in!</b>		
Have you spoken to previous tenants?			<b>NOTES</b>		
Are you clear about how much the rent is and when it should be paid?					
Are there penalties for late rent payments?					
Does the agreement state who is responsible for the bills?					
Is there a retainer?					
How much is the deposit & which Tenancy Deposit Scheme will it be paid into?					
If the tenancy has been amended, have both you and the landlord signed the amendments?					

