# Checklist – Property visit before signing the lease

Practical tool for tenants – To be used before signing the rental agreement

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| Category | Items to check | Notes / Remarks |
| Structure & Safety | Walls, floors and ceilings in good condition. |  |
|  | Stairs stable, handrails properly fixed. |  |
|  | Doors and windows close properly and are in good condition. |  |
|  | Working locks, all keys available. |  |
| Electricity & Gas | Sockets and switches are in good condition, no exposed wiring. |  |
|  | Electrical conformity certificate available. |  |
|  | Heating system or boiler in working order. |  |
|  | Proper ventilation around gas or heating appliances. |  |
| Water & Hygiene | Running cold and hot water with adequate pressure. |  |
|  | Bathroom equipped (sink, shower or bathtub). |  |
|  | Toilet clean and functional. |  |
| Ventilation & Insulation | Windows or vents allow air circulation. |  |
|  | No visible dampness or mould spots. |  |
|  | Double glazing or adequate insulation. |  |
| Kitchen & Equipment | Sink with running water and drainage present. |  |
|  | Space provided for cooker and refrigerator. |  |
|  | Extractor hood or ventilation present. |  |
| Comfort & Safety | Smoke detector installed and functional. |  |
|  | Heating system sufficient for the whole property. |  |
|  | Lighting available in all rooms. |  |
| Documents to request | Energy Performance Certificate (EPC), electricity/gas conformity. |  |
|  | Most recent service charge statement (if applicable). |  |
|  | Co-ownership regulations (if applicable). |  |