

inspection checklist.

landlord's name: _____

address: _____

phone: _____ email: _____

type of accommodation

- Private
- Shared
- Apartment/Condo
- House/Townhouse
- Basement Apartment
- Other: _____

cost

- Rent per week/month \$ _____
- Are you expected to pay extra for heat, electricity, gas, water, cable TV, or internet? If so, how much? (\$ _____ per month)
- Does the cost compare with the average rental rates for that particular type of housing?
- Will you need to purchase a transit pass for transportation to and from campus?
- Does the total cost of your accommodation (and transportation) fit your budget?

location

- Is it close to public transportation (i.e. bus/streetcar/subway), or within walking/biking distance?
- Are food/grocery stores located nearby?
- Is the location/travel route well-lit?
- For families: are parks and schools easily accessible for children?

safety

- Do you feel comfortable with the neighbourhood? It is a good idea to visit the area in the evening as well as during the day. If possible, ask your friends/family/colleagues for their impression of the neighbourhood.
- Does the accommodation have adequate locks to provide security? Can the windows be locked?
- If the accommodation has a security system (intercom/buzzer), is it working?
- Does the security differ on the weekends and on holidays?
- Are there smoke and carbon monoxide detectors? Are they in the bedrooms? Are they working?
- Are there accessible and barrier-free fire escape routes? (eg. two escape routes in basement apartment)
- Are there appropriate and stable banisters and handrails along stairs and upper levels?

quality

- Is the accommodation ...
 - ✓ clean?
 - ✓ spacious?
 - ✓ well-lit?
 - ✓ adequately heated?
 - ✓ properly ventilated?
- Is there any evidence of cockroaches, mice or other pests?
- Are the windows properly sealed? Are there screens for the summer and storm windows for winter? If possible, ask current tenants how drafty/cold it gets in winter. Will landlord pay for plastic window barrier?
- Will cleaning of the unit be arranged before you move in?
- Is it as quiet as you require? A visit between 5-9pm will coincide with the noisiest time in most places.
- Are there enough outlets for your needs?
- What appliances will be provided? Are they in working condition? If not, what are the conditions of repair/replacement?
- Is there a maintenance person in the building? What is their emergency number?
- Will you have direct control of your heating?
- Is there adequate storage space for your belongings? Can these be locked? Who else has access to the storage space?

facilities/amenities

- Is car or bicycle parking available? Is there an extra fee?
- Are there laundry facilities available? If not, are there any located nearby?
- Will moving in or out be difficult due to steep or narrow stairs and passageways?
- For shared housing: are there adequate bathroom/cooking/storage facilities for everyone to use during peak times? Do you have full kitchen/bathroom privileges?
- Do you share an entrance way? Who will you be sharing it with?
- Is the plumbing adequate and properly operating? Check water pressure from taps and flush the toilet. Is there a good supply of hot water?

house rules (pertains mainly to shared housing)

- Does the landlord object to noise from stereos, musical instruments, TV, etc?
- Are you allowed to have visitors and/or overnight guests?
- To what extent may you paint or decorate your accommodation?
- Who is responsible for lawn maintenance and shovelling snow?
- Are you expected to do chores? Are the chores extensive enough that you should be compensated?

