



Apartment Viewing Checklist for Renters



Finding the right [apartment](#) takes more than a quick walkthrough. This checklist helps renters evaluate the condition of a unit, test important features, and ask the right questions before signing a lease.

1. Unit Condition

Inspect each room carefully before making a decision. Signs of water damage, pests, poor maintenance, or worn finishes can lead to problems after you move in.

- Check walls and ceilings for cracks, stains, or peeling.
- Inspect floors for damage, warping, or loose tiles.
- Open and close all windows and doors.
- Test locks, handles, and hinges.
- Check windows and walls for mould or moisture.
- Look under sinks and cabinets for pest signs.
- Inspect closets for damage or musty smells.
- Check bathroom grout, caulking, tiles, and flooring.
- Inspect balconies for damage and drainage issues.



2. Plumbing, Electricity, and Appliances

Test the plumbing, electrical fixtures, and included appliances during the viewing; avoid relying on visual inspection only. This can help you identify problems that may affect comfort, safety, or daily use.

- Turn on faucets; check pressure and hot water.
- Check sinks, tubs, and showers drain properly.
- Flush toilets and ensure they stop running.
- Inspect under sinks and toilets for leaks.
- Test lights, outlets, and switches for proper operation.
- Check outlets and switches for damage or scorching.
- Test stove burners, oven, refrigerator, and freezer.
- Run the dishwasher, microwave, washer, and dryer.
- Check range hood and bathroom exhaust fans.
- Listen for unusual noises while appliances are running.
- Check appliance doors and seals carefully.



3. Noise, Light, Temperature, and Privacy

An apartment may feel comfortable during a short viewing but different throughout the day. Pay attention to the noise, surroundings, natural light, airflow, and how exposed the [unit](#) feels.

- Listen for neighbours, traffic, elevators, and equipment.
- Visit evenings to compare noise levels.
- Check natural light with interior lights off.
- Notice buildings or trees blocking sunlight.
- Confirm whether the unit has its own thermostat.
- Ask how heating and air conditioning are controlled.
- Check windows for drafts and ventilation.
- Make sure windows open and close properly.
- Check whether people can easily see inside.
- Consider privacy from balconies, sidewalks, and parking areas.



4. Storage, Laundry, Parking, and Security

Confirm what the building provides, what costs extra, and whether the available space and facilities meet your household's needs.

- Check closets and confirm enough usable storage space.
- Confirm whether a storage locker is included.
- Check whether laundry is in-suite or shared.
- Ask about laundry costs, hours, and machine availability.
- Inspect shared laundry areas for cleanliness and maintenance.
- Confirm parking costs and whether spaces are assigned.
- Check visitor parking rules and availability.
- Check entrances, locks, and parking-area lighting.
- Confirm smoke and carbon monoxide alarms work.
- Confirm how residents receive packages and mail.

A careful walkthrough can help you spot potential issues before you sign a lease. Keep this [checklist](#) handy during every viewing.