

Rental Inspection Checklist: Periodic Unit Walk

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Property and walk

INSPECTION DATE

WALK TYPE

PROPERTY ADDRESS

UNIT OR APARTMENT NUMBER

UNIT SIZE

TENANT NAME(S)

LANDLORD OR MANAGER

INSPECTED BY

OCCUPANCY AT THIS WALK

ENTRY NOTICE

ROOMS AND COMMON AREAS WALKED

- ☐ Tenant present for this walk
- ☐ Landlord or agent present for this walk
- ☐ Date-stamped photos taken of defects or leaks

Smoke, CO, locks, and egress

Item	OK	Defect	N/A	Notes
Smoke alarms present and they sound when tested	☐	☐	☐	
Carbon monoxide alarms present and they sound when tested	☐	☐	☐	
Alarm batteries or hard-wire power in working condition	☐	☐	☐	
Entry locks, deadbolt, and keys work	☐	☐	☐	
Primary exit and path out of the unit are not blocked	☐	☐	☐	
Fire-labeled door, if present, closes and latches	☐	☐	☐	
No unvented gas, oil, or kerosene space heater in use	☐	☐	☐	
Hearing-impaired smoke alarm if a hearing-impaired person occupies the unit	☐	☐	☐	

Kitchen habitability

Item	OK	Defect	N/A	Notes
Hot and cold running water at the kitchen sink	☐	☐	☐	
Kitchen sink holds water and the drain flows	☐	☐	☐	

Cooking appliance present and operable	☐	☐	☐	_____
Refrigerator present and cold	☐	☐	☐	_____
Food preparation area and food storage present	☐	☐	☐	_____
Permanently mounted light in the kitchen works	☐	☐	☐	_____
Outlet within reach of the kitchen water source is GFCI protected	☐	☐	☐	_____
No active water leak at supply, sink, or dishwasher	☐	☐	☐	_____

Bath habitability

Item	OK	Defect	N/A	Notes
Interior flushable toilet works and is usable in privacy	☐	☐	☐	_____
Bathroom sink has hot and cold water and drains	☐	☐	☐	_____
Bathtub or shower can be used	☐	☐	☐	_____
Bath door or enclosure provides privacy	☐	☐	☐	_____
Permanently mounted light in each bathroom works	☐	☐	☐	_____
Bath exhaust fan or an openable window works	☐	☐	☐	_____
Outlet near the bath water source is GFCI protected	☐	☐	☐	_____
No active leak at toilet, tub, shower valve, or supply	☐	☐	☐	_____

Living and sleeping rooms

Item	OK	Defect	N/A	Notes
Living room is present and can be used	☐	☐	☐	_____
Permanently installed heat works in habitable rooms	☐	☐	☐	_____
Windows open, close, lock, and keep weather out	☐	☐	☐	_____
Habitable rooms have working outlets or a working outlet and a permanent light	☐	☐	☐	_____
Ceilings and walls: no active moisture, holes, or unstable surface	☐	☐	☐	_____
Floors are usable and free of obvious trip hazards	☐	☐	☐	_____
Interior stairs, handrail, and guard, if present, are secure	☐	☐	☐	_____
Visible structure: no collapsed ceiling, missing floor, or unsafe opening	☐	☐	☐	_____

Water, heat, and electrical systems

Item	OK	Defect	N/A	Notes
Heating system supplied with the unit operates	☐	☐	☐	_____
Water heater is installed and shows no leak or scorch	☐	☐	☐	_____

No active plumbing leak on supply or drain lines you can see	☐	☐	☐	_____
No sewage leak or blocked sewage in the unit	☐	☐	☐	_____
No gas or oil leak you can smell or see	☐	☐	☐	_____
Outlets, switches, and visible conductors: covers on, no exposed wire	☐	☐	☐	_____
Clothes dryer exhaust, if a dryer is present, is connected and not crushed	☐	☐	☐	_____
Other landlord-supplied appliances in the unit operate	☐	☐	☐	_____

Pests, mold, and refuse

Item	OK	Defect	N/A	Notes
No evidence of cockroaches	☐	☐	☐	_____
No evidence of mice or rats	☐	☐	☐	_____
No evidence of bedbugs	☐	☐	☐	_____
No evidence of other pests (ants, fleas, or similar)	☐	☐	☐	_____
No mold-like substance on walls, ceilings, or baths	☐	☐	☐	_____
Refuse path is usable: in-unit cans or common receptacles as the building provides	☐	☐	☐	_____

Common areas and exterior access

Item	OK	Defect	N/A	Notes
Path from the unit door to the public way is open and usable	☐	☐	☐	_____
Shared halls, stairs, and landings are reasonably clean and safe	☐	☐	☐	_____
Permanently installed lighting in shared halls or stairs works	☐	☐	☐	_____
Smoke alarm on each level of the shared building, if applicable	☐	☐	☐	_____
Shared laundry, trash room, or mail room used by this unit is accessible	☐	☐	☐	_____
Guards or rails on shared stairs or elevated walks, if present, are secure	☐	☐	☐	_____
Exterior envelope you can see is reasonably weathertight	☐	☐	☐	_____
Walkway or steps used to reach the unit are usable	☐	☐	☐	_____

Findings and sign-off

FINDINGS

ACTION

PROMISED REPAIR COMPLETION DATE

FOLLOW-UP INSPECTION DATE

DATE SIGNED

☐ Signed copy provided to the tenant

LANDLORD OR MANAGER SIGNATURE

TENANT SIGNATURE

INSPECTOR OR PHA SIGNATURE

TIME SIGNED

Reference only. Verify against local codes, a licensed inspector or a qualified contractor.