

A Renter's Checklist

Use this checklist as a means to thoroughly evaluate a potential property you are considering. If there are things that need to be fixed, ask the landlord what their timeline is. Use this list as a means to compare properties before you make the decision about which to rent. Use it also to measure the safety features that are included the property.

Address: _____ Date: _____

Owner: _____ Phone: _____

Repairs needed: ____ Yes ____ No
 If yes, repairs to be completed by the following date: _____

Exterior of building and yards	YES	NO
Building exterior appears to be clean and well maintained		
All doors, stairs and fire escapes are unobstructed and in good condition		
Property around the building is clean and well maintained		
Porches are free of furniture designed for interior use		
Garbage containers with lids provided		
Fluids for snow blowers, lawn equipment are NOT stored in building		

Living Room, common areas	YES	NO
All interior walls and ceilings are in good condition (no signs of leaks)		
Electric outlets on each wall, outlets have covers and are in good condition		
All wall electrical switches work easily and light fixtures work properly		
Hallways and common areas are illuminated		
Smoke detectors in each hallway leading to bedrooms		
Windows operate easily		
All exit routes are clear, doors work freely		
Exit doors free of locking devices that may interfere with exiting(no keys required to exit)		
Carbon monoxide detector present in apartment		

Kitchen	YES	NO
All interior walls and ceilings are in good condition (no signs of leaks)		
Electric outlets on each wall, outlets have covers and are in good condition (GFCI needed)		
All wall electrical switches work easily and light fixtures work properly		
Do appliances appear to be clean and in good working condition?		
Are appliances electrical cords in good condition?		
Kitchen exhaust and kitchen surfaces are free of grease		
Hot and cold water turns on and off without any leaks		
Sink drains well (not slowly, no leaks under sink)		
Windows operate easily, exit route is clear, doors work freely		

Utilities and housekeeping	YES	NO
All circuits marked on electrical panel <ul style="list-style-type: none"> ○ Breakers ○ Fuses 		
Basement is not cluttered with combustible debris		
Oil/gas burners have an identified emergency shut off switch		
Laundry rooms (if provided) are neat, clean, and free of lint		
Basement is dry and free of standing water or mold		
A 3 foot clearance is maintained around furnace, boiler, and hot water tank		
Do all the rooms have heat?		

Bathroom	YES	NO
All interior walls and ceilings are in good condition (no signs of leaks)		
Electric outlets on each wall, outlets have covers and are in good condition (GFCI needed)		
All wall electrical switches work easily and light fixtures work properly		
Hot and cold water turns on and off without any leaks at tub/shower		
Window, operates easily, or exhaust vent fan (exhausted to exterior)		
Toilet flushes completely and has no leaks		
Tub and sink drain easily (not slowly or plugged)		
Hot and cold water turns on and off without any leaks at sink		

Bedroom #1 (not permitted in cellars or attics)	YES	NO
All interior walls and ceilings are in good condition (no signs of leaks)		
Electric outlets on each wall, outlets have covers and are in good condition		
All wall electrical switches work easily and light fixtures work properly		
Smoke detector is present in bedroom and test ok (press button to test)		
Window (1 required) operates easily, glass not broken, screens provided		
Door works freely, latches and locks (no keys required to exit)		

Bedroom #2 (not permitted in cellars or attics)	YES	NO
All interior walls and ceilings are in good condition (no signs of leaks)		
Electric outlets on each wall, outlets have covers and are in good condition		
All wall electrical switches work easily and light fixtures work properly		
Smoke detector is present in bedroom and test ok (press button to test)		
Window (1 required) operates easily, glass not broken, screens provided		
Door works freely, latches and locks (no keys required to exit)		

Bedroom #3 (not permitted in cellars or attics)	YES	NO
All interior walls and ceilings are in good condition (no signs of leaks)		
Electric outlets on each wall, outlets have covers and are in good condition		
All wall electrical switches work easily and light fixtures work properly		
Smoke detector is present in bedroom and test ok (press button to test)		
Window (1 required) operates easily, glass not broken, screens provided		
Door works freely, latches and locks (no keys required to exit)		

Bedroom #3 (not permitted in cellars or attics)	YES	NO
All interior walls and ceilings are in good condition (no signs of leaks)		
Electric outlets on each wall, outlets have covers and are in good condition		
All wall electrical switches work easily and light fixtures work properly		
Smoke detector is present in bedroom and test ok (press button to test)		
Window (1 required) operates easily, glass not broken, screens provided		
Door works freely, latches and locks (no keys required to exit)		

Bedroom #4 (not permitted in cellars or attics)	YES	NO
All interior walls and ceilings are in good condition (no signs of leaks)		
Electric outlets on each wall, outlets have covers and are in good condition		
All wall electrical switches work easily and light fixtures work properly		
Smoke detector is present in bedroom and test ok (press button to test)		
Window (1 required) operates easily, glass not broken, screens provided		
Door works freely, latches and locks (no keys required to exit)		

Bedroom #5 (not permitted in cellars or attics)	YES	NO
All interior walls and ceilings are in good condition (no signs of leaks)		
Electric outlets on each wall, outlets have covers and are in good condition		
All wall electrical switches work easily and light fixtures work properly		
Smoke detector is present in bedroom and test ok (press button to test)		
Window (1 required) operates easily, glass not broken, screens provided		
Door works freely, latches and locks (no keys required to exit)		

Other items noted during evaluation:

Water or structural damage

Evidence of black mold

Means of exit in case of emergency

Electrical safety and outlets

Housekeeping- is the unit clean and well maintained inside and out?

Freshly painted?

Operational locks on all outside doors and windows?

Heating and hot water- are the furnace and water heater in good condition?

NOTES: