

## THE RENTERS' RIGHTS INSPECTION CHECKLIST

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The 110 points to capture on every visit

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## Why We Made This

We kept hearing the same worry from agents and landlords: how do I know I've not missed something? A routine visit throws a hundred small things at you, and it's easy to walk out having checked the obvious and skipped the rest. So we wrote all of it down on one page you can put on a clipboard. No fluff, just the things that matter.

Read it right. This is a capture checklist, not a compliance guarantee. Ticking a box means you've looked and evidenced the condition, not that a property passes. The final decision stays with the council or inspector. It maps to our 110-rule England and Wales compliance library, which is in qualified legal review.

## How To Run A Great Inspection

A good inspection is boring in the best way. Same route, same order, every time. Three habits make it work.

- One direction. Start outside, work in, go room by room in a fixed order. If you always turn the same way, you never wonder what you skipped.
- Photograph as you go, and tie the shot to the item there and then. A photo you label back at the office is a photo you'll mislabel. Capture it against the point while you're stood in front of it.
- Don't leave with a blank. If a point can't be checked today, say why on the record. A known gap is fine. A silent one isn't.

## The 110 Points

### Approach And Exterior

1. Roof line, tiles and flashing, as far as visible from the ground
2. Gutters and downpipes, clear and not leaking
3. External walls, render and pointing, for cracks or bulging
4. Damp staining or green growth on outside walls
5. Air bricks and vents, clear and unblocked
6. Windows from outside, frames and seals sound
7. External doors, closing and sealing properly
8. Paths and steps, level and not a trip hazard
9. Boundary walls, fences and gates secure
10. Drains and gullies at ground level, clear and running

### Entrance, Hall, Stairs And Common Parts

- |                                                    |                                                 |
|----------------------------------------------------|-------------------------------------------------|
| 11. Front door lock and any secondary lock working | 14. Hallway lighting working                    |
| 12. Door frame and threshold sound                 | 15. Stair treads even and not worn through      |
| 13. Entrance floor covering, no trip edges         | 16. Handrail secure and running the full flight |

17. Balustrade or spindles with no wide gaps
18. Landing lighting and switches working
19. Meter cupboard accessible and labelled
20. Common areas, if any, clear of stored items on escape routes

## Living Rooms And Bedrooms

21. Ceilings, no cracks, sagging or water marks
22. Walls, no damp patches or blown plaster
23. Floors level and sound, coverings safe underfoot
24. Windows open, close and lock
25. Window restrictors where needed at height
26. Trickle vents or other ventilation present and clear
27. Enough openable window area for the room
28. Radiators or heaters present and working
29. Sockets, count and condition, no scorching
30. Light fittings and switches working
31. Skirting and architrave sound, no rot
32. Signs of condensation on glazing or reveals
33. Any furniture supplied, fire labels present
34. Smoke alarm on the storey, tested
35. Escape window in bedrooms where it applies

## Kitchen

36. Worktops sound and sealed at the joints
37. Splashback sealed behind the hob and sink
38. Sink and taps running, hot and cold
39. Waste and trap under the sink, no leaks
40. Extractor or openable window for ventilation
41. Gaps around the extractor sealed
42. Cooker and hob working, stable, not damaged
43. Gap behind a freestanding cooker in good order
44. Enough sockets, none over the sink or hob
45. No trailing leads across wet areas
46. Fridge and any appliances supplied working
47. Flooring sealed at the edges, no lifting
48. Under-sink area dry, no damp to the units
49. A means to tackle a small fire, if one is provided
50. Carbon monoxide alarm if there's a fuel-burning appliance

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## Bathroom And WC

- 51. Extractor fan running, or an openable window
- 52. Ceiling and walls, no black mould to the corners
- 53. Sealant around bath and shower intact
- 54. Tiles sound and grouting not failing
- 55. Bath and basin taps running, hot and cold
- 56. Shower working, no leaks at the valve
- 57. Toilet flushing and refilling, not running on
- 58. Toilet base sealed to the floor, not rocking
- 59. Waste pipes and traps, no leaks
- 60. Flooring sealed and not lifting at the edges
- 61. No condensation pooling on surfaces
- 62. Any heater or towel rail working and sound

## Damp, Mould And Ventilation

- 63. Each room checked for a damp smell
- 64. Cold spots and external corners for mould
- 65. Around windows for black spotting
- 66. Behind large furniture where air doesn't move
- 67. Ceilings below bathrooms for leak staining
- 68. Any readings taken, noted against the room
- 69. Whether the extractors actually pull air
- 70. Trickle vents open and not painted shut
- 71. Tenant asked about damp, mould or heating cost
- 72. Any mould logged with a photo and an action

## Heating And Hot Water

- 73. Main heat source present and working
- 74. Every habitable room can be heated
- 75. Hot water at the taps within a reasonable time
- 76. Boiler or heater, no obvious fault or leak
- 77. Flue and its surround, no damage, well clear
- 78. Radiators warming evenly, no cold units
- 79. Controls and thermostat working
- 80. Carbon monoxide alarm near fuel-burning appliances, tested

## Electrical

- 81. Consumer unit accessible and labelled
- 82. No scorching or burning smell at the board

- 83. Sockets and switches, no cracks or looseness
- 84. No exposed wiring or temporary joints
- 85. Light fittings secure, no bare bulbs where risky
- 86. Any tenant extension leads not overloaded
- 87. Outdoor sockets and fittings weatherproofed
- 88. Bathroom fittings suitable for the zone
- 89. Date of the current electrical report on file
- 90. Any appliances you supply, test record to hand

## Fire Safety And Escape

- 91. Smoke alarm on every storey, tested on the day
- 92. Carbon monoxide alarm by each fixed combustion appliance
- 93. Alarms in date and not past their life
- 94. A clear escape route from every floor
- 95. Escape routes free of stored items
- 96. Fire doors, where fitted, closing fully
- 97. Door closers working, seals intact
- 98. Final exit door openable from inside without a key
- 99. Windows usable as an escape where they need to be
- 100. Any shared-house fire measures in place and working

## Security And Glazing

- 101. External doors with working locks
- 102. Ground-floor and accessible windows lockable
- 103. Glazing intact, no cracks to the panes
- 104. Safety glass where it's needed, low level and in doors
- 105. Letterbox and any cat flap secure
- 106. External lighting working where fitted

## Documents And Tenancy

- 107. Gas record in date and issued to the tenant
- 108. Electrical report in date and on file
- 109. EPC valid and meeting the minimum standard
- 110. How-to-rent guide issued and right to rent checked, England

## What To Do When You Find Something

Finding a problem is the job working, not the job failing. When you spot one, do three things on the spot.

- Log it. A line of plain description, tied to the room and the point number.
- Date it. When you saw it, so the clock is on the record from the start.
- Action it. What happens next, who's on it, and the date it's due.

That's the difference between a note you lose and a trail you can stand behind.

## The Last Step

Before you leave, scroll back through. Every point looked at, every concern photographed and dated, no blanks. A gap you catch today is a job. A gap the inspector catches is a problem.

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HOW HOUSECOMPLY HELPS YOU

# The inspection becomes the finished report at one button.

Clipboards and camera rolls fall apart at the write-up. That's the bit we fix.



## **Time back.**

You capture on site, and the report builds itself.



## **Nothing missed.**

The app won't let you finish with a point left blank.



## **Audit-ready as you go.**

Every photo tied to its item, dated, filed in one place.



## **Grows with the team.**

Anyone runs the same 110 to the same standard.

# HIC

## THE POINT

# Want To See It On One Of Yours?

We'll set your first property up inspection-ready, free. See a sample report: <https://www.housecomply.co.uk/property-compliance-report-sample.html>. No pitch, just a look.

The screenshot displays the HouseComply web application interface. At the top, the header includes the 'HouseComply' logo, the stage 'STAGE B - ON-SITE INSPECTION', and a user profile 'rec1W9cfdm1n5ZB - Inspector' with a timestamp '19 Jun 2026, 03:28' and a 'Saved' status.

On the left, a sidebar lists inspection categories: 01 Property context (auto), 02 Compliance documents, 03 Defects, 04 Alarms, 05 Damp & ventilation, 06 Energy upgrade, 07 Inspection photos (0), 08 Property-condition observations, 09 Confirm occupants, and 10 Sign-off.

The main content area is titled 'SECTION 07 Inspection photos'. It includes a description: 'Inspection-level photos batch — room walk-throughs, external elevations, and signatures. Photos attached directly to defects, alarms, or documents are managed in their own sections.'

Below this, there are three sections for adding photos:

- ROOM PHOTOS (0)**: 'Living areas, kitchens, bathrooms — general state-of-property documentation.' with an '+ Add room photo' button.
- EXTERNAL PHOTOS (0)**: 'Front + rear elevations, side returns, roof from ground level.' with an '+ Add external photo' button.
- OTHER PHOTOS (0)**: 'Anything that doesn't fit a defect, alarm, document, or room/external bucket.' with an '+ Add other photo' button.

At the bottom, there is an 'INSPECTOR SIGNATURE' section with the instruction: 'Sign below to capture the inspector signature for this report. Tenant signature is captured separately at sign-off.' It features a large text input area and two buttons: 'Save signature' and 'Clear'.

Set your first property up free →

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## HouseComply

Built by HouseComply. We help you organise and evidence the property's condition and produce the audit-ready pack. The final decision stays with the council or inspector.