

Property Viewing Inspection Checklist (Kenya)

50-point checklist to help you spot problems before you commit.

Print this and bring it to the viewing. Tick each item, take photos/videos, and write notes. Ask to see the unit you will actually rent (not a show unit).

Before you go (documents & questions)

- Confirm the exact unit number and property address.
- Ask what is included in rent (service charge, water, garbage).
- Ask about power backup (generator/inverter) and water storage.
- Ask for a copy of the lease terms before paying anything.
- Ask who pays for repairs and how maintenance requests are handled.
- Confirm parking allocation and visitor parking rules.
- Confirm pet policy and any penalties/fees.
- Confirm move-in requirements (deposit, rent in advance, admin fees).

Exterior & building

- Visible cracks on walls/ceilings; signs of structural issues.
- Roof/gutters condition; water stains on exterior walls.
- Drainage around the building (standing water, bad smells).
- Staircase/railings condition and lighting.
- Elevator works (if applicable) and maintenance notice.
- Fire exits clear and signage visible.
- Common area cleanliness (corridors, garbage area).

Plumbing & water (test everything)

- Run taps in kitchen and bathrooms; water pressure steady.
- Hot water works (shower and sink).
- Toilets flush properly; no leaking at base.
- Under-sink cabinets dry; no mold or damp smell.
- Check for slow drains in sinks and shower.
- Ask about water rationing schedule (if any).
- Water meter present and readable (take a photo).

Electrical & connectivity

- [] Check sockets in each room with a phone charger.
- [] Test lights and switches; no flicker or buzzing.
- [] Distribution board condition; labeled breakers preferred.
- [] Ask if prepaid (token) or postpaid power and average bills.
- [] Check mobile signal strength and 4G/5G indoors.
- [] Ask what internet providers are available and fiber readiness.

Security & safety

- [] Main entrance: sturdy doors/locks; peephole.
- [] Window locks and grilles where needed.
- [] Ask about guards, CCTV coverage, and visitor sign-in.
- [] Ask about perimeter fencing and lighting at night.
- [] Check for safe storage for valuables (if needed).
- [] Emergency contacts displayed (security/management).

Inside the unit (condition)

- [] Walls/ceilings: damp patches, peeling paint, mold.
- [] Floors: loose tiles/warped wood; trip hazards.
- [] Windows open/close smoothly; seals reduce dust/noise.
- [] Kitchen: cabinet hinges, countertop condition.
- [] Cooker/oven/hood works (if included).
- [] Fridge space and dedicated socket.
- [] Bedrooms: door locks, wardrobe condition.
- [] Balcony: railing stable; water runoff.
- [] Noise check: listen for traffic/nearby bars/church/mosque.
- [] Smells: sewage, garbage, stale damp odor.

Neighborhood & access

- [] Walk/drive the route at different times (day/evening).
- [] Street lighting and footpath condition.
- [] Distance to matatu/bus stage; ease of commuting.
- [] Nearby amenities: shops, clinic, pharmacy, supermarket.
- [] Check flood-prone spots and drainage on the street.
- [] Ask neighbors about water, security, noise, management.

[] Confirm reliable boda access and safe pickup points.

Red-flag checklist (consider walking away)

- [] Landlord/agent refuses to show ownership/authority documents.
- [] Pressure to pay before viewing or before signing any paperwork.
- [] No written receipt or payment request to a third party unrelated to the owner/agent.
- [] Signs of chronic damp/mold or strong sewage smell.
- [] Frequent power/water outages without backup.
- [] Broken locks/windows/security weaknesses not addressed.