

House Hunting Checklist

Home Location

- Address
- Asking Price
- Annual Property Taxes
- Mortgage Terms
- Zoning Restrictions (ask the REALTOR®)

THE HOME'S EXTERIOR

Lot size/shape

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Number of stories

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Position of home on lot (compass directions)

Private

Shared driveway

Siding

- Brick
- Brick veneer
- Wood
- Aluminum
- Combination

General condition

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Condition of siding and paint

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- Large front yard
- Side yard
- Rear yard

Landscaping condition

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- Attached garage
- Detached garage
- One-car garage
- Two-car garage
- Uncovered parking
- One pad parking space
- Two pad parking spaces

- Mature trees, shrubs, etc.

Soil type/condition

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Condition of walkways to front door

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Home's appearance from street

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- Covered front porch
- Enclosed front porch

Large backyard, fenced?

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Type of home (detached, duplex etc.)

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What you need to know about buying or selling your home.

House Hunting Checklist

Backyard privacy?

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Patio/decking

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Swimming pool (Above-ground)

Swimming pool (Below-ground)

General condition

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Condition of walkways to front door

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Storage shed

Type of roof/general condition/age

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Recent roof repairs; What was done? Receipts?

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Eaves troughs and downspouts

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Type of foundation: Raised well above ground?

Visible cracks?

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Structural appearance: Straight lines, corners?

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Possible problems?

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The home's interior

(room sizes can be taken from MLS® listing)

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Separate front hallway

Closet for winter coats

Soundproofing between shared walls

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House Hunting Checklist

THE HOME'S INTERIOR

Doors/Windows

- Single pane
- Thermopane
- Open and close without sticking?

Type of countertop/condition

General condition

Floor type/condition

Locks and latches work?

Other rooms

Kitchen

General size/colours

Number of bedrooms

Floor type/condition

- Eat-in area
- Cooking/food-preparation island
- Sufficient cupboard space/condition
- Pantry
- Single sink
- Double sink

Windows: Number, size

Number of bathrooms

Condition

Ensuite bathroom?

Floor type/condition

- Sufficient countertop space

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House Hunting Checklist

Family/living room

Fireplace/wood-burning stove

Floor type/condition

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Separate dining room

Floor type/condition

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Basement

Adequate headroom

Finished?

Door to outside

Utility area (washer/dryer sold with house)

Storage areas

Cracks in wall or floors

Drained or sump pump

Evidence of flood/moisture?

Recent renovations

Done by seller or professionally: ask to see receipts

General condition

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Systems

Electrical

Amperage, fuses or circuit breakers, adequate outlets, general condition, aluminum or copper wiring, meet current codes

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Plumbing

Copper pipes or other material, signs of leaks, recent repairs, age; meet current codes?

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Water service

City-supplied or well, if well, drilled or dug?

Ever run dry?

Water quality recently tested for potability?

Capacity, age of pump, size of feeder line from well to house, water agreement?

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Sewer or septic system

If septic; where is septic field?

Holding tank and system recently checked?

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House Hunting Checklist

Heating

Type (oil, gas, electric, steam, baseboard combination, heat pump) age, output, recent repairs

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Air-conditioning

Type (window, central), age; size, recent repairs

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Hot-water heater

Leased or owned, gas or electric, number of gallons, efficiency, age

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Insulation

Type, rating, any asbestos or UFFI?

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Ask to see copies of recent utility bills

Cable TV service

Adequate room outlets

Community

Close to:

- Schools
- City services (fire, police, hospital)
- Medical (doctor, dentist, etc.)
- Shopping (grocery, pharmacy, etc.)
- Parks
- Playgrounds

- Day care
- Recreation centre
- Public swimming pool
- Public tennis courts
- Golf course
- Skating rink
- Hockey arena/ball park
- Restaurants
- Theaters
- Public library
- Places of worship
- Major roads/highways
- Public transportation
- Possible problems (traffic congestion, train tracks, industrial sites)

Local neighbourhood

- Urban, suburban, rural
- Older or newer; estimate age

Types of homes (detached, link or semi-detached, apartments, etc)

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Age group of homeowners

- Quiet streets
- Adequate street lights
- Visible power and telephone lines
- Well-cared-for homes and yards
- Sidewalks; general condition
- Space between homes
- Adequate street parking, overnight parking restrictions?
- Possible problems (junked cars, poorly maintained roads, poor drainage, etc.)

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