

# LETTABLE STANDARD.



The following table outlines the lettable standards for your new home.

## KITCHEN SINK

- Stop cock operational and tenant informed of location and use
- Plug and chain provided
- No dripping taps
- Drain free flowing with no leaks or holes from waste or attachments

## ELECTRICS

- Electric periodic test and Landlords Certificate issued with copy of EPC
- Lights and sockets working with no cracks or other damage
- Smoke alarms and carbon monoxide detectors tested and operational

## FIREPLACES

- Hearth and tiles not damaged and secure. Coal fires removed if redundant and replaced with a new electric fire installed in lounge only. All fireplaces in bedrooms removed, sealed up and vented.

## GAS

- Gas safety test carried out and Landlords Safety Certificate issued
- Gas meter and supply in place
- Heating and hot water tested and operational
- Insulated hot water cylinder (where fitted)
- Carbon Monoxide detector fitted

## DECORATION

- All surfaces will be clean, free from grease, graffiti, dirt and mould and ready for decoration (where necessary).
- No polystyrene tiles or coving
- Free from large holes
- Free from large cracks

## OUTBUILDINGS

- Free from rubbish
- Locks working with at least one key (where applicable)
- Roof must be water tight
- No broken or cracked windows

## FLOOR

- Floors to be complete, secure and free from any infestation of wood boring insects and tiles are free from cracks.
- Carpets and laminate to be removed if in poor condition. (where left in place these are deemed gifted to the tenant as detailed below)

## WINDOWS/FRAMES

- Not broken or cracked. Double glazed units to be free from internal condensation. (or order placed with glazier and securely boarded)
- Windows must open and close with ease
- Secure window handles, stays and hinges
- Keys available where locks fitted

## DOORS

- Doors open and close properly and fitted to all openings
- Locks in full working order – minimum of 3 keys available for external doors
- Door furniture fitted securely and in full working order, including locks/ locking handles on bathroom/toilet doors

## EXTERNAL

- Guttering and down pipes fixed and connected
- Drains and gullies free from blockages and gulley grates fixed
- Roof tiles and verges in place
- Chimney stack, flaunching, pots and lead flashing intact
- Garden free from rubbish, glass and other hazards
- Grass/hedges and shrubs at manageable level and fencing replaced where necessary and only if landlord responsibility
- Please note our standard fencing provision is post and wire only

## BATHROOM SUITE

- Tile splash back not chipped
- Silicone seals in place and clean
- Bath, basin and toilet free from chips and excessive stains and securely fixed to floor/wall
- Plug and chains in place
- Drains free flowing
- New toilet seat firmly fitted and toilet sanitised and sealed with cover/label
- Cistern tested and working

## KITCHEN UNITS/ WORKTOPS

- All doors and drawers secure and fully operational
- Sealant or strips in place and clean
- Tile splash backs not chipped or missing
- All unit shelves secure
- Minimum cupboards – one sink, one double and one wall unit plus sufficient electrical socket outlets to suit the kitchen installed.
- Spaces for cooker, fridge and washing machine

## IN ALL AREAS

- Free from rubbish, including loft
- Clean and deodorised throughout

## STAIRS

- Newel posts, stair rails and balustrades secure
- Handrails fitted to stairs, treads and risers safely secured