

Landlord property inspection checklist

Providing it doesn't impose on your tenants' privacy, there's really no limit to what you can check during a property inspection — and this guide is by no means an exhaustive list.

Your goal shouldn't be to catch your tenants out. It should be to promote a good relationship with them, identify issues before they become a major problem, and understand if your property is being looked after.

Remember: you must give tenants at least 24 hours of notice before visiting the property, and the time must be mutually agreed. This checklist serves as a guide only. When in doubt, please speak with a legal expert.

Legal checks

There are certain things landlords must maintain during a tenancy to rent a property legally.

- ☐ Working smoke alarms on each floor of the property
- ☐ Working carbon monoxide detectors in any room with fuel-burning devices
- ☐ Adequate provisions for heating, water, and electricity
- ☐ Access to escape routes at all times
- ☐ Electrical fittings and appliances provided by the landlord are working and safe to use.

Illegal activity and tenancy agreement breaches

It's important to check your property isn't being used for any illegal purpose, and tenants are keeping up with their responsibilities in the tenancy agreement.

- ☐ Evidence of farming illegal substances
- ☐ Evidence of an excessive number of visitors
- ☐ Evidence of subletting or unauthorised occupation, such as excessive belongings or mail addressed to anyone other than current or previous tenants
- ☐ Evidence of unauthorised pets, such as animal hair, paraphernalia, and smells
- ☐ Evidence of smoking, such as ashtrays, cigarette butts, smoke, and nicotine-stained walls.

Health and sanitation

The property should be free from health hazards and enable tenants to live there comfortably.

- ☐ Adequate plumbing and no leakages
- ☐ Drains unclogged both inside and outside
- ☐ Evidence of mould, particularly in-between grout lines and on windowsills
- ☐ Working extractor fans and adequate ventilation
- ☐ Evidence of pests and infestation, such as droppings, holes and gnaw marks, dead bugs, and nests
- ☐ Property cleaned to a reasonable domestic standard
- ☐ Property free from hazardous debris
- ☐ Any outside space reasonably maintained.

General condition

During the inspection, keep an eye out for any damage, deterioration, or faulty equipment. This will vary depending on your property.

- ☐ Doors and windows open and lock properly
- ☐ Floors and floor coverings adequately maintained
- ☐ Furniture provided by the landlord adequately maintained
- ☐ Walls adequately maintained
- ☐ No unauthorised decoration
- ☐ Handrails fitted securely
- ☐ If there's a loft or attic, it's recommended to give them a once-over.