

The closed-house checklist

To print, stick on the kitchen door and tick off on the last day.

1 · The day you leave

- ☐ Close the main water stopcock. If you do not know where it is, find it today, not on the day of a leak.
- ☐ Switch off the electric water heater.
- ☐ Empty the fridge. If you unplug it, clean it, dry it and leave the door ajar.
- ☐ Identify in the fuse box which circuits must stay live (pool pump, fridge if it stays on) and leave the others as you decide.
- ☐ Remove food that attracts insects from the cupboards: flour, rice, sugar, open biscuits.
- ☐ Take the rubbish out and empty the bins.
- ☐ Close windows, terrace doors, storerooms and skylights, one by one.
- ☐ Lower the shutters, leaving a gap for air if the house tends to get damp.
- ☐ Put damp absorbers in bathrooms, bedrooms and wardrobes.
- ☐ Sort out plants and irrigation: programmed, disconnected or left to someone.
- ☐ Sort out the post: someone to collect it, or a mailbox to receive it.
- ☐ Leave a key with someone you trust and write down who has it.
- ☐ Take photos of every room: they prove the state you left the house in.
- ☐ Read the empty-property clause of your home insurance policy.

2 · While you are away

- ☐ Have someone go into the house at regular intervals: once a month is reasonable.
- ☐ Read the water meter on every visit. With the house empty it should not move.
- ☐ Look at ceilings and walls, under the sink and behind the toilet: that is where stains start.
- ☐ Check the fuse box: a tripped switch leaves the fridge and the pool without power.
- ☐ Open post that has a deadline: a notification does not wait for you to come back.
- ☐ Air the house for a while on each visit if it smells damp.

3 · Before you return, and on arrival

- ☐ Open the stopcock and run the taps, cold and hot, for a few minutes before using the water.
- ☐ Switch on the water heater and wait for it to heat before the first shower.

- ☐ Plug the fridge in early, so it is cold when the shopping arrives.
- ☐ Raise the shutters, open the windows and air the house thoroughly.
- ☐ Go round the whole house looking for damp, leaks, insects or anything out of place.
- ☐ Check the pool and the terrace, and that the drains are not blocked.
- ☐ If something does not work, call the tradesman the same day: in season, diaries fill up.

4 · If you would rather we did it

Closing the house: €59. Visits while you are away: from €190 a year. Preparing before you arrive: €79. Water meter reading: €19 a reading. Keyholding: €99 a year. And the season package, closing, visits and arrival by one person: €295. Fixed prices, in writing, before anything starts. We do not repair or deep-clean: we coordinate the tradesman, who invoices you directly.

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Information checklist, not technical or insurance advice. Every house and every policy is different: check yours. Checked on 21/09/2026.