

The Essential Rental Inspection Checklist



Date:

Unit:

Interior

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

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

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Bathroom (1)

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

Bathroom (2)

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

Utility room

Item	Good Condition		Item	Good Condition	
Walls (stains and signs of water damage)	Y	N	Power outlets (on/off, exposed wiring/safety hazards)	Y	N
Floors/carpets (stains and signs of water damage)	Y	N	Electrical fixtures (on/off, exposed wiring/safety hazards)	Y	N
Ceilings (stains and signs of water damage)	Y	N	Thermostat (working order, check batteries)	Y	N
Light switches (on/off, exposed wiring/safety hazards)	Y	N	Hot water tank (flush annually, leaks, corrosion around pipes)	Y	N

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Laundry room

Item	Good Condition		Item	Good Condition	
Walls (stains and signs of water damage)	Y	N	Electrical fixtures (on/off, exposed wiring/safety hazards)	Y	N
Floors/carpets (stains and signs of water damage)	Y	N	Washer (working order, signs of leaks)	Y	N
Ceilings (stains and signs of water damage)	Y	N	Dryer (working order)	Y	N
Light switches (on/off, exposed wiring/safety hazards)	Y	N	Sink (proper drainage, check under the sink for leaks)	Y	N
Power outlets (on/off, exposed wiring/safety hazards)	Y	N	Other appliances (working order)	Y	N

Bedroom (1)

Item	Good Condition		Item	Good Condition	
Walls (stains and signs of water damage)	Y	N	Power outlets (on/off, exposed wiring/safety hazards)	Y	N
Floors/carpets (stains and signs of water damage)	Y	N	Electrical fixtures (on/off, exposed wiring/safety hazards)	Y	N
Ceilings (stains and signs of water damage)	Y	N	Smoke detector (working order)	Y	N
Light switches (on/off, exposed wiring/safety hazards)	Y	N	Carbon monoxide detector (working order)	Y	N

Bedroom (2)

Item	Good Condition		Item	Good Condition	
Walls (stains and signs of water damage)	Y	N	Power outlets (on/off, exposed wiring/safety hazards)	Y	N
Floors/carpets (stains and signs of water damage)	Y	N	Electrical fixtures (on/off, exposed wiring/safety hazards)	Y	N
Ceilings (stains and signs of water damage)	Y	N	Smoke detector (working order)	Y	N
Light switches (on/off, exposed wiring/safety hazards)	Y	N	Carbon monoxide detector (working order)	Y	N

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Unit:

Kitchen

Item	Good Condition		Item	Good Condition	
Walls (stains and signs of water damage)	Y	N	Faucet (on/off, water pressure, leaks)	Y	N
Floors/carpets (stains and signs of water damage)	Y	N	Sink (proper drainage, check under the sink for leaks)	Y	N
Ceilings (stains and signs of water damage)	Y	N	Dishwasher (working order, signs of leaks)	Y	N
Light switches (on/off, exposed wiring/safety hazards)	Y	N	Stove (working order)	Y	N
Power outlets (on/off, exposed wiring/safety hazards)	Y	N	Refrigerator (working order)	Y	N
Electrical fixtures (on/off, exposed wiring/safety hazards)	Y	N	Other appliances (working order)	Y	N
Faucet (on/off, water pressure, leaks)	Y	N			

Interior

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

Item	Good Condition		Item	Good Condition	
Walls	Y	N	Paint and finishings	Y	N
Siding	Y	N	Landscaping (lawn, trees, shrubs)	Y	N
Windows	Y	N	Walkways (damage or potential safety hazards)	Y	N
Doors	Y	N	Driveways (damage or potential safety hazards)	Y	N
Deck	Y	N	Downspouts (draining away from the property)	Y	N
Roof	Y	N			

Additional notes