

Inspection Checklists

NOTE: Make a list of all items that need to be fixed and request landlord to repair them before signing the lease and moving in. Check to make sure all items work properly, such as sinks, toilets, outlets, lights, appliances, locks, furnace and air conditioner. This will help to prevent problems with the landlord.

Kitchen (check for)	Excellent	Shows Wear	Needs Repair
Ceiling (Cracks, Peeling Paint, Holes)			
Walls (Cracks, Peeling Paint, Holes)			
Floors (Cracks, Holes, Uneven)			
Windows (Broken/Cracked Glass & Frame)			
Storm Windows?			
Outlets (Working? How many?)			
Light Fixtures (Working?)			
Heating Vents (Working?)			
Stove (Gas/Electric, Works? Clean?)			
Refrigerator and Freezer (Frost-Free, Works? Clean? Age?)			
Sink and Faucet (Works? Leaks? Pressure?)			
Cabinets (Functional?)			
Dishwasher (Working?)			
Garbage Disposal (Working?)			

Bathroom (check for)	Excellent	Shows Wear	Needs Repair
Ceiling (Cracks, Peeling Paint, Holes)			
Walls (Cracks, Peeling Paint, Holes)			
Floors (Cracks, Holes, Uneven)			
Windows (Broken/Cracked Glass & Frame)			
Outlets (Working? How many?)			
Light Fixtures (Working?)			
Heating Vents (Working?)			
Toilet (Working? Leaks?)			
Shower/Bathtub (Works? Cracks? Peeling Paint?)			
Sink & Faucet (Works?, Leaks/Pressure)			
Exhaust Fan (Works? Clean?)			

Living Room (check for)	Excellent	Shows Wear	Needs Repair
Ceiling (Cracks, Peeling Paint, Holes)			
Walls (Cracks, Peeling Paint, Holes)			
Floors (Cracks, Holes, Uneven)			
Windows (Broken/Cracked Glass & Frame)			
Outlets (Working?, How many?)			
Light Fixtures (Working?)			
Heating Vents (Working?)			

Bedroom 1 (check for)	Excellent	Shows Wear	Needs Repair
Ceiling (Cracks, Peeling Paint, Holes)			
Walls (Cracks, Peeling Paint, Holes)			
Floors (Cracks, Holes, Uneven)			
Windows (Broken/Cracked Glass & Frame)			
Outlets (Working? How many?)			
Light Fixtures (Working?)			
Heating Vents (Working?)			
Closet Space (Large enough?)			

Bedroom 2 (check for)	Excellent	Shows Wear	Needs Repair
Ceiling (Cracks, Peeling Paint, Holes)			
Walls (Cracks, Peeling Paint, Holes)			
Floors (Cracks, Holes, Uneven)			
Windows (Broken/Cracked Glass & Frame)			
Outlets (Working? How many?)			
Light Fixtures (Working?)			
Heating Vents (Working?)			
Closet Space (Large enough?)			

Other rooms (check for)	Excellent	Shows Wear	Needs Repair
Ceiling (Cracks, Peeling Paint, Holes)			
Walls (Cracks, Peeling Paint, Holes)			
Floors (Cracks, Holes, Uneven)			
Windows (Broken/Cracked Glass & Frame)			
Outlets (Working? How many?)			
Light Fixtures (Working?)			
Heating Vents (Working?)			
Closet Space (Large enough?)			

General / other (check for)	Excellent	Shows Wear	Needs Repair
Attic (Lighting, Insulation)			
Storage Space (Large enough?)			
Furnace (Working Gas/Oil, Age of?)			
Water Heater (Working, Age of?)			
Washer & Dryer (Working, Age of?)			
Thermostat (Working?, Access to?)			
Yard/Play Area (Large enough?)			
Fireplace (Functional?)			

Utilities and other services - who pays? L = Landlord T = Tenant			
Electricity		Phone	Air Conditioning
Water		Cable TV	Recycling
Gas		Garbage	Snow Removal
Heat		Sewer	Pest Control

Security and Safety (check for)			
Electrical Wiring (Frayed wires?)		Circuit Breaker (Access to?)	Parking Lot/ On-Street Parking
Smoke Detector(s)		Fire Extinguishers	Fire Escape
Door Locks		Locked Windows	Lighting (Outside)
Individual Utility		Exit Signs	Pest Control

This handout contains a general statement of the law and should be used only as a guide. It should not be considered legal advice because everyone's case is different. The complete Self-Help Handbook for Tenants is available in electronic format at <http://www.northpennlegal.org> in our Resources Section. NPLS videos on rental housing are available on our website and at many area libraries