

INSPECTION

INSPECTION CHECKLIST AND QUESTIONS

Please use the list below as a guide when reviewing apartments and making your decision. At a minimum, you should use this list to note any repairs that need to be made before you move in. Make sure needed repairs are noted on your lease and that your landlord has a good record of completing identified repairs.

General:

- Is the price negotiable? Is there a refundable security deposit (usually one month's rent)?
- Are utilities and/or furnishings included?
- What is the number of bedrooms? Does anyone have to share?
- What is the size of the living area? Is there space for everyone's furniture and stuff?
- What is the size of the kitchen? Is it big enough for everyone to use at the same time?
- Are there screens on every window? If not, will the landlord provide them? Are there working locks on each window?
- How many parking spaces are there? What are the parking laws for that street? Will you have to pay for parking? Is parking assigned?
- Does everything appear to be safe and secure?

Note the condition of the walls and ceiling

- How many and where are the electrical outlets?
- How many and where are the phone jacks? Is there more than one phone line?

Plumbing:

- Check to make sure the sinks and tub drain properly. Do the faucet knobs work?
- Do you get the appropriate amount of hot and cold water? Is there enough water pressure?
- Are there water stains on the walls, ceiling or floor (these tend to come from leaks)?

Heat:

- Is there a source of heat in each room? Can you control the heat?

Safety:

- Are there enough fire safety exits?
- Are there dead bolts on the exterior door? Does the unit meet all safety code guidelines?
- Is there adequate lighting in the stairwells and hallways?
- Are there smoke detectors? If so, where?
- If the unit uses natural gas, are there carbon monoxide detectors?

As of January 1, 2007– Public Act 94-741 mandates that every dwelling unit in Illinois must be equipped with at least one carbon monoxide alarm within 15 feet of every room used for sleeping purposes.

- What is the condition of the appliances? Is there a doorbell?
- Is the landscaping well maintained or are there "dark spots" on the property?
- What is the condition of walkways, steps and stairs?
- Are there cable and internet outlets?

Miscellaneous:

- What is the reputation of your landlord? Does he or she have a reputation for being responsive?
- Will he or she be available to you?
- What conditions need to be met to get your deposit (if any) back?
- Are pets allowed? If yes, do the current occupants have a pet?
- Will a third party clean the apartment before you move-in? ?

