## Private Rental Inspection Checklist

### Outside the property
- Is there a garden? Who maintains it?
- Are windows in good condition?
- Are the external doors in good condition?
- Is the roof in good condition? Are there any slates or chimney pots missing?
- Are the gutters free of rubbish and vegetation?
- Are all drains running freely?
- Are there adequate facilities for refuse disposal and recycling?
- Is there bicycle storage?

### Security and safety
- Are all external doors solid and secure?
- Does the front door have a viewing panel or spy hole?
- Do all ground floor windows have locks?
- Does the front door have a five-lever mortice lock? (Chubb-style)
- If the front door has glazing, is the glass wired, reinforced or double-glazed?
- Are any windows broken or cracked?
- Do all rooms have suitable curtains or blinds?
- Is there an intruder alarm system?
- Is there a fire alarm system?
- Are there any fire extinguishers in the property?
- Is there a fire blanket in the kitchen?
- Are there means of escape in the event of fire?
Furniture and fittings

- Do all the rooms have a bed, desk, wardrobe and suitable floor coverings?
- Does all the furniture comply with regulations on fire safety?
- Does all the furniture you see come with the property?
- Are there enough kitchen cupboards for everyone?
- Is all the furniture in good repair? Does any need replacing?
- Are there enough chairs for residents to eat a meal together?
- Are the cooker, grill and oven in working order?
- Are there television aerial points in all rooms?
- Is there a connection point for telephones and the internet?

Plumbing

- Is the bathroom in good condition?
- Are there enough bathrooms/toilets?
- Is there a shower?
- Are any of the fittings dripping or is there any evidence of leaks?
- Is the water pressure high enough?
- Does the hot water get hot enough?
- Do all the taps work and does the toilet flush?
- How does the hot water operate (consider costs)?

Electricity and gas

- Do all of the rooms have adequate electrical sockets that work?
- How does the heating operate (consider costs)?
- Does the heating cover all areas of the house?
- Will there be adequate heating for the winter?
- Does the cooker work?
- Do extractor fans in the kitchen and bathroom work?
- Have you seen the current year’s gas safety certificate (completed by a Gas Safety Register engineer)?
- When were the electrics last checked? Is there evidence of a NICEIC certificate?
- Have the appliances been portable appliance (PAT) tested?