

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?