

Your New Home - What you can expect

Before you move into your new home, we will carry out an inspection to make sure it is in good condition and meets our standard. Any repairs that are needed will be carried out.

When we carry out an inspection we will;

- Turn off the gas supply and drain down the hot water.
- Identify and treat any damp, wet rot, dry rot and timber decay.
- Treat any vermin and insect infestation, clean and treat as appropriate.
- Carry out a visual inspection of roof and gutters.
- Make sure floors and stairs are in good condition and damaged floor tiles replaced where necessary.
- Make sure there is a secure handrail on the stairs.
- Check that windows and external doors open and close correctly and are secure. Where security locks are in place we will make sure they are working and check that all glazing complies with current building regulations.

We also inspect;

Electrics

We will carry out an electrical test and issue a current safety certificate (NICEIC) and make sure all lights and sockets are in working order.

We will make sure the electric meter is in a cupboard and any mains powered smoke alarms are in working order.

Gas Appliances & Fires

The gas supply will be capped off at the meter (you will have to contact the utility company to get re-connected). All gas appliances, flues and the heating system will be tested. Checked appliances will be clearly labelled with a date of testing and a current gas safety certificate will be provided.

Ventilation

We will check that there is adequate ventilation to the kitchen and bathroom. Existing extractor / humidity fans will be checked to make sure they are in good working order.

Plumbing

We will repair faulty ball valves, taps and cold water supply stop tap. Any defective plugs and chains will be replaced. We will repair / renew defective waste pipes.

Fixtures & Fittings

Before you move into your new home we will make sure;

Cracked or badly stained bathroom fittings are replaced and the cistern and overflow are in good working order. Damaged or missing toilet seats are replaced.

Gas and / or electric cooker point is available.

Any damaged kitchen units and worktops are repaired / renewed.

Contacting **Eastlands Homes: Call Eastline (0161) 274 2390, 8.00am – 5.30pm weekdays**

Write or visit: Eastlands Homes, Eastlands House, Victoria Street, Openshaw, M11 2NX

Reception open 8.45am – 4.30pm weekdays

Fax (0161) 274 2133 • www.eastlandshomes.org

Decoration & Cleanliness

We will;

- Repair defective plaster where necessary.
- Repair or renew defective glazing, tiling and silicone sealant to kitchen and bathroom.
- Remove textured coatings from walls and ceilings .
- Decorate where essential (to be agreed at joint inspection).
- Clear remaining items from property.

External

We will;

- Clear loose items from sheds or outbuildings.
- Clear garden of rubbish and debris.
- Ensure garden hedges and lawn are cut back in line with our standard.
- Inspect and test rainwater goods, manhole covers, footpaths etc.
- Replace fencing if it is a health and safety issue.
(If new fencing is required it will be ordered through the repairs appointment system).

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