

Rental viewing checklist

One copy per property. Work through the checks, then keep the answers together.

Property address / postcode

Viewing date / time / viewed by

Agent or landlord / contact details

Tick = checked, not necessarily OK. Record problems and anything you could not test. Leave untested items blank; write N/A beside items that do not apply.

01 Before the viewing

- ☐ Save the advert, floor plan and advertised rent so you still have the original details if the listing changes.
- ☐ Write down your non-negotiables, including move-in date, budget, bedrooms, accessibility, pets and outdoor space.
- ☐ Check the journey at the time you would normally travel and note the nearest useful transport, shops and services.
- ☐ Bring a charged phone, tape measure and the measurements of any furniture that must fit.
- ☐ Ask everyone moving with you to add their questions before the appointment, even if they cannot attend.

02 Street, building and shared areas

- ☐ Pause outside and listen for road, rail, aircraft, nightlife, school or commercial noise.
- ☐ Look at street lighting, the walk from public transport and whether the entrance feels secure after dark.
- ☐ Check the main door, entry system, locks, lifts, stairs, corridors and communal lighting.
- ☐ Find the bin, recycling, bike, pram and parking arrangements and ask about any permits or restrictions.
- ☐ Look for signs that shared areas are maintained, including leaks, damaged doors, pests or overflowing rubbish.

My three must-haves

Budget, move-in date, access needs, pets or another deal-breaker

Print on A4 at actual size, or use a PDF reader to fill in and save a copy. Save, close and reopen once to check that your answers are kept.

Practical UK checklist, not legal advice. Rules depend on the nation and tenancy type; lodgers, student accommodation and social housing can differ. Official guidance:

England: private renting rights and responsibilities

Wales: Renting Homes guidance for tenants

Scotland: private tenants' rights summary

Northern Ireland: private rent and tenancies

Look closely. Try the basics.

Ask permission before testing, opening cupboards or taking photos of an occupied home.

Property / short name (so loose pages stay together)

03 Condition, damp and heating

- ☐ Check ceilings, corners, window frames and behind visible furniture for mould, staining, peeling paint or a musty smell.
- ☐ Open the windows and internal doors with permission; check draughts, damaged seals, condensation and working locks.
- ☐ Look for cracks, uneven floors, loose tiles, damaged fittings and signs of recent patch repairs.
- ☐ Find the boiler or heating system, ask how it is controlled and when it was last checked or serviced.
- ☐ Ask how warm the home is in winter, how hot it becomes in summer and what previous energy use has been like.

04 Water, electrics and safety

- ☐ Run the shower and hot tap with permission to check pressure, drainage and how long the water takes to heat.
- ☐ Look under sinks and around toilets, baths, showers and radiators for active leaks, stains or swollen surfaces.
- ☐ Count sockets where you would work, sleep and cook, and check that switches and fittings look intact.
- ☐ Locate smoke and carbon-monoxide alarms, escape routes and fire doors, then ask what safety checks apply to the home.
- ☐ Ask to see the current energy and safety information required for this home before you commit or move in.

Concerns and promised repairs

Be specific: where is it, what did you see, and what would resolve it?

Issue / room / photo reference

Agreed action / person responsible

Due date

Issue / room / photo reference

Agreed action / person responsible

Due date

A viewing is not a technical inspection. Ask for the energy and safety documents that apply to this home. If something cannot be checked, record it and request evidence or a second viewing.

Documents / evidence to request and when to follow up

Will everyday life fit?

Test the home against your household's routine, furniture and access needs.

Property / short name (so loose pages stay together)

05 Rooms, storage and furnishings

- ☐ Measure the smallest bedroom, key doorways and the spaces needed for beds, desks, sofas or dining furniture.
- ☐ Open built-in cupboards with permission and find space for coats, food, cleaning equipment, luggage and a vacuum.
- ☐ Confirm in writing which furniture, appliances, curtains and light fittings will remain when you move in.
- ☐ Check appliance condition, kitchen worktop space, ventilation and whether there is enough fridge and freezer capacity.
- ☐ Ask whether you may hang pictures, redecorate, store a bike, keep a pet or make any accessibility adjustment you need.

06 Connectivity and daily life

- ☐ Check mobile signal in every room using the networks your household relies on.
- ☐ Ask which broadband services reach the address, where the connection enters and whether an existing contract must transfer.
- ☐ Notice natural light and window direction, especially if the viewing is at only one time of day.
- ☐ Ask about neighbours, sound transfer, deliveries, guests and any rules for balconies, gardens or shared spaces.
- ☐ Check laundry and drying arrangements, ventilation, water storage and anything that could affect your normal routine.

Measurements worth keeping

Bedroom / desk space (cm)

Narrowest doorway / access (cm)

Key furniture fit / storage (cm)

Furniture, appliances and permissions to confirm in writing

Signal / broadband / noise / commute / access: what worked, and what needs another check?

Best feature / biggest compromise for this household

Price it. Then decide.

Take a moment after the viewing. Missing answers are follow-up tasks, not assumptions.

Property / short name (so loose pages stay together)

07 Money and tenancy terms

- ☐ Confirm the rent, payment date, proposed start date and whether the advertised amount can change before signing.
- ☐ List rent and bills on the same monthly basis, including energy, water, council tax or rates, broadband and parking. Label estimates and unknowns.
- ☐ Ask for the deposit and any holding payment in writing, including refund conditions and the protection scheme that would apply.
- ☐ Confirm the tenancy type and the rules for ending it where you rent. Ask about joint responsibility, guarantors and replacing a housemate.
- ☐ Confirm who manages repairs, how emergencies are reported, whether work is planned and why the current occupiers are leaving.

08 Before you decide

- ☐ Ask permission to photograph each room, any concern you noticed and the meters or controls you may need to identify later.
- ☐ Write down the answers and the name of the person who gave them rather than relying on memory.
- ☐ List unanswered questions and promised repairs with a person to follow up and a due date. Get answers, included items and terms in writing.
- ☐ Verify the landlord or agent and the payment instructions independently; do not let urgency replace basic fraud checks.
- ☐ Compare your own notes with your housemates, check every must-have and resolve unknown costs before paying or signing anything.

The full cost of this home

Use monthly amounts for the whole home; weekly rent x 52 / 12 = monthly rent. Label estimates. Write £0 only for confirmed zero costs; blank means unknown. Total the first five boxes only when all amounts are known or estimated.

Rent (£/month)	Energy + water (£/month)	Council tax / rates (£/month)
Broadband (£/month)	Parking + other costs (£/month)	MONTHLY TOTAL (£)
Tenancy deposit (£)	Holding payment (£)	Initial rent (£)
Moving / setup costs (£)	Already paid / credited (£)	CASH STILL NEEDED (£)

Confirm each payment, due date and refund terms in writing. Do not count a holding payment twice if it is credited towards rent or deposit. Totals are for you to complete.

Decision: pursue / revisit / pass. Why?

Next action / unanswered question / who / when