

Rental Walk Through Checklist

By Nicole Nichols-West

☐ Entries

- ☐ **Doors** These should be solid and equipped with deadbolts. Locks should have been changed since the last tenant.
- ☐ **Windows** All windows should lock from the inside and be equipped with screens or bars.
- ☐ **Security** Note if a good security system is installed, and find out who is responsible for service.

☐ Rooms

- ☐ **Walls** Is the paint fresh, or are there stains or torn wallpaper? If painting is needed, request that the landlord do so or give you a discount on rent in exchange for your doing it.
- ☐ **Floors** Note any gouges in wood flooring, cracks in tile, or stains on carpet.
- ☐ **Ceilings** Note any cracks, sagging or water stains.
- ☐ **Closets/cupboards** There should be no mold or sign of pest infestation.

☐ Plumbing

- ☐ **Pipes** Check under sinks and behind toilets to ensure there are no leaks.
- ☐ **Toilets** Flush each toilet to see how much water they use and if they are noisy.
- ☐ **Faucets** Check sink, tub and shower faucets for drips. Leaks can run up your water bill fast.
- ☐ **Bath** Showers, tub surrounds, etc should be checked for missing tiles or grout. Cracks in the sink or counter should be noted as well.
- ☐ **Hot water** The hot water heater should be well maintained and set to a safe hot water temperature.

☐ Electrical.

- ☐ **Switches** Find out what switches control what lights and plug outlets.
- ☐ **Outlets** Look for blackened outlets or ones marred by screws being forced in the ground. Insist on their replacement.
- ☐ **Breakers** Ask to be shown the breaker box and request a diagram showing what switch controls what in the house.

☐ Safety

- ☐ **Detectors** Check to see if smoke and carbon monoxide monitors are provided and in working order.
- ☐ **Fire extinguishers** These should be tagged as inspected by the proper authorities - fire extinguishers can lose efficiency after time.
- ☐ **Escape plan** Make sure windows that would be needed to escape in case of fire are not painted shut. Upper levels should have fire escape access.

☐ Appliances

- ☐ **Dishwasher** If possible, run the dishwasher through a short cycle during your walk-through.

- ☐ **Washing machine** Also run the washing machine through a rinse and spin cycle.
- ☐ **Dryer** Make sure the element gets hot and that it spins freely.
- ☐ **Stove** Check each burner, the oven coil and the broiler. The stove should not be direct wired to the wall.
- ☐ **Refrigerator/freezer** The fridge should be clean and cold. Test by freezing some ice cubes.
- ☐ **Air conditioning/heating** These should both be tested no matter what the season. Ask who is responsible for replacing filters.
- ☐ **Exterior**
 - ☐ **Roof** Note any damage or missing shingles.
 - ☐ **Yard** If landscaping is in disrepair, find out what you are expected to be responsible for.
 - ☐ **Fencing** Any damaged or weak fencing should be duly noted.
 - ☐ **Garage** If there is an electric garage door, make sure you get a remote door opener.