Take this checklist with you for things to look for and ask when you are viewing a property.

**Inside the property**

**Damp and mould**

* Look for signs of new or bubbling paint.
* Touch walls with new paint and under windows and by doors to check for damp.

**Pests and vermin**

* Check for signs in cupboards, near the boiler & under sinks.
* Look for droppings, dead insects or chewed holes.

**Leaks and blocked pipes**

* Run taps and check the water drains away without leaks or blockages.

**Holes and gaps**

* Check around windows, doors, pipes and skirting boards.

**Extractor fans**

* Check that fans work.
* Ask if there have been problems with mould or condensation.

**Sockets and outlets**

* Where are the electric and aerial sockets?
* Do they look safe?

**Safety**

* Is there a gas safety certificate?
* When is the next check due?
* When was the last electrical safety check done?
* Is there a working smoke alarm on each floor?
* Where are the fire exits?
* What is the fire safety plan?

**Outside the property**

* Loose roof tiles and blocked guttering?
* Leaks in pipes, gutters or walls?
* Crumbling brickwork or rotting wood and frames?
* Holes and gaps in walls or around windows and doors?
* Who looks after shared areas like gardens and lifts?

**Rent and bills**

* How is the property heated?
* What are the average bills?
* Confirm the rent total
* Who do I pay it to and on what date?
* Are other bills included, or do I set up my own accounts?
* Where are the energy and water meters?
* Does furniture come with the property?
* Will the landlord remove furniture I do not want?
* Which tenancy deposit protection scheme do you use?

**Anything else?**

* Were you treated fairly?
* Did the landlord or letting agent answer your questions?
* Were you given enough time to look around?
* Did the landlord or agent do anything to make you uncomfortable?