

## THE HOME HUNTER'S DETAILED CHECK LIST

*Don't leave without it!*

**MrRoomfinder** has attempted to cover all the essential areas for inspection when checking out a potential home. Simply highlight those check points that are important to you and ignore the rest.

Before going to view your prospective apartment, get the price(s) and place it/them in the boxes below. This will help you to quickly calculate any deposits, extra charges or hidden costs that may materialise as you work through the list.

Address and direction details below:

### First Impressions - The Building and Surrounding Areas

**SAFETY** – *if they skimp you skip!*

Y N

Does the neighbourhood feel safe and appear well lit?	<input type="checkbox"/>	<input type="checkbox"/>
Do Security personnel guard the main entrance?	<input type="checkbox"/>	<input type="checkbox"/>
Is there a staffed lobby/reception area?	<input type="checkbox"/>	<input type="checkbox"/>
Is 24 Hour Security provided?	<input type="checkbox"/>	<input type="checkbox"/>
Is the Inside & Outside of the building well lit?	<input type="checkbox"/>	<input type="checkbox"/>
Are there unobstructed fire exits throughout?	<input type="checkbox"/>	<input type="checkbox"/>
Are there fire extinguishers & smoke detectors throughout?	<input type="checkbox"/>	<input type="checkbox"/>

**INSPECTING THE OUTSIDE** – *A poorly maintained exterior generally reflects on the inside too.*

Does the building in general seem well maintained?	<input type="checkbox"/>	<input type="checkbox"/>
Is public transportation available for getting in and out of the Soi?	<input type="checkbox"/>	<input type="checkbox"/>
Are stores and amenities available in the building or immediate area?	<input type="checkbox"/>	<input type="checkbox"/>

**INSPECT THE COMMON AREAS** – *If neglected, indicate a careless attitude from the management.*

Is the entrance area or lobby, clean and tidy?	<input type="checkbox"/>	<input type="checkbox"/>
Is the general condition of the elevator(s) clean and well maintained?	<input type="checkbox"/>	<input type="checkbox"/>
Is the speed and number of elevators available adequate for Bldg?	<input type="checkbox"/>	<input type="checkbox"/>
Is the rubbish/garbage system/area efficient and clean?	<input type="checkbox"/>	<input type="checkbox"/>

The Unit – Moving In and Moving Out!

**MOVING IN (THE DEPOSIT)** *Don't forget to ask about moving in and out. It could be costly!*

There's no deposit required. Just move in and pay month to month:

One month's rent in advance plus 1 months deposit required:

One month's rent in advance plus 2 months deposit required:

**MOVING OUT COSTS**

Notice required to move out is 1 week in advance:

Notice required to move out is 2 weeks in advance:

Notice required to move out is 1 month in advance:

Notice required to move out is 2 months in advance:

Notice required to move out is more than 2 months in advance:

Your deposit will be returned XX Weeks after vacating the building.

*Note: if you move out without giving the required notice you could forfeit your deposit.*

**UTILITY CHARGES** – *Could add thousands of Baht to your monthly bills. Check carefully!*

**Electricity**

Electricity is charged by the unit at a cost of \_\_\_\_\_ Baht:

Electricity is included in the rent:

Electricity is billed directly from MEA: (Best deal):

**Water**

Water is charged by the unit at a cost of \_\_\_\_\_ Baht:

Water is included in the rent:

Water is charged at a fixed cost of \_\_\_\_\_ Baht monthly:

Water is billed directly from the water board: (Best deal):

**Telecom**

Call time is a fixed cost for fixed duration (operator service):

There's a direct line that is billed directly from the telecom provider:

**SERVICE CHARGES** – Cleaning & building maintenance

The rent include service costs:

Services are charged as an extras cost: (Add to your bill)



**The Room Inspection**

**THE ROOM(S) IN DETAIL**
*What to look out for once inside your potential abode!*
**All Rooms**
**Y N**

Are the corridors and doorways of adequate size to accommodate my furniture?	<input type="checkbox"/>	<input type="checkbox"/>
Does the room smell fresh or neutral with no evidence of mildew and the like?	<input type="checkbox"/>	<input type="checkbox"/>
Are there any signs of water damage on the ceiling areas?	<input type="checkbox"/>	<input type="checkbox"/>
Do all the windows and cupboard doors open, close, and lock securely?	<input type="checkbox"/>	<input type="checkbox"/>
Are the floors in good condition? If no, jot down any damage:	<input type="checkbox"/>	<input type="checkbox"/>

**The Bedroom(s)**
**Y N**

Is the bed satisfactory to your needs (don't forget to check the mattress)?	<input type="checkbox"/>	<input type="checkbox"/>
Is bedding included or not?	<input type="checkbox"/>	<input type="checkbox"/>
Is there ample storage space?	<input type="checkbox"/>	<input type="checkbox"/>
Is the ventilation adequate?	<input type="checkbox"/>	<input type="checkbox"/>

**The Bathroom(s)**
**Y N**

Are there any leaks. If yes, are they prepared to fix them prior to moving in?	<input type="checkbox"/>	<input type="checkbox"/>
Is the water pressure sufficient?	<input type="checkbox"/>	<input type="checkbox"/>
Is the drainage fast and adequate?	<input type="checkbox"/>	<input type="checkbox"/>
Is there hot water available?	<input type="checkbox"/>	<input type="checkbox"/>
Is the ventilation adequate?	<input type="checkbox"/>	<input type="checkbox"/>

**The Kitchen(s)**
**Y N**

Does the layout look safe and efficient?	<input type="checkbox"/>	<input type="checkbox"/>
Are there plenty of electrical outlets for your needs?	<input type="checkbox"/>	<input type="checkbox"/>
Do the worktops have easy to clean surfaces?	<input type="checkbox"/>	<input type="checkbox"/>
Is the ventilation adequate?	<input type="checkbox"/>	<input type="checkbox"/>
Is there enough work and storage space to meet your needs?	<input type="checkbox"/>	<input type="checkbox"/>
Are there any traces of vermin? Check carefully!	<input type="checkbox"/>	<input type="checkbox"/>

**The Utility Room**
**Y N**

Are there plenty of electrical outlets for your needs?	<input type="checkbox"/>	<input type="checkbox"/>
Do the electrics appear safe and grounded?	<input type="checkbox"/>	<input type="checkbox"/>
Do you have 24 hour access to the Circuit Breaker box?	<input type="checkbox"/>	<input type="checkbox"/>
Are there any traces of mildew or vermin?	<input type="checkbox"/>	<input type="checkbox"/>

The Room Inspection cont..

**The Balcony – The room outside!**

Y    N

Is the balcony of adequate size for your needs?

  

Is the view to your liking?

  

Does it seem safe and generally secure?

  

Is the safety rail surrounding it stable and of sensible height?

  

Apartment Facilities

Beauty Salon

Coffee Shop

Convenient Store

Covered Parking

Elevator

Fitness Center

Front Desk

Garden Area

Internet Service

Jacuzzi

Laundry

Restaurant

Sauna

Swimming Pool

Tennis Court

And finally, never move in anywhere without asking the 2 questions below, and always request the answers from a resident or local, as it may not be in the best interest of the staff to give you the correct information.

Y    N

Does the Soi have problems with drainage and flooding in the rainy season?

  

Is night time disturbed by barking Soi dogs or social disorder?

  

**SUMMING UP:**

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