

Apartment walkthrough

A practical condition record to complete before unpacking.

PROPERTY ADDRESS

UNIT

TENANT

DATE

Look for visible wear and test accessible fixtures where practical. Photograph anything you mark NOTE.

MARK ONE STATUS PER ITEM

N/A = not applicable

☐ OK

☐ NOTE

☐ N/A

ENTRY & HALLWAY	OK	NOTE	N/A
Front door, handle and lock operate	☐	☐	☐
Walls, ceiling and visible stains	☐	☐	☐
Flooring and thresholds	☐	☐	☐
Windows, screens and window locks	☐	☐	☐
Closets and storage	☐	☐	☐
Smoke / CO alarms, if present	☐	☐	☐
NOTES			

LIVING AREAS & BEDROOMS	OK	NOTE	N/A
Walls, ceiling, paint and visible moisture	☐	☐	☐
Flooring / carpet and visible stains	☐	☐	☐
Windows open / close; locks, screens and blinds	☐	☐	☐
Doors, closet doors and hardware	☐	☐	☐
Lights, switches and accessible outlets	☐	☐	☐
Cleanliness, odor and visible signs of pests	☐	☐	☐
NOTES			

ADDITIONAL NOTES

Kitchen, bath & utilities

Mark what you can inspect; use the two note lines after each group.

MARK ONE STATUS PER ITEM

N/A = not applicable

☐ OK

☐ NOTE

☐ N/A

KITCHEN	OK	NOTE	N/A
Sink, tap, drain, water pressure and leaks below	☐	☐	☐
Counters, cabinets and drawers	☐	☐	☐
Refrigerator / freezer	☐	☐	☐
Range, oven and hood / fan	☐	☐	☐
Dishwasher / microwave, if provided	☐	☐	☐
Flooring, walls, cleanliness and odor	☐	☐	☐
NOTES			

BATHROOM & LAUNDRY	OK	NOTE	N/A
Sink, tap, drain, hot water and leaks below	☐	☐	☐
Toilet flushes; no visible leaks	☐	☐	☐
Tub / shower, drain, sealant and grout	☐	☐	☐
Ventilation; visible damp or mold	☐	☐	☐
Washer / dryer, if provided	☐	☐	☐
Flooring, walls, cleanliness and odor	☐	☐	☐
NOTES			

UTILITIES, METERS & KEYS	OK	NOTE	N/A
Heating / cooling responds	☐	☐	☐
Water heater / boiler, if accessible	☐	☐	☐
Electricity meter	Reading	_____ ID	_____
Gas meter	Reading	_____ ID	_____
Water meter	Reading	_____ ID	_____

KEYS / ACCESS RECEIVED

Front door _____ Mailbox _____ Fobs / remotes _____

NOTES

ADDITIONAL NOTES