

VIEWING A PROPERTY CHECKLIST



This checklist provides you with a list of the basic things to look out for and ask when viewing new accommodation.

Contract

- What type of contract will you be offered?
- How long will the contract last?

Who owns and manages the property?

- Is the landlord registered with [Rent Smart Wales](#)?
- Who will you pay rent to?
- Who manages the property? Do they have a licence with Rent Smart Wales?
- What impression does the landlord / agent give, are they friendly, pushy, rude?

Money

- Is a deposit needed? If so, how much?
- What tenancy deposit protection scheme does the landlord use?
- How much is the rent?
- How much rent in advance has to be paid?
- When and how is the rent to be paid?
- How much are the bills likely to be?

Services

- Is there a phone line in the house?
- What internet access is available?
- Are the gas, electricity and water connected?
- Is there hot and cold running water?
- Are any bills included in the rent?
- Is someone already living there?
- What services will be provided?
- What are the laundry facilities?

Heating

- Is there central heating?
- What fuel is used?
- Does the hot water work?
- How warm will it be in winter?
- Can you afford the heating?
- Does the landlord have an Energy Performance Certificate (EPC)?
- Does the landlord have an Electrical Safety Certificate (EICR)?

Damp & condensation

- Does it smell damp?
- Are there black spots or other signs of mould on the walls?

Decoration & furniture

- What furniture comes with the flat/ house?
- Will you be allowed to decorate?
- Is the landlord planning to do any decorating?

Fire safety

- Has it got mains connected smoke alarms?
- Where are the fire escape routes?

Gas safety

- Is there a carbon monoxide alarm?
- Does the landlord have the latest Gas Safety Certificate?

Doors & windows

- Do they look secure?
- Do the locks work?
- Do they open properly?

Location

- How near is the property to shops, friends, GP etc?
- Is the accommodation on a public transport route?
- What does the area look like, is it the sort of place you would be happy staying in?
- Would you feel safe coming home at night?

Landlord's name: _____

Agents name: _____

Emergency contact number: _____

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Information contained in this checklist is correct at the time of publication.
Please check details before use.

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