



RENTAL WALK-THROUGH CHECKLIST



Once you've found the perfect rental, complete this walk-through checklist before signing on the dotted line.



Turn on the faucets. Make sure you have clear water, good pressure and no banging in the pipes.



Check floors, walls & ceiling for any evidence of water damage, mold, mildew, stains or cracks.



Open and close the windows. Windows get painted shut, are not made to open, or are just plain hard to open—all potential problems.



Make sure all windows have screens, especially if you have pets.



Open the closets, doors and cabinets in all rooms to make sure you will have ample storage space and that there are no lurking critters.



Plug something small, like a phone charger, into each outlet to insure they are all in working order.



Check the appliances in the kitchen to make sure they are up to your standards.



Be aware of the noise level in the unit.



Check the locks on the front door to make sure they are in good working order.



Make sure there are no sealing issues with the front door.



Check to make sure there is ample lighting in the hallways, on the property and in the parking areas.



Make sure there is sufficient parking.



If the apartment has security gates, make sure they are not broken.



Ask where the laundry facilities are to make sure it's conveniently and safely located.



Visit the property both during the day and at night to get a complete picture of the neighborhood.



IDENTIFY ALL POTENTIAL ISSUES, SO THAT YOU CAN ADDRESS THEM WITH THE LANDLORD.



BEST CASE SCENARIO:

The landlord is amenable to addressing your concerns and you are able to get modifications and improvements written into your lease agreement.



WORST CASE SCENARIO:

You discover that the landlord will not or cannot resolve your concerns, giving you the option to walk away from an apartment that may not be a great fit for you.

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