**Essential information required for (add address)**

**Condition of the property:**

* Is the outside in good condition?
* Are there any loose roof tiles, leaking pipe and gutters or crumbling brick-work?
* Are there any signs of pests or vermin, such as mice, rats or cockroaches?
* Does the heating and hot water work?
* Are there any signs of leaks from baths, showers, radiators or pipes?
* Is there any musty smell, smell of damp or signs of mould?
* Is there any evidence of fresh paint used to paint over mould?
* How are the bedrooms heated and is this in good working order?
* How is the communal space and heated and is this in good working order?

**Bathroom/toilet**

* How many bathrooms are at the property?
* How many toilets are at the property?
* Are all facilities in good working order?
* Are there any leaks/disrepair issues?
* Is there an extractor fan in each bathroom/toilet and, if so, are they in good working order?
* Are there windows in each bathroom/toilet and, if so, do they open and close properly?

**Kitchen**

* How many ovens, grills and hobs are at the property and are they in good working order?
* Is there a microwave and, if so, is it in good working order?
* How many sinks are there in the kitchen?
* How many electrical sockets are there in the kitchen?
* How much worktop space is there?
* How much cupboard space is there?
* How many fridges are there and how many shelves per appliance?
* How much freezer space is there?
* Is there an extractor fan (to outside air) and is it in good working order?

**Space Standards**

* What are the measurements of the kitchen?
* What are the measurements of each bedroom?
* What are the measurements of the living room?

**Furniture and appliances:**

* What furniture with be included and is it in a good condition?
* Are all the electrical appliances you need owned by the landlord and in good working order; vacuum cleaner, iron, toaster, microwave, dishwasher, washing machine?

**Safety:**

* How secure are the front and back doors and ground floor windows?
* Do all of the windows open and close properly?
* Are there window locks with keys?
* Are there locks on the bedroom doors? This is a very important thing to check because the landlord is not always obliged to provide them unless promised beforehand.
* Are there working smoke alarms on each floor?
* Are there carbon monoxide detectors throughout the house?
* Do all electrical appliances that belong to the landlord have stickers on the plugs to show they have been safety inspected by an electrician within the last 12 months?
* Is there a safe escape route in case of fire?

**Other:**

* How old is the boiler?
* Does the property have an HMO license?
* Is there an up to date gas safety certificate?
* Is there an up to date Energy Performance Certificate?
* Do I/we need to pay a deposit and, if so, how much?
* Where will my/our deposit be protected?
* Do I/we need a guarantor?
* If I/we do need a guarantor and do not have one, what will the landlord expect/accept instead?
* Who will be managing the property, the landlord or agent?
* Does whoever is managing the property hold an up to date license with Rent Smart Wales?
* Will we all be asked to sign the same contract?

**Other points I/ we deem important:**