

Property Viewing Red Flags Guide

A 15-Point Checklist to Avoid Costly Rental Mistakes

Finding the right rental property is about more than location and price. Many problems only become apparent after you move in, leaving you stuck with repairs, disputes, or an unresponsive landlord.

Use this practical viewing checklist during every property viewing to spot warning signs, ask the right questions, and make a more informed decision before signing a tenancy agreement.

Property Information

Property Address: _____

Viewing Date: _____

Landlord / Letting Agent: _____

Monthly Rent: _____

The 15-Point Viewing Checklist

1. Check for Damp and Mould

Look for:

- Damp patches on walls
- Peeling paint or wallpaper
- Musty smells
- Mould around windows or ceilings

Notes:

2. Test Water Pressure

Turn on taps and showers.

- Kitchen tap pressure acceptable
- Bathroom sink pressure acceptable
- Shower pressure acceptable

Notes:

3. Check Windows

- Open and close smoothly
- No broken seals
- No visible condensation between panes
- Locks working properly

Notes:

4. Test Doors and Locks

- Front door secure
- Internal doors working properly
- Window locks functioning
- No signs of forced entry damage

Notes:

5. Look for Signs of Pest Problems

Watch for:

- Droppings
- Traps
- Insect activity
- Damage to cupboards or skirting boards

Notes:

6. Check Heating System

- Heating system present
- Radiators functioning
- Boiler appears maintained
- Ask when it was last serviced

Notes:

7. Inspect Electrical Outlets

- Sufficient plug sockets
- No damaged outlets
- Light switches functioning
- Smoke alarms installed

Notes:

8. Examine Kitchen Appliances

- Oven condition
- Hob condition
- Refrigerator condition
- Washing machine condition
- Dishwasher condition (if included)

Notes:

9. Check Bathroom Condition

- No leaks
- No cracked tiles
- Toilet flushes correctly
- Adequate ventilation
- No signs of mould

Notes:

10. Assess Storage Space

- Wardrobes sufficient
- Kitchen storage adequate
- Additional storage available

Notes:

11. Check Mobile Signal & Internet Availability

- Mobile signal acceptable
- Broadband available
- Internet speed discussed

Notes:

12. Evaluate Noise Levels

Listen for:

- Road traffic
- Neighbour noise
- Nearby construction
- Commercial activity

Notes:

13. Inspect Walls, Floors & Ceilings

- Major cracks
- Water damage
- Uneven flooring
- Excessive wear and tear

Notes:

14. Ask About Repairs & Maintenance

Questions to ask:

- Who handles repairs?
- Typical response time?
- Emergency contact available?
- Any ongoing maintenance issues?

Notes:

15. Assess the Landlord or Letting Agent

Consider:

- Responsive communication
- Professional behaviour
- Clear answers provided
- No pressure to sign immediately

Notes:

Important Questions to Ask Before Signing

- What bills are included?
- How much is the deposit?
- How is the deposit protected?
- What is the minimum tenancy term?
- Are pets allowed?

- Is parking included?
- What notice period is required?
- Are there any planned rent increases?

Notes:

Overall Property Assessment

Property Condition

- Excellent
- Good
- Fair
- Poor

Would You Rent This Property?

- Yes
- Maybe
- No

Reasons:

Final Reminder

Never rely solely on photographs or listings. Take your time during viewings, ask questions, and document anything that concerns you. A few extra minutes during a viewing can save you months of stress after moving in.

Bring this checklist to every property viewing and compare your notes before making a decision.