

# Apartment

## Comparison Checklist



Use the following checklist to help evaluate your apartment choices. You may find a little preparation is helpful as you make your inspections. Take along a tape measure, list of dimensions of your furniture, a flash light, night light, light bulb, matches and blue food coloring.

<b>Living Space</b>	<b>YES</b>	<b>NO</b>
• Will my furniture fit in the apartment?		
• In the elevator?		
• Through the front door?		
• Up the stairs and around corners?		
• Are closets adequate?		
• Do closet doors operate smoothly?		
• Are kitchen and bathroom cabinets adequate?		
• Do drawers and doors open and close easily?		
• Is the floor squeaky?		
• Are waterbeds permitted above the first floor?		
• Are windows and natural light ample?		
• Are pets allowed?		
• Is there an additional fee? _____		
• Signs of roaches or mice? Look behind and under counters, sinks, dishwashers, inside closets, drawers, and along baseboards.		
• Does landlord provide regular exterminating services?		
• Are there areas of stains or bubbly paint indicating water seepage?		
• Is window cleaning provided?		
• How often? _____		
<b>The Building and Common Areas</b>	<b>YES</b>	<b>NO</b>
• Is there a resident superintendent?		
• What hours? _____		
• Are hallways and stairways cleaned?		
• Are washers and dryers available?		
• Is there a charge?		
• Are parking facilities adequate for tenants and guests?		
• Is there an elevator?		
• Is it well lit?		
• Is there an emergency alarm?		
• Fire exits other than the main entrance?		
• Fire alarm system?		
• Hall sprinkler system?		
• Is the mailbox adequate to receive parcels?		
• Is there trash disposal?		
• Are dumpsters enclosed?		
<b>Electrical</b>	<b>YES</b>	<b>NO</b>
• Are receptacles grounded?		



## Apartment Comparison Checklist (continued)



• Do all outlets work? (Check with a small plug-in night light.)		
• Are there enough outlets in each room?		
• Are smoke alarms working? (Test them.)		
• Do sockets work? (Use a light bulb to check.)		
• Is there ample lighting in the bathroom, especially at the mirror?		
• Is there direct light for work areas in the kitchen?		
• Will the electrical service handle the load based on all your appliances?		
<b>Technology Amenities</b>	<b>YES</b>	<b>NO</b>
• Does the apartment feature private in-unit alarm systems?		
• In-wall speaker systems with surround sound?		
• Video libraries and video-on-demand service?		
• Computer workstations with high-speed Internet access?		
• Is cable TV available?		
• Satellite TV?		
• Is there a charge? _____		
• Is there a place you can install your own satellite dish?		
• Is high-speed Internet access available?		
• Cable modem?		
• Multiple phone lines?		
<b>Noise</b>	<b>YES</b>	<b>NO</b>
• Is front door solid and not directly across from doors to other apartments?		
• Do windows and sliding glass doors fit tightly?		
• Has insulation been installed to reduce noise traveling between common walls and floors?		
• Can you hear your neighbors?		
• Does sound from built-in noisemakers (faucets, drains, furnace, air conditioner, garbage disposal, dishwasher) travel through the apartment? (Test them)		
• What about outside noise?		
• Is the street heavily traveled?		
• Near a hospital,		
• police or fire station,		
• airport, railway, or noisy place of business?		
<b>Apartment Community Amenities</b>	<b>YES</b>	<b>NO</b>
• Does the community offer on-site day care and latchkey activities?		
• Are community and personal garden areas available?		
• Nature trails and park areas?		
• Does your apartment offer recreational facilities, such as a fitness center, tennis or basketball court, or pool?		
• Is there a safe area outside for relaxing or for children to play in good weather?		



## Apartment Comparison Checklist (continued)



• Nearby public transportation,		
• churches,		
• schools,		
• supermarkets,		
• pharmacies?		
• Is there a clubhouse?		
• Does it have a library?		
• Media rooms or mini-theaters?		
<b>Security</b>	<b>YES</b>	<b>NO</b>
• Are the grounds fenced?		
• Gated to prevent unauthorized access?		
• Are doors equipped with dead-bolt locks?		
• Does the door have a viewer?		
• Do all windows lock?		
• Is there a full-time security person?		
• Are visitors announced?		
• Is there a front door access system, such as a phone or a buzzer with intercom? (Test it.)		
• Security cameras in entrances, hallways and elevator?		
• Are mailboxes secure? (Look for signs of tampering.)		
• Is the lobby well lighted?		
• Locked after hours?		
• Are hallways brightly lighted at all times?		
• Straight without dark corners or hidden alcoves?		
<b>Heating and Cooling Systems</b>	<b>YES</b>	<b>NO</b>
• Is temperature even?		
• Are there drafts?		
• Are registers adequate? (There should be at least one register per room with several returns throughout the apartment.)		
• Is there a humidifier?		
• Does the humidifier work?		
• Can you control the temperature level?		
• What is average monthly/annual heating and cooling cost?		
monthly _____ annual _____		
• What direction does the apartment face? (North and east exposures may require up to 20% more heat in winter; south and west exposures may require more energy for cooling.)		
• Is there a fireplace?		
• Does the flue damper operate properly? (Fireplaces can actually increase energy expense by creating a net heat loss.)		
• Is there a wood-burning appliance, such as a stove or fireplace insert?		
• Are water heater and appliances energy-efficient models?		



## Apartment Comparison Checklist (continued)



Appliances	YES	NO
• Are washer and dryer hookups available?		
• Full size or stackable? _____		
• Are furnished appliances in good working order?		
• Are they adequate to meet your needs?		
• What capacity is the water heater? _____		
• Does it produce sufficient hot water to accommodate your needs?		
• Who is responsible for repairs, you or the landlord? _____		
Plumbing	YES	NO
• Is water pressure sufficient? (To test, turn on taps in both kitchen and bath at the same time.)		
• Does water get hot within a reasonable amount of time?		
• Does the water run rusty?		
• Is there air in the pipes? (rattling or hammering in lines when shut off)		
• Are faucets easy to operate?		
• Do they drip?		
• Do sinks drain quickly?		
• Do showers have curtains or doors? _____		
• Do bath and shower areas have tile and grout?		
• Is mildew present?		
• Do toilets flush properly?		
• Are toilet tank seals in order? (Can be checked by putting a few drops of blue food coloring in tank. If blue shows up in bowl, the seal is leaking.)		
Ventilation	YES	NO
• Is there a range hood or wall-mounted fan in the kitchen?		
• Are there exhaust fans in bathrooms?		
• Do windows open and close easily?		
• Are screens and storm windows in good condition?		
• Are furnace and air conditioner blower filters clean?		
• Does landlord supply replacements?		
• What is the cost? _____		
Apartment Home Amenities	YES	NO
• Does your unit have a private entry?		
• Attached garage?		
• How high are ceilings? _____		
• Does your apartment have bay windows and skylights?		
• Are expanded concierge services available, such as:		
• plant watering,		
• dog walking,		
• dry cleaning pick-up and delivery?		

