

# The Essential Rental Inspection Checklist



Date: \_\_\_\_\_

Unit: \_\_\_\_\_

## Interior

Check the following items for visible damage, obstructions, or potential safety hazards:

Foyer/entry			
ITEM	GOOD CONDITION (Y/N)		NOTES
Floors/carpets (stains and signs of water damage)	Y	N	
Ceilings (stains and signs of water damage)	Y	N	
Doors (open/close, lock/unlock, drafts/sealing, damage)	Y	N	
Light switches (on/off, exposed wiring/safety hazards)	Y	N	
Power outlets (on/off, exposed wiring/safety hazards)	Y	N	
Electrical fixtures (on/off, exposed wiring/safety hazards)	Y	N	
Hallways			
ITEM	GOOD CONDITION (Y/N)		NOTES
Walls (stains and signs of water damage)	Y	N	
Floors/carpets (stains and signs of water damage)	Y	N	
Ceilings (stains and signs of water damage)	Y	N	
Doors (open/close, lock/unlock, drafts/sealing, damage)	Y	N	
Light switches (on/off, exposed wiring/safety hazards)	Y	N	
Power outlets (on/off, exposed wiring/safety hazards)	Y	N	
Electrical fixtures (on/off, exposed wiring/safety hazards)	Y	N	
Smoke detector (working order)	Y	N	
Carbon monoxide detector (working order)	Y	N	
Fire extinguishers (accessible and not expired)	Y	N	
Emergency exits (unobstructed)	Y	N	
Living room/dining room			
ITEM	GOOD CONDITION (Y/N)		NOTES
Walls (stains and signs of water damage)	Y	N	
Floors/carpets (stains and signs of water damage)	Y	N	
Ceilings (stains and signs of water damage)	Y	N	
Light switches (on/off, exposed wiring/safety hazards)	Y	N	
Power outlets (on/off, exposed wiring/safety hazards)	Y	N	
Electrical fixtures (on/off, exposed wiring/safety hazards)	Y	N	

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Bathroom (1)			
ITEM	GOOD CONDITION (Y/N)		NOTES
Walls (stains and signs of water damage)	Y	N	
Floors/carpets (stains and signs of water damage)	Y	N	
Ceilings (stains and signs of water damage)	Y	N	
Light switches (on/off, exposed wiring/safety hazards)	Y	N	
Power outlets (on/off, exposed wiring/safety hazards)	Y	N	
Electrical fixtures (on/off, exposed wiring/safety hazards)	Y	N	
Faucet (on/off, water pressure, leaks)	Y	N	
Sink (proper drainage, check under the sink for leaks)	Y	N	
Shower (proper drainage, water pressure, leaks)	Y	N	
Toilet (proper drainage, water pressure, tank leak)	Y	N	
Laundry room			
ITEM	GOOD CONDITION (Y/N)		NOTES
Walls (stains and signs of water damage)	Y	N	
Floors/carpets (stains and signs of water damage)	Y	N	
Ceilings (stains and signs of water damage)	Y	N	
Light switches (on/off, exposed wiring/safety hazards)	Y	N	
Power outlets (on/off, exposed wiring/safety hazards)	Y	N	
Electrical fixtures (on/off, exposed wiring/safety hazards)	Y	N	
Washer (working order, signs of leaks)	Y	N	
Dryer (working order)	Y	N	
Sink (proper drainage, check under the sink for leaks)	Y	N	
Other appliances (working order)	Y	N	
Utility room			
ITEM	GOOD CONDITION (Y/N)		NOTES
Walls (stains and signs of water damage)	Y	N	
Floors/carpets (stains and signs of water damage)	Y	N	
Ceilings (stains and signs of water damage)	Y	N	
Light switches (on/off, exposed wiring/safety hazards)	Y	N	
Power outlets (on/off, exposed wiring/safety hazards)	Y	N	
Electrical fixtures (on/off, exposed wiring/safety hazards)	Y	N	
Thermostat (working order, check batteries)	Y	N	
Hot water tank (flush annually, leaks, corrosion around pipes)	Y	N	

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Kitchen			
ITEM	GOOD CONDITION (Y/N)		NOTES
Walls (stains and signs of water damage)	Y	N	
Floors/carpets (stains and signs of water damage)	Y	N	
Ceilings (stains and signs of water damage)	Y	N	
Light switches (on/off, exposed wiring/safety hazards)	Y	N	
Power outlets (on/off, exposed wiring/safety hazards)	Y	N	
Electrical fixtures (on/off, exposed wiring/safety hazards)	Y	N	
Faucet (on/off, water pressure, leaks)	Y	N	
Sink (proper drainage, check under the sink for leaks)	Y	N	
Dishwasher (working order, signs of leaks)	Y	N	
Stove (working order)	Y	N	
Refrigerator (working order)	Y	N	
Other appliances (working order)	Y	N	
Bedroom (1)			
ITEM	GOOD CONDITION (Y/N)		NOTES
Walls (stains and signs of water damage)	Y	N	
Floors/carpets (stains and signs of water damage)	Y	N	
Ceilings (stains and signs of water damage)	Y	N	
Light switches (on/off, exposed wiring/safety hazards)	Y	N	
Power outlets (on/off, exposed wiring/safety hazards)	Y	N	
Electrical fixtures (on/off, exposed wiring/safety hazards)	Y	N	
Smoke detector (working order)	Y	N	
Carbon monoxide detector (working order)	Y	N	
Bedroom (2)			
ITEM	GOOD CONDITION (Y/N)		NOTES
Walls (stains and signs of water damage)	Y	N	
Floors/carpets (stains and signs of water damage)	Y	N	
Ceilings (stains and signs of water damage)	Y	N	
Light switches (on/off, exposed wiring/safety hazards)	Y	N	
Power outlets (on/off, exposed wiring/safety hazards)	Y	N	
Electrical fixtures (on/off, exposed wiring/safety hazards)	Y	N	
Smoke detector (working order)	Y	N	
Carbon monoxide detector (working order)	Y	N	

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Bathroom (2)			
ITEM	GOOD CONDITION (Y/N)		NOTES
Walls (stains and signs of water damage)	Y	N	
Floors/carpets (stains and signs of water damage)	Y	N	
Ceilings (stains and signs of water damage)	Y	N	
Light switches (on/off, exposed wiring/safety hazards)	Y	N	
Power outlets (on/off, exposed wiring/safety hazards)	Y	N	
Electrical fixtures (on/off, exposed wiring/safety hazards)	Y	N	
Faucet (on/off, water pressure, leaks)	Y	N	
Sink (proper drainage, check under the sink for leaks)	Y	N	
Shower (proper drainage, water pressure, leaks)	Y	N	
Toilet (proper drainage, water pressure, tank leak) (proper drainage, check under the sink for leaks)	Y	N	

## Exterior

Check the following items for visible damage, obstructions, or potential safety hazards:

ITEM	GOOD CONDITION (Y/N)		NOTES
Walls	Y	N	
Siding	Y	N	
Windows	Y	N	
Doors	Y	N	
Deck	Y	N	
Roof	Y	N	
Paint and finishings	Y	N	
Landscaping (lawn, trees, shrubs)	Y	N	
Walkways (damage or potential safety hazards)	Y	N	
Driveways (damage or potential safety hazards)	Y	N	
Downspouts (draining away from the property)	Y	N	