

Running through this checklist should give you a reasonable survey of any house you are thinking of renting.

Remember once you have signed the contract you are bound by it.

Inspecting a property:

Gas and Electricity:

- Is the heating in the house adequate?
- Do the electric / gas fires work?
- Does the cooker work?
- Have you asked to see a copy of a CORGI safety certificate for the gas appliances?
- Have you found out how much it costs to heat the house?

Plumbing:

- Does the plumbing work?
- Have you tried all the taps?
- Does the toilet flush?
- Are there any leaks?
- Is there hot water?
- Any signs of mould or stains?

Security:

- Is the house secure?
- Are all external doors solid?
- Have all external doors been fitted with secure locks?
- Do all ground floor windows have security catches?
- Have you identified all your valuables by putting your postcode on them?

Furniture:

- What furniture is available?
- Has the house got enough furniture for the occupants?
- Is there sufficient space in the kitchen to store and prepare food?
- Is all the furniture in good condition?
- Is all the furniture fire retardant?

Services:

- Have you checked if the owner is providing you with any services (window cleaning, gardening, etc.)?
- If not, are there adequate tools, e.g. gardening equipment?

Rent

- Have you asked how much the rent is?
- Have you compared it with other rents?
- Have you asked how much the deposit is and what it's for?
- Have you asked for a receipt for what you have paid?
- Have you asked who is responsible for the water charges and bills?

Council Tax

You will need to get a form from Registry at Anglia Ruskin University and send it in to the council office to gain exemption from paying council tax.

Agreements:

- Do you understand your contract?

Write here what type of contract you have _____

- Have you asked the previous occupants to comment on the house?
- Have you been given a copy of the contract signed by you and the landlord?
- Have you checked if you are jointly liable with the other tenants?

Outside the property:

- Have you checked that the roof looks sound?

- Do the gutters have plants growing in them?

- Have you checked that the drains are clear?

- Have you checked that the woodwork is safe and not rotting?

Safety:

- Have you checked that you can get out in the event of a fire?

- Are smoke detectors, fire blankets, fire extinguishers and fire alarms fitted?

Decorating:

- Does any decorating need doing?

- Have you checked who will do this and who will pay for this?

- Have you informed the Landlord in writing (keep a copy for yourself)?

Repairs:

- Do you have repairs that need doing?
- Have you informed the Landlord in writing what repairs need doing?

What to do when you are moving in:

- Was the house clean when you moved in?

- If not, did you inform the Landlord in writing?

- Any signs of pests (mouse droppings, slug trails...)?

- Have you read the meters as soon as you moved in?

- Have you fill out an inventory.

- Have you sorted out home contents insurance?

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House Hunting Checklist



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