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Have no obvious potential hazards, internally or externally.

Be free from any known vermin or pest infestation.

Be etted with working, energy e cient lightbulbs.

S a, da d clea, i, g

Your property will be clean and in a neat and tidy condition.

Dec a i 1, ceili1 g a d all

All walls will be clean and presentable, although the decoration may not be to your taste.

Wallpaper and ceiling paper in good condition or with minor damage will be retained.

Damaged wallpaper will be removed, ready for redecoration.

There will be no polystyrene tiles or timber cladding on ceilings.

Walls will be visibly free from damp and mould. If found, it will be investigated and resolved before the property is re-let.

Υ a, d ai

We will not provide carpets, laminate or wooden oor 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 oors 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.

Υ i_{i} e i_{i} al d k_i i_i da, 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 etted where necessary, for windows above ground oor.

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 etted 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.

Υ 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 *e*tted, will have an insulation jacket or lagging.

There will be a stop tap for water. We will let you know where to and 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 exed. 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 qualized 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.

If the existing kitchen units or tiles are no longer available, we will and alternatives which match as closely as possible.

There will be an appropriate, cleanable ooring surface.

There will be adequate ventilation.

Υ ma, d ba h ile

Will have hot and cold water.

Will have a bath and/or shower, washbasin and toilet. All will be etted securely, with watertight seals.

There will be a plug and chain for the washbasin and bath, where required.

Where there is a bath, it will have a panel citted.

Taps will be in good condition on the bath and washbasin and will not leak or drip.

The toilet will work properly.

There will be tiles above the washbasin and bath. If there is a shower, the shower area will be fully tiled. The tiles will be in a good, clean condition and grouted.

If the existing bathroom tiles are no longer available, we will and alternatives which match as closely as possible.

Wet rooms will be checked to make sure they drain properly.

There will be an appropriate, cleanable ooring surface.

There will be adequate ventilation.

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Roofs, walls, gutters and downpipes will have received a visual inspection and be in a safe and working condition.

Front and back gardens, bins, bin stores and sheds will be free from rubbish and left in a condition that you can maintain.

Fences or post-and-wire boundaries between gardens will be stable and in good condition.

We will cut back any overgrown hedges (outside nesting season) and lawns.

Trees will be inspected and a record will be made. Any species of tree that is considered discult to maintain will be removed. This will only take place outside nesting season. For further information, please see our Tree management policy, which can be found at .h me | l .c . k/ d c me

Ponds will be cilled in.

All rear boundary walls or fences that are next to an open space or public access will be secure, stable and in good condition.

We will not provide or maintain sheds and other similar garden buildings. If they are left by the previous customer 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.

Greenhouses will be removed.

Any brick-built outbuildings will be empty and left in a safe and clean condition. Please note:

Brick-built outbuildings that are attached to the property will be maintained.

The maintenance of freestanding brick-built outbuildings will be your responsibility.

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Decorating your home to your speciec requirements. This will include elling small holes and hairline cracks.