

WALK THROUGH INSPECTION FORM

If you are seriously considering renting a particular property, it is necessary that you conduct a walk through inspection. A walk through inspection is intended to protect you from being financially responsible for existing conditions that were present in the apartment/home before you moved in. Please refer below.

* Make note of any deteriorating conditions such as carpet, holes, in the wall, fixtures, etc. Please be very specific as to the nature of the problems that are apparent.

* If there are any problems, make note on the inspection form and ask the landlord to sign it. An agreement should be made as to how and when those items should be fixed. This form serves as proof that those discrepancies were noted and were present upon your arrival.

* If your landlord does not want to sign the walk through inspection form that you have provided, list the problems directly on the lease and ask the landlord to initial next to your concerns/repairs. In order to follow up and show proof that the inspection situation was brought to the landlord's attention, send a letter to your landlord, again explaining the nature of the problems that were stated on the lease. Your letter should also contain information as to when and where you can be contacted so arrangements can be made to fix the problems/repairs that resulted from the walk through inspection.

Date: _____

In accordance with the Lease dated _____, a walk-through inspection of _____ ("Property") was made this _____ date. The following existing items were inspected and found to be as noted below:

Working Order		Working Order		In Place								
<u>YES</u>	<u>NO</u>	<u>YES</u>	<u>NO</u>	<u>YES</u>	<u>NO</u>							
_____	_____	_____	_____	_____	_____	Stove or Range	_____	_____	Washer	_____	_____	Wall-toWall Carpet
_____	_____	_____	_____	_____	_____	Cooktop	_____	_____	Dryer	_____	_____	Shades and/or Blinds
_____	_____	_____	_____	_____	_____	Wall Oven(s) # _____	_____	_____	Furnace Humidifier	_____	_____	Window Treatments
_____	_____	_____	_____	_____	_____	Refrigerator(s) # _____	_____	_____	Electronic Air Filter	_____	_____	Playground Equipment
_____	_____	_____	_____	_____	_____	w/ ice maker	_____	_____	Central Vacuum	_____	_____	Existing Storm Windows
_____	_____	_____	_____	_____	_____	Dishwasher	_____	_____	Water Softner	_____	_____	Storage Shed(s) # _____
_____	_____	_____	_____	_____	_____	Built-in Microwave	_____	_____	Exhaust Fans	_____	_____	Wood Stove
_____	_____	_____	_____	_____	_____	Trash Compactor	_____	_____	Alarm System	_____	_____	Fireplace Screen/Doors
_____	_____	_____	_____	_____	_____	Disposer	_____	_____	Intercom	_____	_____	Existing Screens
_____	_____	_____	_____	_____	_____	Freezer	_____	_____	Garage Opener(s) # _____	_____	_____	Existing Storm Doors
_____	_____	_____	_____	_____	_____	Window Fan(s) # _____	_____	_____	w/ remote(s) # _____	_____	_____	Exterior Trees & Shrubs
_____	_____	_____	_____	_____	_____	Ceiling Fan(s) # _____	_____	_____	Heating Equipment	_____	_____	
_____	_____	_____	_____	_____	_____	Sump Pump	_____	_____	Central Air Equipment	_____	_____	
_____	_____	_____	_____	_____	_____	Attic Fan(s)	_____	_____	Plumbing Fixtures	_____	_____	
_____	_____	_____	_____	_____	_____	Smoke Detectors	_____	_____	Lighting Fixtures	_____	_____	

Remarks: _____

TENANT(S):

_____ / _____ Date Signature	_____ / _____ Date Signature
_____ / _____ Date Signature	_____ / _____ Date Signature
_____ / _____ Date Signature	_____ / _____ Date Signature

* If discrepancies are noted above, the parties agree:

_____ To credit the Tenant \$ _____.
 _____ Repairs are to be made and paid for from _____.
 _____ The Landlord has OR _____ will correct noted discrepancies by _____.

Remarks: _____

LANDLORD(S):

_____ / _____ Date Signature	_____ / _____ Date Signature
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