

Rent Viewing CHECKLIST

WHAT TO BRING

- Phone/Camera for pictures of the space
- Charger to test outlets
- Tape measure, to measure dimensions for furniture etc.
- A supporter for a second opinion
- If layouts are not provided, a pen and paper to sketch the layout

UTILITIES

Included In Rent:

- Water
- Electricity
- Heat
- Wifi/Internet

Waste Removal:

- Indoor Garbage/Sorting Room
- Outside sorting/waste station
- Curbside Pickup
- Bins are provided
 - Garbage
 - Recycling
 - Compost

Electrical Capacity:

- Working outlets in all rooms
Grounded 3 prong.
- General electrical capacity
Can you turn everything on without tripping a breaker?
- Fuse/Breaker Box Access
- No "dead zone" areas for WiFi
Some communities won't have great cellular service. WiFi Calling can be beneficial.

KITCHEN

- Freezer
- Fridge
- Stove
- Microwave
- Dishwasher

TEST KITCHEN SINK

- Hot and cold water
- Good water pressure
- Drains unplugged.

LAUNDRY

- Washer/Dryer in Unit
- Laundry room in building
What is the cost per use? ____
- Laundromat

KEYS/LOCKS

- All keys are tested and functional.
- Permission to install additional locks if desired.
- Spare key available
- Fee for lockout? \$\$ ____
- Fee for lock changes? \$\$ ____

LIGHTING

- All rooms have functional lighting
- All switches work
- Windows open and are barrier free
- Windows are lockable
- Window coverings included/or property owner will install.

Sunlight

- Morning Evening No direct sunlight

GENERAL MAINTENANCE

- Repairs are needed prior to move in
If yes have the property owner make agreements for repairs in writing
- Pre-existing damage occurred
Take photos of unit prior, email them to property owner to confirm you will not be held responsible for pre-existing damages.
- Walls require patching and painting prior to move in
If yes have the property owner make agreements for repairs in writing
- Unit has mold/mildew
- Permission to paint or add wallpaper to walls
- Requirement to return walls to original state before move out (re- painting, mounting frames, etc)
- Nails/Hooks permitted
- 3M or Sticky Tac only

SAFETY AND FIRE

- Functioning smoke detector/alarm in unit
NS Fire Code is required on every floor and outside of sleeping spaces
- Carbon monoxide detector in unit
Extremely important if fuel burning appliances like gas stove or fireplace
- Fire exits clearly marked
- Multiple exits from unit (could include window)
- Fire extinguisher provided in unit
- Sprinklers in unit
- Door has peephole/window if not apartment
- Building has security measures

MISCELLANEOUS

- What is the distance from campus _____
- Unit comes fully furnished
- Is there good closet space
- is storage available
- Is parking included?
 - Yes for a fee \$\$_____
 - Yes, parking in lot
 - Yes, in shared driveway
 - Streetside parking only
 - No
- Flooring in good condition?

ADDITIONAL NOTES

HELPFUL TIPS

- Start your search early, and use more than the advertised cost of rent to guide your decision.
- NSCC recommends using [Places4Students](#) to aid in your search for rental housing. Local ads, social media sites, and third party adverts are not a recommended method. Ensure you are aware of Rental Scams, and know how to identify rental scams.
- Visit the rental prior to signing a lease. If you cannot visit ask for a live tour, or interior/exterior video and photos.
- Use online tools like Roommate Finder for roommates and cost-sharing opportunities
- Be aware of how many bathrooms are available for the number of occupants. A full bathroom includes a toilet, sink, and shower/bath. A half bath includes a sink and toilet. As a guide:
 - o *Up to 3 occupants - One full bathroom*
 - o *4 occupants - One full, and one-half bath*
 - o *5 or more occupants - Two full bathrooms*
- If utilities are not included ask for typical costs for the previous months to understand expected expenses
- Be aware of the responsibilities (like snow clearing/shoveling) and other basic maintenance and up-keep

HELPFUL QUESTIONS

- Is there sufficient hot water? What size is the hot water tanks?
- What is the heating type and typical monthly cost?
 - o *Oil based heaters are expensive to operate.*
- How old is the building?
- Have there been any updates on the building in the last 5 years?
 - o *Older buildings without upgrades in 5-years may indicate a neglectful property owner.*
- When was the last time pests were an issue? Is there a pest control program for the building?
- When was the last review of the unit by the local fire department?
 - o *A proactive property owner will want to ensure their property is safe, which may include having the local fire department review the building/unit.*