

## Swindon Borough Council tick-sheet of suggested things to look for in a good property

*provided free of charge at [www.swindon.gov.uk/rentingaplace](http://www.swindon.gov.uk/rentingaplace)*

<b>Address:</b>		
<b>Landlord/Agent:</b>		tel: <input style="width: 100px;" type="text"/>

What to look for in a property:	Guidance:	<u>yes</u>	<u>no</u>
Structural Repair	<i>Roof leaking, major cracks in walls, guttering clean &amp; sound?</i>		
Windows & Doors	<i>Rot free, open &amp; close OK, lockable?</i>		
Kitchen	<i>Fixed &amp; sealed worktops, enough cupboards, hot &amp; cold at sink?</i>		
Décor Order	<i>Recently decorated, stairs carpet OK, no damp stains/mould etc?</i>		
Heating	<i>Central heating working, room heaters provided &amp; OK?</i>		
Sanitary Ware	<i>WC, bath, sink not cracked, sealant sound, toilet seat?</i>		
Bathroom	<i>Hot &amp; Cold, heating, ventilation, mould, evidence of leak?</i>		
Electrical Systems	<i>Sockets, switches not cracked? Exposed cables etc?</i>		
Smoke Detection	<i>Battery detectors both floors? Mains powered if flats/bedsits?</i>		
Fire Doors	<i>If flats/bedsits.. Doors and frames sound, smoke strips OK?</i>		
Security	<i>Windows and doors close securely, deadlocks in glazed doors, window locks, rear access secure?</i>		
Cleanliness	<i>Property clean at start of tenancy?</i>		
External Areas	<i>Front &amp; rear gardens/yards free from rubbishetc, well maintained?</i>		

What to look for in a landlord/agent:	Guidance:	<u>yes</u>	<u>no</u>
Prof. Approach	<i>Punctual, courteous, efficient?</i>		
Tenancy Agreement	<i>Signed copy provided at beginning of tenancy?</i>		
Inventory	<i>Inventory agreed stating items and condition at beginning of tenancy?</i>		
Deposit	<i>Signed receipt given?</i>		
CORGI Certificate	<i>Gas appliances certified safe within last 12 months?</i>		
Contact Details	<i>Easy contact details for defect reporting etc?</i>		
SBC Accredited	<i>Name on weblis t ?</i>		

Why not fill in one of these sheets for every property viewed and use them to compare properties to rent for suitability?

