

## Tenant's Pre-inspection List

In anticipation of entering into a lease with \_\_\_\_\_ ("Landlord"), the Landlord and I, \_\_\_\_\_ ("Tenant"), have each examined the premises and each agrees that the specific items are in good, clean and sanitary order, and in good condition and repair, unless noted to the contrary in this checklist.

If Landlord and Tenant do, in fact, enter into a Lease Agreement, then at the end of the lease term, Tenant agrees to return the premises in a condition that matches the condition of the premises at the beginning of the lease term, as reflected in this checklist, except for such deterioration that might result from normal use of the premises and furnishings.

As part of the consideration for the rental of the premises, Tenant voluntarily assumes the risk of any defects in the premises either known, or that should have been known to Tenant in the exercise of ordinary care at the beginning of the lease term, unless Tenant gives written notice to Landlord to correct the defects, prior to entering into Lease Agreement.

Kitchen: \_\_\_\_\_ (OK or Not).

Floors clean

Carpet

Sink

    Stopper

    Strainer

Countertops

Cabinets

Exhaust fan works

Dishwasher

Refrigerator

Trays and Shelves

Freezer

Microwave

Trash Compactor

Range

Pans/racks

Light switches

Bulbs

Windows

Screens

Drapes, curtains, blinds

Door

Locks

Latches

Surfaces

Walls

Ceiling

Smoke detector

Fire sprinkler, extinguisher

Dining Room: \_\_\_\_\_.

Floors

Carpets  
Lights  
Windows  
Screens  
Walls  
Ceiling  
Drapes  
Blinds  
Shades  
Doors  
Locks  
Latches  
Surfaces  
Fireplace  
Flue clean  
Ceiling fan  
Smoke detector  
Bookshelves  
Light Switches

Living Room: \_\_\_\_\_.

Floors  
Carpets  
Lights  
Windows  
Screens  
Walls  
Ceiling  
Drapes  
Blinds  
Shades  
Doors  
Locks  
Latches  
Surfaces  
Doorstops  
Fireplace  
Flue clean  
Ceiling fan  
Smoke detector  
Bookshelves  
Light Switches

Bathroom 1: \_\_\_\_\_.

Toilet  
Faucets  
Sink  
Stopper  
Mirrors

Towel bars  
Shower curtain rod  
Shower curtain  
Shower enclosure  
Cabinet  
Tile  
Tile grouting  
Tub caulking  
Tub chips  
Bulbs  
Light Switches  
Vent fan  
Floors  
Walls  
Ceiling  
Windows  
Screens  
Curtains  
Blinds  
Shades  
Doors  
Locks  
Latches  
Surfaces

Bathroom 2 \_\_\_\_\_.  
Make Second column and comment accordingly.

Bedroom 1: \_\_\_\_\_.

Walls  
Floors  
Carpets  
Ceiling  
Lights  
Light Switches  
Windows  
Screens  
Curtains  
Blinds  
Shades  
Doors  
Locks  
Latches  
Surfaces  
Closets  
Smoke alarm

Bedroom 2 or more: \_\_\_\_\_.

Make extra columns and comment accordingly.

Hall: \_\_\_\_\_.

- Floor
- Walls
- Stairway
- Closets
- Ceiling
- Light switches
- Bulbs
- Windows
- Doors
- Locks
- Latches
- Surfaces
- Smoke alarm

Hall 2: \_\_\_\_\_.

Make another column and comment accordingly.

Other rooms or locations:

Comments:

Tenant acknowledges that the smoke detector was tested in the Tenant's presence and operated properly and its operation was explained to Tenant. Tenant agrees to test, and be responsible for testing, the detector at least once every three months and to report any problems to Landlord in writing. If the detector is battery operated, Tenant agrees to replace the battery as necessary with a new alkaline battery (unless applicable laws require otherwise).

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Landlord

Landlord and Tenant acknowledge that they have each read this checklist and agree that the condition and contents of the above-mentioned rental dwelling are, without exception, as represented in this checklist. Tenant understands that Tenant is liable for any damage done to this dwelling as outlined in the Lease Agreement. Both parties acknowledge receiving a copy of this checklist.

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Landlord

Date:

## Tenant's Pre-inspection List Review List

This review list is provided to inform you about the document in question and assist you in its preparation. This list protects the Tenant from charges against his or her security deposit in the future. This list protects the Landlord by alerting him or her to excessive pickiness or concerns of Tenant. If the Tenant does not generally accept the appearance and condition of the location, then Landlord is better off selecting another Tenant who will be satisfied with the general condition of the location. As always, most properties rent at rates equal to the condition of the premises. If a Tenant is unduly picky about the property, this indicates Tenant and Landlord have not had a meeting of the minds about the rent for the actual property. As with most business transactions, those that start hard usually end hard. So, if this process starts hard, then the Landlord is advised to let the Tenant be discouraged and encourage them to withdraw from possible tenancy (comments to the effect, "This clearly doesn't meet your standards," and so on and so on).

1. Be sure to get each party to initial each page and sign the last one. Both parties should keep originals in case of any dispute in the future. Keep this record with the others for the location and/or Tenant or Landlord.