

Property Checklist – Room by Room

		Information	Checked?
Hallway / Stairs / Landings			
1.	Stairs	Check to see whether or not you can feel the stairs flex when walking on them, particularly on the treads.	
2.	Handrail/ Bannister	Typically a handrail will have three fixings on the wall. Look for missing or loose spindles on the stairs or landing.	
3.	Lighting	Check whether the lighting is sufficient to light the hall, stairs and landing.	
Kitchen			
1.	The Kitchen Layout	Bear in mind, particularly if you have a larger family, small children or another room off the kitchen such as a bathroom; the kitchen could be a very busy room.	
2.	Worktops	Inspect the worktops closely; look for burn marks, chips, grazes and bubbled laminate that would compromise hygiene.	
3.	Flooring	Are they hygienic; if there is a vinyl floor are there any rips that could result in tripping while carrying hot pans or kettles?	
4.	Wall & Base Units	Check to see if they are readily cleansable; look out for any evidence of infestation such as droppings or insect eggs.	
5.	Silicone Seals and Splash Backs	Are any of the tiles loose, does the sealant appear to be mouldy or incomplete?	
6.	Kitchen Sink	Is it clean? Is there a plug & chain fitted? Is it damaged in any way?	
7.	Cooker	If the cooker is gas fired, details of inspection should appear on the CORGI gas certificate that the Landlord is obliged to show you on request. Turn on all the hob rings, grill and oven to make sure they are working properly.	
8.	Ventilation	Ensure that condensation is not excessive and that there is no mould growth present.	
Bathroom			
1.	The Bath or Shower	If the bath is plastic check for any cracks or splits in the bath. If the bath is cast iron, check the enamelling on the bath, look for missing or raised enamel. Check the bath panel carefully for cracks and splits.	
2.	The Wash Hand Basin	Check for cracks or scratches; check the taps and the plug.	
3.	The WC	Check the WC flushes correctly and check for staining, scaling, cracks in the pan and general hygiene.	
4.	Splash Back Tiling and Silicone Seals	Check for cracked/loose tiles and poor silicone sealant that is incomplete or ill fitting.	
5.	Bathroom Walls	Check the walls carefully for evidence of mould growth, loose plaster or flaking paintwork.	
6.	Pipe Work	Run your fingers over visible pipe work to check for any leaks.	
7.	Ventilation	Ensure that condensation is not excessive and that there is no mould growth present.	