

Property Checklist



Address of Property:

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Money and Rent	✓
How much is the rent?	
What is included in the rent?	
When is the rent due?	
Are utility bills included in the rent? (gas, electricity and water)	
What needs to be paid before you move in?	
Do you need a guarantor?	
The Property	✓
Does the exterior of the property appear well maintained?	
Does the roof look sound, or is there broken guttering or missing slates?	
Are the doors and window frames sound, or is the timber rotting?	
Are the windows double-glazed (this will save on energy bills and offer soundproofing)?	
Are the windows and doors secure, with adequate locks and / or security grilles?	
Is there a burglar alarm?	
Are there any signs of damp / mould in the property?	
Does the kitchen, bathroom and toilet have adequate ventilation or extractor fans?	
Are there any signs of any pests (mouse droppings / traps etc)?	
Is there a garden? Who is responsible for maintaining it?	

Furniture	✓
Does the property have sufficient furniture for all the prospective tenants?	
Is the furniture in good condition and fire resistant (look for fire safety labels)?	
Is there adequate storage space in the kitchen/bedrooms?	
Are the carpets and curtains in good condition?	
Bathroom	✓
Does the toilet flush properly, or are there signs of leakage?	
Is there clean, undamaged sealant around the bath or shower?	
Are there cracks in the sink or bath?	
Does the bathroom have carpet (vinyl or stone tiles are easier to keep clean and dry)?	
Does the shower work, test it (just because it is there, doesn't mean it works)?	
Gas, Electricity and Fire Safety	✓
Is the property centrally-heated (most cost effective) is it gas or electric?	
Does the landlord have an up to date Gas Safe Certificate for all gas appliances?	
Does the landlord have an up to date Electrical Safety Certificate?	
Do all the electrical appliances work? (e.g. Washing machine, dishwasher)	
Are there any smoke alarms?	
Is there a fire blanket / extinguisher?	
Is there a carbon monoxide detector?	
General	✓
How far away is the local supermarket?	
Is the property in an area convenient for your studies and social life?	
Is the property within a suitable distance to local public transport and local amenities?	
Would you feel safe walking around the area during the day or evening?	

For further guidance on contracts, please refer to our Contract / Tenancy Checklist

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