

## Tenant's home viewing checklist

*To use this checklist simply print off or download to your mobile or tablet.*

OVERVIEW	
Letting Agent/Landlord Name:	
Contact Details:	
Property Address:	
Advertised Rental Rate:	
PROPERTY AND AREA	
Council tax cost:	
Available parking:	
Parking safety:	
Car insurance <a href="#">postcode rating</a> :	
Garden space:	
Local schools:	
Adjacent property information:	
Transport links:	
Distance to train station:	
Area noise:	
Distance to amenities:	
Commuting time:	
<a href="#">Broadband speed</a> :	
Heating type:	Oil fired/ electric/ night storage

### Condition of the property

#### *Signs of damp...*

- ✓ Look for signs of damp in the corners, under the windows and on the ceiling
- ✓ Check for a damp or musty smell (particularly in cellars and inside cupboards)
- ✓ Look for peeling wallpaper

### *Look for rot*

- ✓ Lift any rugs or floor coverings to see whether floorboards are sound
- ✓ Inspect window frames and sills for signs of rot

### *Internal*

- ✓ See how well the floor space is used and imagine your belongings there
- ✓ Check the walls for any cracks. Hairline cracks are common, but you shouldn't be able to fit a coin in
- ✓ Carefully look at the condition of the carpets
- ✓ Check the standards of locks on doors and windows
- ✓ Ask whether there's an alarm system
- ✓ Open and close doors and windows to see whether they 'stick'
- ✓ Ask whether the windows are doubled glazed
- ✓ Look at how much in-built storage there is (particularly in the kitchen)
- ✓ Check for power sockets, phone lines and T.V. points
- ✓ Make sure you get mobile phone reception

### *External*

- ✓ If there's a garden, check whose responsibility it is
- ✓ Check the Environment Agency's [flooding map](#) to see if the area has been flooded recently
- ✓ Look to see whether the house has an aerial or what type of aerial you'd need in that area