

# **APARTMENT CHECKLIST**

## **Apartment Evaluation List**

The following questions will allow you to evaluate the value of the apartment you wish to rent.

**The following questions deal with the physical aspects of the apartment and are very important.**

### **Walls, Floors, and Ceilings**

1) Are the walls, floors and ceilings in good condition? Yes \_\_\_\_ No \_\_\_\_

### **Windows and Doors**

2) Do the windows open and close well? Yes \_\_\_\_ No \_\_\_\_

3) Are the window frames in good condition? Yes \_\_\_\_ No \_\_\_\_

4) Are screens provided for the summer? Yes \_\_\_\_ No \_\_\_\_

5) Are the doors and doorknobs in good condition? Yes \_\_\_\_ No \_\_\_\_

6) Do the doors close and lock properly? Yes \_\_\_\_ No \_\_\_\_

7) Open all the cupboards, do they smell musty? Are there any dead cockroaches or mouse droppings? Yes \_\_\_\_ No \_\_\_\_

### **Running Water and Plumbing**

8) Are the sinks, the bath and the shower in good condition? Yes \_\_\_\_ No \_\_\_\_

9) Is the water pressure good from each faucet? Yes \_\_\_\_ No \_\_\_\_

10) Is there hot water at all times? Yes \_\_\_\_ No \_\_\_\_

### **Heating**

11) Is the apartment well heated in the winter? (Ask other tenants) Yes \_\_\_\_ No \_\_\_\_

### **The Kitchen and Fridge**

12) If there is a stove in the kitchen, does it function properly?  
Do the burners work? (check the burners and the oven) Yes \_\_\_\_ No \_\_\_\_

13) If there is a fridge in the apartment, does it function well? Yes \_\_\_\_ No \_\_\_\_

### **The Balcony**

14) If there is a balcony, is it in good condition? Yes \_\_\_\_ No \_\_\_\_

### **Emergency Exits, Stairways and Entrances**

15) Are the walls, floors and ceilings of the entrance and stairwells in prime condition? Yes \_\_\_\_ No \_\_\_\_

16) Are the floors, hallways, and stairs cleaned regularly? Yes \_\_\_\_ No \_\_\_\_

17) Are the emergency exits cleaned regularly? Yes \_\_\_\_ No \_\_\_\_

### **The Elevator**

18) If there is an elevator in the building, does it function properly? Yes \_\_\_\_ No \_\_\_\_

### **Laundry Room**

19) If there is a laundry room, is it well maintained? Yes \_\_\_\_ No \_\_\_\_

### **The Lawn**

20) Is the lawn surrounding the building well maintained? Yes \_\_\_\_ No \_\_\_\_

21) Is snow and ice cleared regularly during winter? (ask other tenant) Yes \_\_\_\_ No \_\_\_\_

### **The Garbage & Recycling**

22) Ask the janitor or landlord who takes the garbage and recycling out, Yes \_\_\_\_ No \_\_\_\_

## Security

23) Smoke alarm (according to municipal by-laws, apartments are to be equipped with a functional smoke alarm).

Does the apartment have one?

Yes \_\_\_\_ No \_\_\_\_

If not, ask the landlord to put one in and specify it on your lease in section E.

24) Does the emergency exits open easily from the inside in case of emergency?

Yes \_\_\_\_ No \_\_\_\_

25) Is there a buzzer, intercom or locked front door?

Yes \_\_\_\_ No \_\_\_\_

26) Are there bars on the basement/ground floor?

Yes \_\_\_\_ No \_\_\_\_

27) Are there any exposed wires or other sharp protruding objects?

Yes \_\_\_\_ No \_\_\_\_

**NOTE:** Make sure the maintenance of the above is included in *writing* on your lease form in section **E –Services and Conditions**, *before* you sign the lease.

BE PICKY.... The landlord will be busy pointing out all the good things about the apartment, it's your job to notice the bad things.

BE CAUTIOUS...Look for cracks, leaks, dirt and mildew, thin walls, sign of poor repair jobs.

Negotiate with the landlord if there is anything that needs improving. If there is any promise about painting the place, new stove or changing the carpet, etc. for before or after you move in make sure it is written on the lease

## **Important Points**

While visiting an apartment, sometimes students do not feel comfortable opening the fridge, closets and cupboards especially if the tenant is still living in the apartment. Remember you are signing a 12 months contract, so you have the right to check everything in the apartment.

- Open the fridge and the freezer, is it in good condition? Is it a frost-free freezer? If not, see page 19 for how to defrost a fridge properly. Turn the stove and oven on to see if all the elements work.
- Open the closets (even if there are clothes in) check the ceiling and walls: are there cracks or mold?
- In the kitchen, open the cupboards and check under the counter to see if there is mold growing.
- In the bathroom it is very important to check if there is mold around the bathtub, if any tiles are loose, flush the toilet and turn on the bathtub tap at the same time to make sure the water pressure is good, etc.
- Sometimes tenant & landlord will cover a hole in the wall with a nice painting or cover shoddy flooring with a nice carpet, so check these aspects as much as you can.

As a future tenant you want to check every detail in the apartment, as once you sign a lease you will not be able to just break the lease because there is a hole in the wall or it is disgusting under the kitchen counter.

## **RATING THE APARTMENTS YOU HAVE VISITED.**

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