



Pre-settlement Checklist

Print specs from S&P Agreement for that specific property to use as a reference.

Interior:

Check flooring and carpet is clean with no stains/marks

Check lights throughout the house & outside lights

Check windows open and close nicely

Check window coverings (blinds/curtains) - make sure they are fitted properly and open and close easily

Check doors - make sure they open, close, lock and unlock easily

Make sure each door has a door stop

Check each room in the house for paint defects such as:

Marks on the walls/doors/wardrobes/ceiling etc

Chips

Scratches

Poor paint jobs

Corners should be sealed nicely

Check around door frames and windows for gaps and cracks in the paintwork

Note: Paint defects are anything that can be seen as you walk by (i.e. if you really have to strain to see it, you're being overly pedantic. Also note that the back of wardrobe doors are not always painted, but the inside frames of wardrobes should be).

Kitchen:

Check appliances work

Make sure water runs and the plug for the sink works

Check all draws open and close as they should (usually soft close but check S&P Agreement)

Check if cutlery inserts are in the top draw (if this is included in the S&P Agreement – it usually is)

Check if there is a splash back or tiled area by stove top (usually included in S&P Agreement)

Check if a bin is included under the sink/somewhere in the kitchen (normally hidden in a cupboard)



Dining/Lounge:

Check if there are TV and internet ports

Check heat pump works

Bathroom:

Check that wet areas are sealed around the shower/bath/toilet and between floor and skirting boards (identify any excess sealant – sealant should be done tidily)

Shower seal looks nice and tidy

Check shower door and make sure it closes and opens nicely and handles are fixed properly

Check appliances to make sure they work (heater, extractor fan/ventilation/ light – check S&P for what's included)

Make sure water runs in toilet, shower and bath

Laundry Area:

Check wet areas are sealed between floor & skirting board

Make sure water runs and sink plug fits

Exterior

Landscaping Complete (Check S&P for what's included)

Check all fencing is there and painted neatly if applicable

Grass areas are growing/seeded

Patio areas are tidy with no chipped areas or paint splatters

Exterior (Other)

Outside tap present

Enable or satellite cords are neat/covered appropriately

Clothesline present

Gate latch mechanism works

Driveway is sealed well and doesn't have paint splatters

Exterior paintwork done well with no paint defects