

**Date and Time of Viewing:****Address of Property:****Landlord Contact Details:****Tenancy**

What is the length of the lease? \_\_\_\_\_ Months

Does the landlord ask for a security deposit? yes/no

**Finance**

How much is the monthly rent? \_\_\_\_\_ \$

How much were the previous tenants paying? \_\_\_\_\_ \$

Who pays the heating and electricity? You or the landlord? you/landlord

Paying the first month up front? Did you get a receipt? yes/no

**Property**

What type of heating is in the property? Electric or Gas? electric/gas

What is the average monthly cost of heating for this unit? \_\_\_\_\_ \$

What furnishings and appliances come with the property?

Do the current tenants own any of the furniture/ appliances? Are they leaving them in the property? Are there items they are selling?

Check for damp and mold in the property. Any concerns can be brought to the attention of the Landlord. yes/no

Check the plumbing by flushing the toilet and turning on the taps. Check the shower pressure.

Is there a presence of mouse or bug droppings (little black dots) in the cupboards? yes/no

Does the building look structurally sound from the outside? yes/no

**Safety**

Are the smoke alarms in good working order and is there a fire blanket? yes/no

Is there a fire escape in the event of an emergency? yes/no

**Gas & Electricity**

The plugs don't get hot when switched on. There are plenty of sockets. yes/no

The wiring doesn't look old, there aren't any frayed cables yes/no

The gas fire heats up properly and isn't heat stained (if it is it may be dangerous). You know when it was last serviced. yes/no

Do the stovetop and oven work? yes/no

**Plumbing**

There is hot water. yes/no

The taps all work properly. yes/no

The bath and sinks aren't cracked, and the toilet flushes properly. yes/no

**Doors**

Are there any holes from previous locks? Are they plugged or replaced? yes/no

The lock is solidly fixed into door yes/no

The lock has a spring bolt yes/no

Key turns easily and locks securely yes/no

Are the door hinges visible from outside? yes/no

Is there a window in the door? It is secure? Is it cracked at all? yes/no

Doorframe is securely fixed to the building structure. yes/no

**Windows, Frames and Locks**

Window frame fits well into the window casing yes/no

Cracks or broken window panes? yes/no

Window lock is in good condition and is operational yes/no

**Exterior**

The roof looks sound; there aren't any tiles missing. yes/no

The gutters and pipes aren't broken or leaking. yes/no

The window frames aren't rotten. yes/no

The windows aren't broken or cracked. yes/no

Doors and windows are concealed by obstacles (ex: bushes, tree branches) yes/no

**Make sure you are happy with the property - view it twice**

Notes: