

**Property to be free from Category 1 hazards ( as defined by Housing Health and Safety Rating System) and in reasonable tenantable condition:**

  
  
  
  
  
  
  
  
  


- In a reasonable state of repair
- Clean and in good decorative order
- Floor coverings are in a reasonable condition and clean.
- Floor surface in the kitchen must be readily cleansable
- Reasonably modern kitchen facilities (< 20 years old)
- Kitchen has adequate space, food storage and preparation surfaces and a suitable layout
- Bathroom and WC reasonably modern (< 30 yrs old) and appropriately located
- Furniture supplied complies with Furniture and Furnishings (Fire Safety) Regs 1988
- Any electrical equipment supplied has an up to date PAT
- Garden and outside areas are in good order
- Suitable waste/recycling storage provided

**Band E /39 +Energy performance certificate (EPC) provided**

  


**Smoke detector present and suitably sited on every floor of the property**

Must have 10 year sealed battery unit or hard wired (preferably hard wired)

  
  
  
  


**Suitably located audible carbon monoxide detectors are present**

(Needed where solid fuel or gas appliances present; not for balanced fuel outlets)

British /European Kite Mark /Loss Prevention Certificate Board approval mark

Annual testing of detectors required

Located as per manufactures instructions

  


**Gas Safe gas certificate**

All gas appliances tested at least annually

  


**NICEIC electrical certificate**

Dated within last 5 years, with at least 12 months remaining

**Bedroom sizes are adequate for the stated occupation:**

Min. recommended bedroom sizes are:

  
  


Single person, with communal living room: 6.5 sq metres for bedroom

Single person, Bedsit/not with communal living room: 8 sq metres

Two persons: 10.22 sq metres = 110 sq ft

**Bedroom standard– (Housing Benefit /Devon Home Choice Standards):**

Children can share a bedroom up until 10 years of age regardless of sex

Same sex children can share a bedroom up to 16 years of age

People require their own room aged 16 years or older

**Separate electric and gas meters are provided to the property.**

  


**Separate water meter provided to property**

(desirable, but if not present, the water charge payable by the tenant is clear)


**HMO Properties Only:**

HMO Licence

Fire Safety Certificate

**29 HAZARDS CHECKLIST**

**Physiological Requirements**

Damp and mould growth etc.	
Excessive cold	
Excessive heat	
Asbestos etc.	
Biocides	
CO and fuel combustion productions	
Lead	
Radiation	
Un-combusted fuel gas	
Volatile organic compounds	

**Psychological Requirements**

Crowding and Space	
Entry by intruders	
Lighting	
Noise	

**Protection Against Infection**

Domestic hygiene, pests and refuse	
Food safety	
Personal hygiene, sanitation and drainage	
Water supply	

**Protection Against Accidents**

Falls associated with baths etc.	
Falling on level surfaces	
Falling on stairs etc.	
Falling between levels	
Electrical hazards	
Fire	
Flames, hot surfaces etc.	
Collision and entrapment	
Explosions	
Position and operability of amenities etc.	
Structural collapse and falling element	

Is there anything that needs to be done prior to property being let?

Can the tenant make any changes to the property?

Is there anything else that needs to be noted and agreed upon prior to taking on this property?

Signed Landlord/Agent

Date

Signed Tenant

Date