

RENTAL CHECKLIST

A reliable landlord won't object when you ask to look closely at the place that may be your new home. Don't be shy--turn burners on, check water pressure and temperature, flush toilets, flip light switches. Mark this checklist as you look around. If only a few items raise questions, ask if they can be repaired. If you find more than a few problems, another rental might be better for your family. Equipment to bring: yardstick or dowel rod (to reach smoke alarm test buttons), a circuit tester or small electrical appliance (to check outlets), a lighter (to reveal drafty window and door frames), and a flashlight.

Outside the Building

- Does the foundation appear to have major cracks, holes, or sagging areas?
- Do building walls look straight, solid, and free of loose trim or siding?
- Do stairs, rails, porches and balconies look solid and free of hazards?
- Do roof, gutters and downspouts look in good condition?
- Is outside paint cracking or chipping?
- Does outside wiring look secure and in good condition?
- Is the yard free of garbage and debris?
- Do garage and storage buildings look safe and free of debris?
- (Mobiles) Is the unit properly tied down?

Inside the Building

- Do all ground-floor windows and doors lock securely?
- Are window panes unbroken and windows air tight?
- Are doors, windows and walls weather tight and water tight?
- Are ceilings, walls and floors clean and free of hazards?
- Do baseboards, corners and floor-level cabinets appear free of rodent-gnawed holes?
- Are rooms free of cracking or chipping paint?
- Is the unit free of open electrical boxes and broken light fixtures? Does wiring appear neat and well insulated?
- Are halls and stairs well lit? Do stairs have handrails?
- Is there more than one route to exit the unit?
- Do garbage disposal facilities look adequate and sanitary?
- Is there at least one working smoke detector for each level of the unit?

Living Room

___ Are there at least two working electric outlets or one outlet plus one working, permanent light fixture?

Kitchen

___ Is the floor waterproof and easily cleanable?

___ Do all stove burners work and are all knobs in place?

___ Are there a working oven, refrigerator and sink?

___ Does plumbing have leaks? Do drains operate smoothly?

___ Do both hot and cold water have good pressure?

___ Are there at least one working electric outlet and one working, permanent light fixture?

___ Are the appliances free of hazards, clean, and easily cleanable?

___ Are cabinets and other areas (underneath sink, behind refrigerator) free of roaches?

Bathroom

___ Are a properly working toilet, sink and tub (or shower) installed in a private room?

___ Is there a window that can be opened or a working exhaust vent?

___ Is there a permanently installed light fixture? (Metal light pulls are dangerous in wet areas.)

___ Is the floor waterproof and easily cleanable?

___ Does plumbing appear to have leaks? Do drains operate smoothly?

___ Do both hot and cold water have good pressure?

Bedrooms

___ Is there at least one openable, lockable window leading to the outside of the unit?

___ Are there at least two working electric outlets or one outlet plus one working, permanent light fixture?

Other Important Equipment

___ Is the furnace in a debris-free area? Will it keep a minimum temperature of 58 degrees in all rooms?

___ Is the water heater equipped with a temperature relief valve and an iron or copper discharge tube extending down from the valve to within 6" of the floor?

___ (Mobiles) Does it have at least one operating smoke alarm?