



UNIVERSITY of ROCHESTER

Office for Off Campus Living Program

Housing Safety Checklist

Address _____

Date _____

Landlord _____

Rent _____

General Safety

- Visit place at night with a friend to get a feel for neighborhood; are front & back doors, corridors and street well-lighted?
- Lighted parking area?
- Are shrubs next to building well-trimmed to deter criminals from hiding in them?
- Working locks on all doors & windows?
- Are locks rekeyed or replaced when tenants move out?
- Working screens?
- Sliding glass doors with bar or stick across base?
- Is there on-site, 24-hour security personnel or security alarms?
- Are there surveillance cameras in the area?

Fire Safety

- Two exits per unit; no blocked exits
- Adequate & accessible fire escape route
- Working smoke detectors in/near every bedroom, hallway and basement. Check detector batteries twice yearly (use daylight savings time changes as reminders!). Smoke detectors must be hard-wired if there are three or more units in the building.
- Candles and open flames are fire hazards and should be avoided

Structural Maintenance

- Foundations: water-tight, rodent-proof, in good repair
- Floors: free of holes, cracks or bulges
- Walls: in good repair
- Ceilings: in good repair
- Doors & windows: water-tight, no drafts
- Stairways: stable with handrail
- Porch: railing is over 3 ft. from ground
- No lead paint if children under the age of six are living in the apartment

General Maintenance

- No rats, roaches, or other rodents
- Water, heat, electricity, and gas must be on at all times except during actual repair

Transportation

- Driveway, off street, or street parking?
- Near shuttle/bus stop?
- Approximate walking time _____

Wiring

- For each room, two separate working outlets or one outlet & one overhead light fixture
- Electric light fixtures in storage & hallways
- No temporary wiring
- No wiring under rugs or passing through doorways
- Will your computer/stereo cause fuses to blow? (Is system old or new?)
- Internet access installed?

Ventilation

- Adequate ventilation for every room (window or vent)

Other items to consider when looking at an apartment:

Kitchen

- Is refrigerator included? Is it clean?
- Sink large enough to wash dishes; drains properly and doesn't leak?
- Is stove included? Stove & oven clean and in good repair?
- Turn on stove – do all burners work?
- Garbage disposal run?
- Adequate hot & cold water?

Bathroom

- Toilet: free from leaks
- Sink, tub, shower: free from leaks; drain properly, in good condition
- Check water pressure in shower
- Newer electric socket (GFCI) near sink
- Adequate ventilation (fan or window)
- No mold on walls or ceiling

Bedrooms

- Adequate closet space?

Water

- Enough hot & cold water for ordinary use
- Hot water heater in good condition (heats to 120F degrees)

Heat

- Oil, gas or electric?
- Who pays, and how much?

Garbage Collection

- Where are garbage cans/covers kept?
- Recycling bins?
- When is trash pick-up?

Concerns or Complaints

Discuss questions or concerns about an apartment's condition with the landlord **before** signing a lease. If repairs are needed, write agreement into lease, ie, "Landlord will fix leaky sink before move-in date."

University of Rochester Off Campus Living Program

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