

# LETTABLE STANDARD

These are the minimum standards you can expect in your new home.



## KITCHEN SINK

- ▶ Stopcock working (we will show you where it is and how to use it).
- ▶ Plug and chain provided.
- ▶ No dripping taps.
- ▶ Drain and pipework clear of leaks and blockages.

## ELECTRICS

- ▶ All fully tested and we will give you a certificate to show the work has been done.
- ▶ Lights and sockets working with no cracks or other damage.
- ▶ Smoke alarms and carbon monoxide detectors tested and working.

## FIREPLACES

- ▶ Hearth and tiles not damaged and secured. Coal fireplaces will usually have been replaced with an electric fire in the lounge and sealed-off (and vented) in bedrooms.

## GAS

- ▶ All fully tested and we will give you a certificate to show the work has been done.
- ▶ Gas meter and supply in place.
- ▶ Heating and hot water tested and working.
- ▶ Any hot water cylinder will be insulated.
- ▶ Carbon monoxide detector installed.

## DECORATION

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

## OUTBUILDINGS

- ▶ Free from rubbish.
- ▶ Locks working with at least one key (where needed).
- ▶ Roof free of leaks.
- ▶ No broken or cracked windows.

## FLOOR

- ▶ Complete and secure with no infestation of wood boring insects.
- ▶ We will remove any carpet or other floor coverings that are in poor condition so you may find bare floorboards. If floor coverings are fit to leave in place they are yours to keep or remove.

## WINDOWS/FRAMES

- ▶ Not broken or cracked. Double glazed units free of internal condensation. (If replacements are needed these will be on order).
- ▶ Windows must easily open and close.
- ▶ Window handles, stays and hinges in working order.
- ▶ Keys available for any window locks fitted.

## DOORS

- ▶ Must open and close properly and be fitted to all doorways.
- ▶ Locks in full working order with at least three keys available for external doors.
- ▶ Bathroom and toilet doors will be lockable

## EXTERNAL

- ▶ Guttering and down pipes will be fixed and connected.
- ▶ Drains and gullies will be free blockage-free 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 cut back to a manageable level.
- ▶ Fences we are responsible for will be in good condition. Our standard fence is the 'post and wire' type.

## 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 the floor or wall.
- ▶ Plug and chains in place.
- ▶ Drains free flowing.
- ▶ New toilet seat firmly fitted and toilet sanitised and sealed with cover or label.
- ▶ Cistern tested and working.

## KITCHEN UNITS/WORKTOPS

- ▶ All doors and drawers secure and working.
- ▶ Sealant or strips in place and clean.
- ▶ Tile splash-backs not chipped or missing.
- ▶ All unit shelves secure.
- ▶ Minimum kitchen units will include one sink, one double and one wall unit plus enough electrical sockets for the kitchen type.
- ▶ 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.