

Rental Property Inspection Checklist

Use this checklist to help inspect a rental property before signing a lease.

Security & Personal Safety

- Do all locks on the doors function properly?
- Do all the entry doors shut tightly? Do they include a heavy duty lock such as a deadbolt or chain?
- Do the windows all lock properly?
- Does the property have curtains or shades on all the windows?
- Is there outdoor lighting?
- Are there security cameras? This is particularly important for apartment complexes.
- How safe is the property's surrounding neighborhood?
- Are there smoke detectors? Does each smoke detector work?
- Are there CO2 detectors? Does each detector work?
- Is there a fire extinguisher?
- Is there an emergency exit?

Electrical & Heating

- Do all light fixtures work?
- Do all electrical sockets work? Are they placed in a safe location?
- Does the property have enough electrical sockets?
- Does the heating/cooling equipment work?
- Do the windows have proper ventilation? Do they all have storm windows?

Property Necessities

- Does the property have appliances, e.g., stove, oven, refrigerator, microwave, dishwasher? Do all the appliances work?
- Does the kitchen sink work? Is there a good water pressure?
- Does the bathroom sink work? The shower? Does the toilet flush?
- Is there parking? How close is the nearest bus stop? Is there storage for a bike?
- Does the property offer storage, e.g., a basement, attic, closets? Are these areas clean?
- Is there any pre-existing damage (e.g., holes in the walls, rips in the carpet, damage to the windows) to the property?
- Who has keys to the property? Just the landlord?
- Is there a maintenance team? Is there an emergency maintenance team?