

Apartment Turnover Electrical Checklist

A Practical Room-by-Room Electrical Check Before the Next Resident Moves In

Use this checklist during apartment turns to identify visible damage, non-working electrical devices, and other concerns before move-in. Follow your company's policies regarding maintenance work and when a licensed electrical contractor is required.

Property Name:	
Unit:	
Inspection Date:	
Inspected By:	

Turn Status: ☐ Vacant ☐ Make-Ready in Progress ☐ Final Inspection

Need Help Evaluating an Electrical Concern?

L.U. Electric, Inc. provides commercial and multifamily electrical service, maintenance, troubleshooting, lighting upgrades, and capital improvement work throughout Southern California.

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Scan to request service or schedule a property walkthrough.



Important Notice

This checklist is intended as a general property-maintenance resource and is not a substitute for formal electrical inspection, code evaluation, manufacturer-required maintenance, or testing by a licensed professional. Property conditions and maintenance requirements vary. Do not open electrical panels, remove equipment covers, touch exposed wiring, or perform electrical repairs unless properly qualified and authorized.

1. Start at the Electrical Panel

Visual inspection only unless you are qualified and authorized to perform additional work.

☐	Panel is accessible and not obstructed
☐	Panel cover and door are secure and appear undamaged
☐	Circuit directory is present and legible
☐	Circuits appear clearly identified
☐	No visible rust, corrosion, water staining, or moisture
☐	No visible openings or missing components
☐	No unusual burning odor
☐	No unusual buzzing, crackling, or other sounds
☐	No obvious signs of overheating or discoloration
☐	No known circuit breakers are repeatedly tripping

Needs Attention?	☐ No	☐ Yes
Notes:		

2. Living Room / Dining Area

☐	Turn on all permanently installed lighting
☐	Operate all light switches
☐	Inspect accessible receptacles
☐	Check for cracked, loose, burned, or discolored devices
☐	Verify cover plates are present and secure
☐	Operate ceiling fan, if provided
☐	Check switched receptacles, if applicable
☐	Check dining-area fixture/chandelier, if provided
☐	Look for flickering or intermittent operation

Needs Attention?	☐ No	☐ Yes
Notes:		

3. Kitchen

Receptacles & GFCIs

☐	Visually inspect accessible receptacles for cracks, discoloration, or damage
☐	Check that receptacles are secure and not loose in the wall
☐	Verify cover plates are present, secure, and undamaged
☐	Test accessible GFCI receptacles using the TEST/RESET buttons
☐	Confirm GFCIs reset and restore power
☐	Check countertop receptacles for obvious damage
☐	Check receptacles serving appliances where accessible

Lighting & Controls

☐	Turn on all permanently installed kitchen lighting
☐	Check for non-working or flickering fixtures
☐	Operate light switches
☐	Check switches for looseness, damage, buzzing, or unusual warmth
☐	Check under-cabinet lighting, if provided

Permanently Connected/Provided Equipment

Where applicable:

☐	Garbage disposal operates
☐	Range hood operates
☐	Range hood light operates
☐	Built-in microwave has power
☐	Dishwasher has power
☐	Electric range/oven has power

Needs Attention?	☐ No	☐ Yes
Notes:		

4. Bathrooms

Complete for each bathroom.

☐	Test accessible GFCI receptacles using TEST/RESET
☐	Confirm GFCI restores power
☐	Inspect receptacles and cover plates
☐	Operate all light switches
☐	Turn on all installed lighting
☐	Check vanity lighting
☐	Check exhaust fan operation
☐	Check combination fan/light controls, if applicable
☐	Look for flickering or intermittent lighting
☐	Look for visible corrosion or moisture damage around electrical devices
☐	Verify no electrical device is visibly loose or damaged

Needs Attention?	☐ No	☐ Yes
Notes:		

5. Bedrooms

Complete for each bedroom.

☐	Turn on installed lighting
☐	Operate all light switches
☐	Check accessible receptacles for visible damage
☐	Check receptacles for looseness
☐	Verify cover plates are present and secure
☐	Operate ceiling fan, if provided
☐	Test fan speeds, if applicable
☐	Test fan light, if applicable
☐	Check for flickering or intermittent operation
☐	Note any receptacle controlled by a wall switch, if known

Needs Attention?	☐ No	☐ Yes
Notes:		

6. Hallways / Closets / Entry

These small areas are easy to overlook during a turn.

☐	Entry light operates
☐	Doorbell/chime operates properly
☐	Doorbell button is secure and visibly undamaged
☐	Hallway lights operate
☐	Closet lights operate
☐	Light switches operate properly
☐	Receptacles appear intact, where provided
☐	Cover plates are present
☐	No visible damaged or exposed electrical components

Needs Attention?	☐ No	☐ Yes
Notes:		

7. Laundry Area

If the unit has laundry connections:

☐	Laundry-area lighting operates
☐	Light switches operate
☐	Standard receptacle appears undamaged
☐	Dryer receptacle appears secure and visibly undamaged, if applicable
☐	No visible scorching or discoloration at receptacles
☐	No loose or missing cover plates
☐	GFCI devices, where provided and accessible, test/reset properly

* Do not remove receptacles or covers simply to inspect wiring during a routine turnover check.

Needs Attention?	☐ No	☐ Yes
Notes:		

8. Patio / Balcony / Exterior Area

If applicable:

☐	Exterior light fixture operates
☐	Exterior light fixture is visibly intact
☐	Exterior receptacle is visibly undamaged
☐	Weatherproof cover is present and closes properly
☐	Accessible exterior GFCI tests and resets
☐	No exposed or visibly damaged wiring
☐	No obvious water intrusion into electrical devices

Needs Attention?	☐ No	☐ Yes
Notes:		

9. Final Whole-Unit Walkthrough

Before leaving the unit:

☐	All permanently installed lights have been checked
☐	All accessible GFCIs have been tested/reset
☐	All light switches have been operated
☐	Accessible receptacles have received a visual check
☐	All electrical cover plates are present
☐	No loose or visibly damaged electrical devices were observed
☐	No unexplained flickering remains
☐	No burning/electrical odors detected
☐	No unusual buzzing/crackling heard
☐	No known circuit breaker is repeatedly tripping
☐	All identified electrical issues have been documented
☐	Photos taken of items requiring follow-up
☐	Work order/service request created where necessary

Stop & Escalate

These conditions should not simply be marked off for the next turn.

If you encounter any of the following, stop using the affected device/equipment and follow your company's electrical safety and escalation procedures:

☐	Burning or melted-plastic odor
☐	Smoke or visible arcing
☐	Sparking from a device or equipment
☐	Burned or melted receptacle/switch
☐	Exposed conductors
☐	Electrical device that is unusually hot
☐	Buzzing/crackling from electrical equipment
☐	Circuit breaker that repeatedly trips
☐	GFCI that will not reset or repeatedly trips
☐	Partial loss of power with no obvious explanation
☐	Water intrusion at or near electrical equipment
☐	Visible damage to the electrical panel
☐	Signs of overheating or burning at electrical equipment
☐	Evidence of unapproved/unsafe electrical modifications
☐	Other condition the technician is not qualified or authorized to address

***Do not repeatedly reset a tripping circuit breaker to keep a circuit energized.**

Electrical Issues Found During Turn

Location	Issue Found	Photo	Work Order #	Status
		☐		☐ Open ☐ Complete
		☐		☐ Open ☐ Complete
		☐		☐ Open ☐ Complete
		☐		☐ Open ☐ Complete
		☐		☐ Open ☐ Complete
		☐		☐ Open ☐ Complete
		☐		☐ Open ☐ Complete
		☐		☐ Open ☐ Complete
		☐		☐ Open ☐ Complete

Final Electrical Turn Status

☐	PASS	No electrical issues identified
☐	PASS WITH CORRECTIONS	Issues identified and corrected
☐	FOLLOW-UP REQUIRED	Outstanding electrical work remains
☐	ELECTRICIAN REQUIRED	Referred for professional evaluation/service

Follow-Up Notes:

Completed By:		Date	
Final Review By:		Date	