

Checklist – Property visit before signing the lease

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

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).	