



Adequacy Standards Checklist for Community Rental Housing

The Adequacy standards detailed here are to ensure all community housing rentals meet the Community Housing Acceptability Criteria standards directed by the DOD and the UK Health and Safety Rating System.

ALL THE INFORMATION ON THIS FORM IS MANDATORY
A LEASE CANNOT BE SIGNED UNTIL AN ON SITE INSPECTION IS COMPLETED

Property Address

Address

Post Code

Contact Details

Landlord Name

Landlord Contact Number

Agent Name

Agent Contact Number

Tenant Rank & Name

Tenant Contact Number

Property Details

Type of Property

No of Bedroom

No of Bathroom

No of Stories

Square Footage

Advertised Rent

Deposit Amount

Does Member Pay Utilities?

Anticipated Move-In Date

Checklist

		Yes	N/A
1.	Is the property free from signs of mold growth or damp?	<input type="checkbox"/>	<input type="checkbox"/>
2.	Are all floor/wall tiles free from cracks?	<input type="checkbox"/>	<input type="checkbox"/>
3.	Is the property free from polystyrene tiles to include any out buildings?	<input type="checkbox"/>	<input type="checkbox"/>
4.	Is the property free from any cracked glass within doors, windows, garden sheds, outhouses and greenhouses?	<input type="checkbox"/>	<input type="checkbox"/>
5.	Is all glass in doors, low windows or vulnerable areas, safety glass or covered with safety film?	<input type="checkbox"/>	<input type="checkbox"/>
6.	Are all cables, plugs, power outlets and sockets undamaged?	<input type="checkbox"/>	<input type="checkbox"/>
7.	Have all carpet and flooring joins got threshold grippers so as not to cause a tripping hazard?	<input type="checkbox"/>	<input type="checkbox"/>
8.	Is there a hand rail to one side of any set of stairs in the property to include cellars?	<input type="checkbox"/>	<input type="checkbox"/>
9.	Is the space between the railings/open tread gaps on any set of stairs no greater than 100mm?	<input type="checkbox"/>	<input type="checkbox"/>
10.	Have all soft furnishings supplied by the landlord/agent got fire tags complying with fire retardant standards?	<input type="checkbox"/>	<input type="checkbox"/>

11.	Is the gas cooker secured to the wall with a chain-link?	<input type="checkbox"/>	<input type="checkbox"/>
12.	What type of heating is in the property? Choose from the following: - Gas? - Oil? - Electric?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>
13.	Is there a current landlord gas safety certificate for gas heating or gas appliances? Copy will be required at inspection.	<input type="checkbox"/>	<input type="checkbox"/>
14.	Has the property got a minimum of 1, audible, permanently fixed smoke alarm on each level, to include cellars?	<input type="checkbox"/>	<input type="checkbox"/>
15.	Has the property got a minimum of 1 battery operated, audible, permanently fixed carbon monoxide detector, for any gas, oil or fossil fuel heating or appliances? If the boiler is located in the Garage/Outbuilding an additional carbon monoxide detector is required in this location. An additional carbon monoxide detector will be required for any room containing a solid fuel burning appliance.	<input type="checkbox"/>	<input type="checkbox"/>
16.	Are all the radiators inside the house/conservatory permanently fixed to the wall?	<input type="checkbox"/>	<input type="checkbox"/>
17.	Is the property free from exposed bar electrical wall mounted heaters?	<input type="checkbox"/>	<input type="checkbox"/>
18.	Do all bathrooms have windows that can be opened for ventilation or an extractor fan that runs for at least 3/5 minutes after the light has been turned off?	<input type="checkbox"/>	<input type="checkbox"/>
19.	Do all windows open and close? Are they in good repair?	<input type="checkbox"/>	<input type="checkbox"/>
20.	Do all windows lower than 800mm have a windows safety restrictor that only opens to 10cm but can be overridden if required? Applies to first floor and above.	<input type="checkbox"/>	<input type="checkbox"/>
21.	Do all external doors have effective locks and are in good repair? (All keys will be required at Inspection.)	<input type="checkbox"/>	<input type="checkbox"/>
22.	Are all fence panels that belong to the property secure and in a good state of repair?	<input type="checkbox"/>	<input type="checkbox"/>
23.	Is the garage free from debris and do all the doors have a working lock? (All keys will be required at Inspection.)	<input type="checkbox"/>	<input type="checkbox"/>
24.	Are all outbuildings to include sheds, accessible and in a good state of repair? (All keys will be required at Inspection.)	<input type="checkbox"/>	<input type="checkbox"/>
25.	Are all patio slabs secure, level, with no cracks, so as not to cause a tripping hazard?	<input type="checkbox"/>	<input type="checkbox"/>
26.	Is there a padlock-able bolt fitted to gate?	<input type="checkbox"/>	<input type="checkbox"/>
27.	Do all toilets flush and is there running water through taps?	<input type="checkbox"/>	<input type="checkbox"/>

Please be aware that on occasions a safety issue may be identified while inspecting the property that is not listed and could result in a fail.

Date: _____

Landlord/Agent Print Name: _____

Landlord/Agent Signature: _____