

# Back-pocket rental viewing checklist



## Exterior

- Condition of property
- Windows and locks secure?
- Entry-phone system
- Burglar/security alarm
- Is there a garden?
- Aspect of front/back garden
- Who is responsible for maintaining the garden?
- Garage/shed/other outbuildings
- Driveway/off-street parking/permit required?
- Local traffic/noise pollution



## Kitchen

- General condition of units/worktops
- Condition of pots/pans and kitchen utensils
- Condition of dining table and chairs
- Water pressure from taps
- Size of fridge/freezer
- Are there fire blankets and extinguishers?



## Bedroom

- Position of power sockets, light switches
- Built-in wardrobe/cupboard
- Condition of the mattress



## Interior

- Windows: single, double or triple-glazed?
- Condition of window frames
- Is there enough storage space?
- Type/condition of boiler, radiators
- Light switches: all working?
- Smoke/carbon monoxide detectors: working?
- Furniture: safe, good condition?
- Number of power sockets/accessibility
- Phone/internet line
- Signs of damp/mould/condensation/woodworm/pests
- Curtains/blinds in working order?
- Privacy: from street/garden



## Bathroom

- Signs of damp/mould
- Window/extractor fan
- Water pressure from taps/shower
- Taps/shower not leaking?
- Toilet flushes and sinks drain?
- Wait-time for hot water



## Additional checks

- Cost of utility bills
- The neighbours on each side
- Internet availability/speeds
- Mobile phone dead spots
- Are you allowed to redecorate?
- Can you view the gas safety record?
- Proximity to public transport connections and amenities