

Senior Care Facility Tour Checklist

Courtesy of [The Caregiver Field Guide](#)

How to Use This Checklist

Before you go: Print one copy for each facility you plan to tour. Optimally you bring another person who can help you capture notes and gut feelings. There's a lot to take in.

During the tour: Use the scoring system (1-5, with 5 being excellent) to rate each area. Take notes in the spaces provided.

After your visit: Total your scores and compare facilities objectively. This is meant to ***inform*** your decision, not make it for you. Don't forget to trust your gut.

Facility Information

Facility Name	
Type of Care	☐ Independent Living ☐ Assisted Living ☐ Memory Care ☐ Skilled Nursing
Date of Visit	
Tour Guide	

Contact Information:

Email	_____
Phone	_____
Website	_____
Social Media	_____

First Impressions (Score 1-5)

This is your first chance to get that gut feeling. As they say, there isn't a second time for first impressions.

Overall Appearance & Cleanliness

Score: _____ / 5

- ☐ Facility is clean and well-maintained. Pay close attention to the carpet for tripping hazards
- ☐ No unpleasant odors (perform the sniff test)
- ☐ Adequate lighting throughout
- ☐ Feels welcoming, not institutional

Notes:

Staff Interaction

Score: _____ / 5

- ☐ Staff members greet you warmly
- ☐ Staff interact positively with residents
- ☐ Staff seem knowledgeable and professional
- ☐ Ask what the resident to staff ratio is, for both day and overnight

Notes:

Living Spaces (Score 1-5)

Resident Rooms

Score: _____ / 5

Rooms are appropriately sized

Private bathroom available

Adequate storage space

Provided furniture, if any

Windows provide natural light

Temperature control in rooms

Space for personal belongings

Furniture in good shape

Room size options: Private Semi-private Shared

Monthly cost: _____

Add-on costs (laundry services, internet, meals delivered to the room, etc)

Notes:

Common Areas

Score: _____ out of 5

- ☐ Comfortable seating areas
- ☐ Activity/recreation spaces
- ☐ Quiet areas for visiting
- ☐ Outdoor spaces accessible
- ☐ Clean and odor free
- ☐ Plenty of space for maneuverability

Notes:

Care & Services (Score 1-5)

Daily Care Assistance

Score: _____ out of 5

- ☐ Help with bathing/hygiene available
- ☐ Medication management provided
- ☐ Assistance with dressing if needed
- ☐ Mobility support available
- ☐ 24-hour staff availability

Included in base rate:

Additional fees for:

Medical Care

Score: _____ out of 5

- ☐ On-site medical professionals
- ☐ Relationship with local hospitals
- ☐ Emergency response procedures clear
- ☐ Medication management systems
- ☐ Health monitoring protocols

Notes:

Food & Dining (Score 1-5)

Meal Quality & Options

Score: _____ out of 5

- ☐ Food looks appetizing
- ☐ Multiple meal options available (ask to see that day's menu)
- ☐ Dietary restrictions accommodated
- ☐ Flexible meal times
- ☐ Snacks available between meals

Meal times:

Breakfast	_____
Lunch	_____
Dinner	_____

Dining Environment

Score: _____ out of 5

- ☐ Clean, welcoming dining area
- ☐ Comfortable seating
- ☐ Social atmosphere during meals
- ☐ Staff assistance available
- ☐ Mixture of table sizes (can the dining area accommodate larger family gatherings)

Notes:

Activities & Social Life (Score 1-5)

Programming

Score: _____ out of 5

- ☐ Variety of activities offered
- ☐ Frequency of activities offered
- ☐ Both group and individual options
- ☐ Activities accommodate different abilities

Activities observed:

Social Environment

Score: _____ out of 5

- ☐ Residents appear to interact with each other
- ☐ Are there spaces set aside for conversations or activities like puzzles, Scrabble, etc
- ☐ Family/visitor-friendly policies (are there visiting hours or is there 24/7 access)
- ☐ Community feel vs institutional atmosphere
- ☐ Respect for resident privacy and dignity

Notes:

Safety & Security (Score 1-5)

Physical Safety

Score: _____ out of 5

- ☐ Handrails and grab bars installed
- ☐ Non-slip flooring
- ☐ Good lighting in hallways
- ☐ Clear pathways, no clutter
- ☐ Emergency call systems visible - bathroom/in-unit/personal

Security Measures

Score: _____ out of 5

- ☐ Secure entry/exit points
- ☐ Visitor check-in procedures
- ☐ Security cameras and monitors

Notes:

Staff Quality (Score 1-5)

Qualifications & Training

Score: _____ out of 5

- ☐ Staff training programs mentioned
- ☐ Appropriate certifications
- ☐ Low staff turnover rates
- ☐ Sufficient staffing levels

Staff-to-resident ratio	_____
Average staff tenure	_____

Interaction Style (*Observe while on the tour*)

Score: _____ out of 5

- ☐ Staff treat residents with dignity
- ☐ Patient and kind interactions
- ☐ Staff know residents' names

Notes:

Cost & Transparency (Score 1-5)

Pricing Information

Score: _____ out of 5

- ☐ Clear breakdown of costs provided
- ☐ No hidden fees
- ☐ Rate increase policies explained
- ☐ Multiple payment options available
- ☐ Financial assistance discussed if needed

Base monthly rate	_____
Additional services cost	_____
Last rate increase	_____
Average annual increase	_____

Contract Terms

Score: _____ out of 5

- ☐ Contract terms clearly explained
- ☐ Move-in/move-out policies reasonable, including notice period required
- ☐ Trial period available
- ☐ Refund policies understood

Notes:

Family & Visitor Policies (Score 1-5)

Visiting

Score: _____ out of 5

- ☐ Generous
- ☐ 24/7 visiting hours
- ☐ Private spaces for visits
- ☐ Family events/activities offered

Visiting hours	_____
Overnight guest policies	_____

Special Considerations

For Memory Care:

- ☐ Secure but comfortable environment
- ☐ Specialized dementia training for staff
- ☐ Structured daily routines
- ☐ Family support/education programs

For Skilled Nursing (registered nurses):

- ☐ 24-hour nursing coverage
- ☐ Rehabilitation services available
- ☐ Medical equipment properly maintained
- ☐ Physician visit protocols
- ☐ End-of-life care policies

Notes:

Overall Assessment

Your Gut Feelings

Put yourself in your loved one's shoes. Would you live here?

- ☐ Yes
- ☐ Maybe
- ☐ No

Does this feel like a good fit for your parent's personality?

- ☐ Yes
- ☐ Maybe
- ☐ No

Red Flags Observed

- ☐ Strong unpleasant odors
- ☐ Residents looking neglected or unhappy
- ☐ Staff seeming rushed or unfriendly
- ☐ Facility in poor repair
- ☐ Evasive answers to important questions
- ☐ High-pressure sales tactics

Standout Positives:

- ☐ Exceptional staff warmth
- ☐ Residents seem happy and engaged
- ☐ Beautiful, well-maintained facility
- ☐ Impressive activity programs
- ☐ Transparent, helpful administration
- ☐ Proximity to emergency services, urgent care, and ERs

What impressed you most:

Biggest concerns:

Scoring Summary

Category	Score (out of 5)
First Impressions	_____ out of 5
Living Spaces	_____ out of 5
Care & Services	_____ out of 5
Food & Dining	_____ out of 5
Activities & Social Life	_____ out of 5
Safety & Security	_____ out of 5
Staff Quality	_____ out of 5
Cost & Transparency	_____ out of 5
Family & Visitor Policies	_____ out of 5
TOTAL SCORE	_____ OUT OF 5

Next Steps

Additional Information Needed:

- References from current families

- State inspection reports
- Insurance/Medicare acceptance verification
- Waitlist information
- Move-in timeline and requirements
- Any deadlines or cost considerations to make the decision

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Notes & Reminders

Additional observations:

This checklist is provided by **The Caregiver Field Guide**. For more resources and support for family caregivers, visit caregiverfieldguide.com

Download more helpful resources:

- Hospital Bag Checklist
- Medication Management Templates
- Elder Care Decision Worksheets

Questions? Need support? Join our community at The CFG Dispatch newsletter for weekly caregiver insights and practical tips.