

# 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.