

HOUSE HUNTING CHECKLIST:

On viewing the property
always check...



GAS & ELECTRICITY

Check there is a working supply to the property. Check location of meters and ask for gas safety certificates. If there is a gas oven make sure the ignition is working. Are there enough electrical sockets for your needs? Do the electric/gas fires work? Does the cooker work?

HEATING

Imagine the house in winter. Does it have central heating? Are there enough radiators or heaters in the property? Is it double glazed and insulated? Are there any signs of damp? Have you checked the Energy Performance certificate <https://www.epcregister.com/> to see how your future home performs?



PLUMBING

Does the plumbing work? Have you tried all the taps? Do the sinks drain? Does the toilet flush or leak? Is there any hot water and how do you pay for it?

CLEANLINESS

Are there any signs of pests (mouse droppings, slug trails, fleas) in the house? Will the Landlord be ensuring a full clean of the property prior to your start date? Is there any mould or damp present?



SAFETY

In the event of the fire in the main access passageways of the house, could you get out of the house? Are smoke detectors or fire alarms fitted? Has the house any fire doors, extinguishers or fire blankets?

FURNITURE

Has the house got enough furniture for the occupants? Is there sufficient space in the kitchen to store and prepare food stuff? Is any of the existing furniture the property of existing tenants? Is all the furniture in good condition? Is the furniture fire retardant (triangle fire tag)? Is the property furnished, part furnished or unfurnished—what will you have to provide yourselves?



SERVICES

What services is the owner providing for you, if any? Window cleaning, gardening, lighting of common parts, dustbin and refuse disposal? What is your own responsibility?

AGREEMENTS

Do you know what your contract means? Have you talked to the previous occupants and asked them if they have any comments? Have you been given a copy of the contract you have to sign? Are you jointly liable with the other tenants?





MONEY

What are you paying for in your rent? Does it include bills? If not, ask for current estimates and consumption? How does the rent compare to other rents? Will you pay a deposit? If so, what is it for and ensure it is protected in a Deposit Scheme? Make sure to obtain a receipt for what you have paid. Are there any additional fees or charges, and are these refundable or non-refundable?

SECURITY

Is there a burglar alarm that works? Are all the external doors solid? Have all external doors been fitted with secure lock? Do all ground floor windows have security catches? Have you identified your own valuables by registering them with Immobilise? Are the ground floor bedroom curtains lined or thick enough?



OUTSIDE THE PROPERTY

Does the roof look sound? (You can check for damp from the inside of the house too) Have the gutters got plants growing out of them? Are the drains clear? Is any of the woodwork rotting or unsafe?

DECORATING

Does any decorating need doing? Have you told the owner what needs doing? If so, who is doing it and who is paying? Has the owner set any upper limit if you are decorating the house yourself? Get confirmation in writing.



REPAIRS

Do any repairs need doing? Have you told the owner in writing what needs doing? If the Landlord has made any promises to do work or repairs ensure you get this in writing.

INSURANCE

Does your Landlord offer any form of insurance? Do you wish to be insured?



DON'T RUSH IN

Don't be pressured into signing anything on the spot, take time to consider the offer.

Get your contract checked by Manchester Student Homes. Remember we check them for free.