



Rental Viewing Checklist – Flex Estate

Use this checklist during your rental viewing to evaluate the property, identify potential issues, and understand what responsibilities may apply before signing a rental agreement.

1. General Condition

Item	Yes / No	Notes
Cleanliness	Yes / No	
Odors (mold, smoke, pets)	Yes / No	
Natural light	Yes / No	

2. Safety & Compliance

Item	Yes / No	Notes
Smoke detectors installed	Yes / No	
Carbon monoxide detector	Yes / No	
Secure doors & locks	Yes / No	

3. Moisture & Ventilation

Item	Yes / No	Notes
Signs of damp/mold	Yes / No	
Windows open/ventilate well	Yes / No	
Bathroom ventilation works	Yes / No	

4. Heating & Utilities

Item	Yes / No	Notes
Heating system working	Yes / No	
Hot water available	Yes / No	
Energy label known	Yes / No	

5. Windows & Insulation

Item	Yes / No	Notes
Double glazing	Yes / No	
Draft around windows	Yes / No	
Noise insulation acceptable	Yes / No	

6. Kitchen & Appliances

Item	Yes / No	Notes
Fridge/freezer works	Yes / No	
Stove / cooktop works	Yes / No	
Extractor hood works	Yes / No	

7. Bathroom & Plumbing

Item	Yes / No	Notes
Shower/bath leaks	Yes / No	
Toilet functioning	Yes / No	
Water pressure	Yes / No	

8. Contract Awareness

- Who pays for minor repairs? (often tenant)
- Are service costs included?
- Is the rent regulated or liberalised?
- Are pets allowed?
- Notice period and contract type?

9. Notes
