

Y a, d ai

We will not provide carpets, laminate or wooden floor coverings. If they are left by the previous tenant in good condition and you want to keep them, they can be "gifted" to you. You will be asked to sign a form to accept responsibility for the gifted items when you sign for the tenancy. We will not be responsible for their maintenance.

Solid floors will be free from major faults and free from trip hazards.

Threshold strips will be installed where required.

Skirting boards and stairs will be free from major splits, missing sections and major defects.

Staircases and landings will have bannisters and handrails.

Y d ,i, e ,al d k, i, d a, d gla i, g

Windows will all open and close (where designed to do so). These windows will be provided with secure single handles.

Window restrictors will be fitted where necessary, for windows above ground floor.

Misted glass will be replaced.

All internal and external doors will be in good condition and will open and close easily.

Any internal glazed doors, where the glass is below waist height, will be fitted with safety glass.

Any cracked or broken glazing will be replaced.

Fire doors will meet regulatory and legal requirements.

All internal woodwork will be free from major splits, missing sections and major defects.

Y hea i, g a, d mai, e ice

If the property has a gas supply, the supply and any appliances will be tested to make sure they are safe and in working order.

Hot water cylinders, where fitted, will have an insulation jacket or lagging.

There will be a stop tap for water. We will let you know where to find the stop tap.

We will provide you with guidance on how to use your heating appliance(s).

Y ki che,

There will be hot and cold water.

Kitchen units will be securely fixed. Doors and drawers will open and close properly.

Work surfaces will be sound and cleanable. Surfaces will not be badly scratched or chipped so that they are unhygienic for food preparation.

The kitchen taps will be in good condition and will not leak or drip. A plug and chain will be provided, where required.

There will be at least one row of tiles or splashback above the work surfaces. They will be in good, clean condition and grouted.

There will be space for a standard sized (600mm) cooker. There will be either an electric or gas point for your cooker.

It is your responsibility to arrange connection of your cooker by a Gas Safe Registered engineer or qualified electrician.

We will provide a standard space for a fridge/freezer.

We will provide a standard space, valves and area for a waste pipe, for an automatic washing machine.

Y **e** **u** **r** **i****b****i****l****i****t****y**

Decorating your home to your specific requirements. This will include filling small holes and hairline cracks.