

# Would your property pass this 15-point check?

Before the tenancy start date and throughout the tenancy you need to check and ensure the following are all compliant:

1. Energy Performance Certificate (EPC)
2. Gas Safety Records (GSR)
3. Solid Fuel Safety Report
4. Smoke Alarms
5. Carbon Monoxide Alarms
6. Electrical Installation Condition Report (EICR)
7. Visual Electrical Inspection
8. Portable Appliance Testing (PAT)
9. HHSRS Hazard Checklist
10. Legionella Risk Assessment
11. Security
12. Trips and Hazards
13. Soft Furnishings
14. Damp, Mould & Condensation
15. Inventory & Schedule of Condition





# Property MOT



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PETER BALL & CO.  
ESTATE AGENTS

1 Energy Performance Certificate (EPC) completed in the last 10 years? Yes  No

EPC Rating:  If F or G rated, have you registered for an exemption? Yes  No

Date of EPC:  Date of exemption:  Date exemption expires:

Expiry of EPC:  Reason for exemption:

2 Is there gas at the property? Yes  No  Are there gas appliances at the property? Yes  No

Are there any gas appliances capped off? Yes  No

If yes list here:

How many gas appliances (Please tick the appliances and number in the property)?

Gas boiler  qty.  Gas fire  qty.  Gas hob  qty.  Gas oven  qty.

Gas safety record (GSR) completed in the last 12 month is attached: Yes  No

Date carried out:  Next GSR due date:

3 Are there solid fuel appliances in the property? Yes  No  If yes, has an Annual Safety Report for solid fuels or oil combustion been completed in the last year? Yes  No

4 Are there working smoke alarms on each floor of the property? Yes  No

Date alarm tested:  Expiry date of smoke alarm:

Attached photographs of:

5 Are there working carbon monoxide alarms, compliant with the British Standard EN50291 in place if a fuel burning appliance is present in the property (situated according to manufacturers instructions)? Yes  No

Date alarm tested:  Date alarm tested:

6 Has an electrical Installation Condition Report (EICR) has been carried out in the last 5 years? Yes  No

Date carried out:

Are there any category 1 or category 2 works required noted on the EICR? Yes  No

Have all necessary remedial works been carried out? Yes  No  Date next check is due:

**Please note: All carbon monoxide alarms must also be tested on tenancy start date.**

7 Has a visual electrical inspection taken place in the last 2 years? Yes  No

8 Are there portable electrical appliances in the property? Yes  No

Has a Portable Appliance Test (PAT) been carried out in the last 2 years? Yes  No

If urgent remedial work has not been completed, will it be completed before the tenancy start date? Yes  No

Date next check is due:

9 I have read the HHSRS hazard checklist and no defects were identified that would render the premises unfit for human habitation: Yes  No

10 Has an up-to-date Legionella Risk Assessment has been completed in line with HSE Guidance? Yes  No

Date carried out:  Next risk assessment due date:

11 **Security:** Do all windows with locks have keys? Yes  No

Do all external doors have at least one working five lever mortice lock? Yes  No

12 **Trips and Hazards:** Are stairwells maintained, without obstacles and have secure banisters without any openings greater than 100mm? Yes  No

Can any changes in floor height can be seen clearly in indoor and outdoor areas? Yes  No

Are rooms well lit? Yes  No

Do all blinds have safety cleats? Yes  No

13 Do all pillows, cushions, upholstered headboards, bed bases, sofas, chairs, or soft furnishings owned by the landlord have an F&F label attached? Yes  No

Date checked:  **If in doubt, move it out.**

14 Are there any signs of damp or mould in the property? Yes  No

If yes: where is it?  Is it rising damp,  condensation  or penetrating damp

Is additional ventilation required? Yes  No

The following works will be completed before the tenancy start date:

15 Will an inventory report / schedule of condition report be given to the tenant on the start date of the tenancy: Yes  No

The inventory will be provided by: Landlord  Tenant  Inventory Clerk

Property address:

Date checklist completed:

Tenancy start date:

Unique property reference number:

I, the landlord/principal duty holder (delete as appropriate) confirm that the above checks have been carried out for the property specified.

Signature:

Print name:

Date:

# Here when you need us

If you'd like to discuss selling or letting your home with us, please get in touch.

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**Bishops Cleeve:**      📞 **01242 676020**

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**Charlton Kings:**      📞 **01242 233222**

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**Leckhampton:**      📞 **01242 261400**

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**Tewkesbury:**      📞 **01684 293161**

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