Apartment viewing checklist

What to test and ask at every rental viewing: water, heat, locks, pests, noise and what's included.

NAME

DATE

ADDRESS AND UNIT

RENT AND WHAT'S INCLUDED

VIEWING DATE

WHO SHOWED IT

TEST IT

- [ ] Hot and cold water run in kitchen and bathroom
- [ ] Toilet flushes; no leaks under sinks
- [ ] Heat works (ask how it's controlled)
- [ ] Windows open, close and lock
- [ ] Door locks work; ask who has keys
- [ ] Smoke and carbon monoxide alarms present
- [ ] No mould, damp smell or water stains
- [ ] No signs of pests (droppings, traps)
- [ ] Phone signal works inside
- [ ] Outlets work (bring a charger)
- [ ] Laundry: where, and how much
- [ ] Noise from street or neighbours

Ask: which utilities are included, and what do the others usually cost?

Ask: how are repairs requested, and how fast are they done?

Ask: lease length, deposit, and is it the standard lease for this province?

OVERALL (1-5)

RED FLAGS