

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.