

## HOW TO INSPECT A RENTAL

\_\_\_\_\_ **Leaks:** Check for signs of water damage on walls, ceilings, baseboards, and in closets.

\_\_\_\_\_ **Heat:** A dwelling is required to have heating facilities conforming to current code at the time it was built. Turn the heat on! Does it work? Is it adequate? Avoid space heaters.

\_\_\_\_\_ **Phone jacks:** The landlord is required by law to provide one operable telephone jack and wiring per dwelling.

\_\_\_\_\_ **Deadbolts:** The landlord is required to provide a deadbolt lock on each main swinging entry door.

\_\_\_\_\_ **Electrical outlets:** There should be one per room. If you will need to use a power strip, check to see if the electrical wiring of the house will support it.

\_\_\_\_\_ **Bathroom:** There should be either a window that opens or a fan for ventilation. Make sure the toilet flushes adequately.

\_\_\_\_\_ **Mildew / Mold:** Signs of mildew may suggest a leak or just that the house is damp. Remember mildew will continue during the winter season. Many people are allergic to mold, and mold can be difficult to remove and control.

\_\_\_\_\_ **Stove and Oven:** Turn on each burner and the oven to verify that they work properly and that there are no gas leaks.

\_\_\_\_\_ **Water:** There should be hot and cold running water from each faucet. Does the water heater have an insulation blanket on it? This is not required by law but can help reduce utility costs. Is the water pressure adequate and to your liking?

\_\_\_\_\_ **Garbage:** The landlord must provide one outside garbage can with a lid if your garbage service does not provide one.

\_\_\_\_\_ **Fire prevention:** The landlord is not required to provide a smoke detector in a single unit or fire extinguishers in any unit, but you can always ask! They *are* required to provide a smoke detector if the unit is in a “multi-unit building.” Some homeowner’s insurance policies do require them.

\_\_\_\_\_ **Neighborhood:** Drive or walk through the neighborhood at different times of day and night, especially the times when you are likely to be coming and going. Is the street well lit? Does the neighborhood feel safe to you? You can contact the local police to inquire about area crime rates.

\_\_\_\_\_ **Animals/Vermin:** There should be no signs of mice, rats, rodents, etc. Check around the house to see that there are no open entrances under the house where skunks, possums, or raccoons could live.

\_\_\_\_\_ **Get in writing** if the landlord tells you something will be fixed, and include a date of completion!