Rainy Season Rental Checklist

Take this to every viewing in Phuket.

Before the viewing

- [ ] Ask to view during or just after heavy rain
- [ ] Ask the landlord about flooding, leaks and mould
- [ ] Ask who pays for flood damage under the lease
- [ ] Ask whether the building is insured

Inside the house

- [ ] Water marks on walls or skirting
- [ ] Rust on low fittings or door frames
- [ ] Raised thresholds or sandbags by doors
- [ ] Damp smell
- [ ] Mould on ceilings, in wardrobes and bathrooms

Outside the house

- [ ] Floor level compared with the road
- [ ] Canals or large drains nearby
- [ ] Steep slope above the house, or house cut into a slope
- [ ] Access road floods?
- [ ] Steep driveway (hard work in heavy rain, especially with kids)

Ask the neighbours

- [ ] How does the street cope in October?
- [ ] Has the house or road flooded before?