

Visual Lettable Standard

General

The property will be free from damp, timber decay and infestation.

Cleanliness

- Properties should be clear of all goods and possessions.
- The property will be free from vermin and insect infestation
- The property will be fully cleaned prior to letting, all surfaces wiped down and hygienic



External Doors

To be secure, watertight, and fully operational.

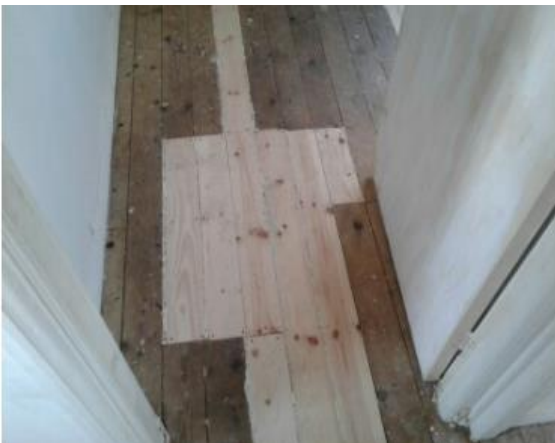
- Check proprietary draught strip is present
- Check the letter plate is operating correctly (both internal and external)
- Replace locks to all doors



Flooring

Throughout the property

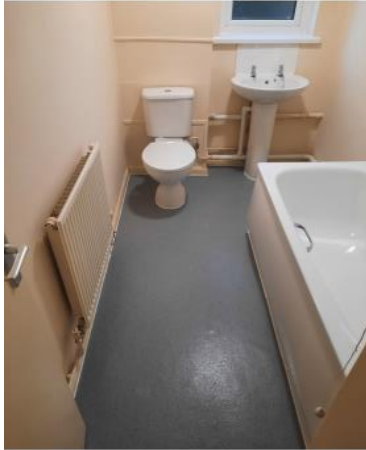
- Check for loose floorboards and ensure that they are securely fixed
- Ensure that all floors are free from protruding nails, gripper rods, old underlay, remnants of the previous floor coverings
- Floor covering, where installed, in acceptable hygienic condition
- Ensure continuous skirting boards.



Flooring

Sanitary areas

- All wet room, bathroom and kitchen floors will be anti-slip hard wearing sanitary flooring. This flooring is in good condition, hygienic, easy to clean and moisture resistant. If this is removed, covered over or damaged the replacement and any related works are the customers responsibility.



Windows

To be secure, watertight, and fully operational.

- Window casements open/close correctly
- Handles are fully operational
- Ensure all lockable handles, where fitted, are fully operational with the use of a key
- Trickle vents are clear and complete (internal and external)

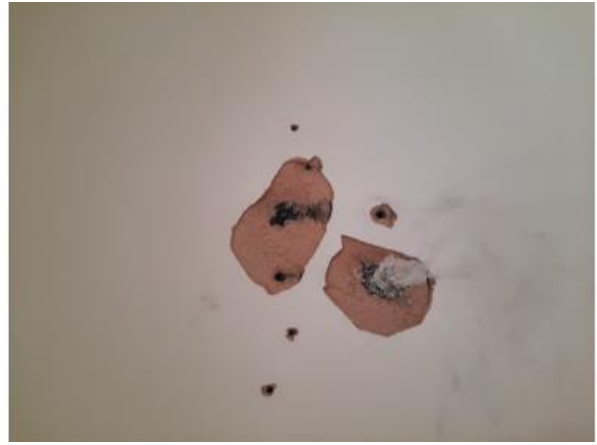
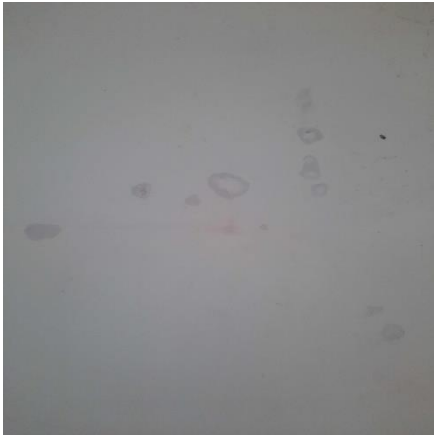


Walls and ceilings

To be free from defect and loose plaster.

- Check for blown or bulging plaster to ensure
- Check for cracks and holes in walls and ceilings
- Free of graffiti, mould, nicotine, and grease stains
- Polystyrene tiles will be removed
- Strip or repair wallpaper only where necessary. Fill holes ready for redecoration.
- If the walls are painted very dark, we will apply one coat of mist coat to ensure the wall is ready for the customer to decorate.
- Wallpaper, Lining Paper, Wood Chip, Anaglypta and any other decorative paper finish is only left if it's in a good state of repair, if you chose to remove this we advise using warm water and soap instead of a steamer any damage to plaster would be rechargeable.





Kitchen

- Suitable level of worktop space and units appropriate for the number of bedrooms in the property.
- Scratching to stainless steel sinks is acceptable, small dents are passable but unsightly large dents are not
- Ensure sink is adequately supported
- Run and check taps for leaks and ensure water pressure from both hot and cold tap.
- Flush through all waste pipework and ensure full flow to drainage
- Ensure plug and chain are fitted to sink
- Check hot and cold feeds for washing machine are present and correct and checked for leaks
- Ensure there is a waste outlet either into the trap or separate waste pipe connected for washing machine waste
- Ensure stop tap is working freely
- Ensure all kitchen units are solid
- All doors/drawer fronts secure and operational
- Open and close all doors, ensure hinges and catches are working correctly
- All doors and draws are aligned
- Seal all joints to worktops, ensure no holes, gouges or burn marks
- Edge joint trims are present to all worktop ends and abutments
- Tiling splash backs are fitted running the whole length of worktops, including returns and sills where necessary
- Joint of mastic where the tiles meet the worktop, if so, ensure it is in good repair
- Diffuser cover is fitted to fluorescent light
- Plinths are fitted and in good condition
- Provided with a gas and electric cooker point where appropriate
- Kitchen units must not be painted. Any painted units or worktops are rechargeable



Bathroom

- All sanitary fittings to be functioning, clean and free from cracks.
- Tiling to be complete and intact
- Sealant to be present around bath and basin
- New WC seat to be fitted in all properties.
- Shower hose/head to be flushed through
- Ensure WC pan is clean and secure
- Check for cracks to WC pan
- Check WC flushes and is free from leaks.
- Tiling is fit for shower use (bath to ceiling height) and that a shower is in place.
- The shower head and hose has been replaced
- Run shower and all taps, check for leaks and ensure reasonable pressure.
- Ensure wall enclosed baths/showers with overhead showers are fully tiled (bath/tray to ceiling)
- Check for plug and chain
- Flush through ALL waste pipework and ensure full flow to drainage
- Inspect bath, wash basin pedestal for looseness
- Check metal baths for chips
- Check plastic baths for cracks
- Ensure baths have at least one row of splashbacks
- Ensure flooring is hygienic, easy to clean and moisture resistant





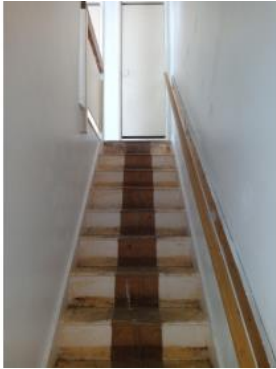
Internal doors

Internal door open and close with ease. Standard door furniture fitted and operational.



Stairs

Secure and free of any trip hazards



Garden / External

Walls and paths:

- Check walls for cracks or evidence of movement
- Check for trip hazards which require remedial works.
- Paths, steps, and handrails will have minor repairs undertaken to ensure that they are safe

Fences and gates:

- Check gates and fences are present and fit for purpose were required.
- Replace any missing or damaged latches or handles.
- Replace any missing gates or rear garden fence panels were required.
- Internal boundaries will be renewed with one privacy panel and chain-link fencing
- Front garden fences are the customer responsibility and can be removed or adopted following permission from Greatwell Homes.

Outbuildings & Sheds:

- Any demountable outbuildings or sheds that are deemed unsafe, rotten, or badly damaged will be removed
- To be left empty and structurally sound
- Outbuildings have no insulation, damp proofing or additional power sockets
- An Outbuilding is any room or construction outside of the external door of the property.



Garden:

- Cleared of rubbish.
- Hedges trimmed and left in a manageable condition
- All garden ponds or liners be removed and filled in to surrounding ground levels.
- Gardens are the customer ongoing responsibility



Roof, Guttering and Downpipes

- Check for running overflows
- Check for missing roof tiles, damaged or missing flashing, slipped tiles, damaged gutters, missing stop ends and cracked down pipes
- Ensure gutters and gullies are clear
- Roof is safe and watertight
- Roof/loft space is empty
- Loft hatch is insulated, and loft insulation is of appropriate thickness
- Adequate support is provided for water tanks



Gas

The property has been tested, and a satisfactory landlord's certificate issued to the customer. A light and instruct order will be issued when the incoming customer books an appointment over the phone, this is available Monday to Thursday.

Electrical

The property will be tested with a full NICEIC safety electrical check highlighting issues and concerns. Once this is completed a satisfactory NICEIC periodic inspection certificate will be issued to the customer.

- Smoke and heat detectors are clean and fully operational with a hard-wired smoke detector fitted on each floor of the building and one heat sensor in the kitchen
- Meter cupboard doors are in good condition
- Extractor fans are clean and fully operational where present
- All light fittings, sockets and pendants are in good working order
- Diffuser cover is fitted to fluorescent lighting
- Night storage heaters are fully operational where present
- Security lights, where present are in good condition and fully operational
- Ensure doorbell is fully operational (Communal doorbells only).
- Door entry system/phone is in good condition and fully operational.

