

WHAT TO LOOK FOR WHEN CHECKING OUT A RENTAL

ADDRESS



GENERAL LIGHTING

Are the building's common areas – lobby, street entrance, garage or parking area – well lit? (You may need to come back after dark.)

Good Needs work



STAIRWAYS & ELEVATORS

How close is the rental to either? Are they well lit and secure?

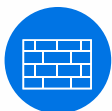
Good Needs work



LOCKS

Do they work? Any sign of tampering, like scratches or dents? Ask if the locks will be changed when you move in.

Good Needs work



CEILINGS & WALLS

Is there peeling paint? Signs of water damage or mold? Cracked plaster? Are they clean?

Good Needs work



CABINETS

Do kitchen and bathroom cabinet doors and drawers open easily? Shine a flashlight in them to check for signs of vermin or bugs.

Good Needs work



PARKING

Is there street parking for future guests? Is there tenant parking, and is it assigned or first-come, first served?

Good Needs work



ENTRANCES

Are any common entries locked? What access controls are in place: doorbell, buzzer, security camera, call phone?

Good Needs work



DOORS

Do all the doors open and shut easily? Make sure there's a peephole/door viewer in the exterior door.

Good Needs work



CLOSETS

Is there enough storage for clothes and shoes? Are there entry or utility closets? Does the building have space for bikes and gear?

Good Needs work



FLOORS

Is carpet frayed or dirty? Is hardwood scratched or water stained? Is tile chipped, cracked or uneven?

Good Needs work



COUNTERTOPS

Are there stains or cracks? If it's tile, check for missing grout and chips.

Good Needs work



APPLIANCES

Is the refrigerator running and odor-free? Is the freezer defrosted? Check condition of the stove, dishwasher and microwave.

- Good Needs work



WATER

How's the temperature and clarity? If possible, turn on the shower and flush the toilet at the same time to check pressure.

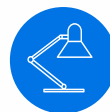
- Good Needs work



ELECTRICAL OUTLETS

Are they working? Are any hot to the touch or buzzing? Any char marks? Check for similar issues in the circuit breaker box.

- Good Needs work



INTERIOR LIGHTING

Is there overhead lighting? Flip the switches – flickering lights could indicate a wiring problem.

- Good Needs work



SINKS, TUB & SHOWER

Is caulking tight and mildew-free? Do the faucets leak or drip? Does water drain quickly? Does the garbage disposal work?

- Good Needs work



WINDOWS

Are the windows openable? Make sure none are painted shut or have cracked glass. Are there screens? Do any need safety bars?

- Good Needs work



TOILET

Does it flush completely and refill adequately? (Bonus points if it's clean!)

- Good Needs work



WINDOW COVERINGS

If there are shades, do they come with the rental? If not, what's allowed? Make sure existing blinds aren't broken or bent.

- Good Needs work



LAUNDRY

Is there a washer/dryer or a common laundry? If the laundry is communal, check proximity, hours of operation and security.

- Good Needs work



HVAC

Do the thermostat, heater, fans and/or AC work? Ask when things were serviced, and look for gaps around wall-mounted units.

- Good Needs work



AMENITIES

Is there a gym, shared outdoor space, or common party area? How close are they to your unit? Ask about hours of access.

- Good Needs work



NOISE

When you're inside, can you hear people in the halls, and above or below you? Do you hear traffic noise? Are common areas noisy?

- Good Needs work



DETECTORS

Are smoke detectors in place inside every bedroom, outside each sleeping area and on every level of the home?

- Good Needs work



CELL RECEPTION

Can you hear me now? Try calling or texting from various rooms to make sure you get cell phone reception with your carrier.

- Good Needs work