

TIPS & TOOLS FOR HOME BUYERS

My House Hunting Checklist

Home Location

Address: _____

Asking Price: _____

Annual Property Taxes: _____

Mortgage Terms: _____

Zoning Restrictions - ask your REALTOR®: _____

The Home's Exterior

Lot size/shape

Position of home on lot (compass directions)

Private driveway Shared driveway

General condition

Large front yard Rear yard
 Side yard

Landscaping condition

Mature trees, shrubs, etc.

Soil type/condition

Home's appearance from street

Type of home (*detached, duplex, etc.*)

Number of storeys

Siding

Brick Aluminum
 Brick veneer Combination
 Wood

Condition of siding and paint

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The Home's Exterior - *cont'd*

Parking

- Attached
- Detached Garage
- 1-car garage
- 2-car garage
- Uncovered parking
- Pad parking spaces

Condition of walkways to front door

Large backyard? Fenced?

Backyard privacy?

Patio/decking/porch

- Covered front porch
- Enclosed front porch
- Above ground swimming pool
- Below ground swimming pool
- Storage shed

Type of roof/general condition/age

Recent roof repairs: *What was done? Receipts?*

Eavestroughs and downspouts

Type of foundation: *Raised well above ground? Visible cracks?*

Structural appearance: *Straight lines, corners?*

Possible problems?

The home's interior

(room sizes can be taken from MLS® listing)

- Separate front hallway
- Closet for winter coats
- Soundproofing between shared walls

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Kitchen

General size/colours

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

Condition

Sufficient countertop space?

Type of countertop/condition

Doors/windows

Types of windows

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

General condition

Locks and latches work?

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Bedrooms

Number of bedrooms

Windows: *number, size?*

Floor type/condition

Bathrooms

Number of bathrooms

Ensuite bathroom?

Floor type/condition

Family/living rooms

Floor type/condition

Fireplace/
wood-burning stove

Separate dining room

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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
- Done by professional—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?

Plumbing

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

Water service

- | | |
|---|--|
| <input type="checkbox"/> City-supplied | <input type="checkbox"/> Ever run dry? |
| <input type="checkbox"/> Well—drilled or dug? | <input type="checkbox"/> Water quality recently tested for potability? |

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

Sewer or septic system

- | | |
|-------------------------------------|--|
| <input type="checkbox"/> City sewer | <input type="checkbox"/> Holding tank and system recently checked? |
| <input type="checkbox"/> Septic | |

Where is septic field?

Heating

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

Air conditioning

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

Hot water heater

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

Insulation

Type, rating, any asbestos or UFFI?

- Ask to see copies of recent utility bills

Cable TV service

- Adequate room outlets

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Community

Close to

- Schools
- City services (*fire, police, hospital*)
- Medical (*doctor, dentist, optometrist*)
- Shopping (*grocery, pharmacy*)
- Parks
- Playgrounds
- Day care
- Recreation centre
- Public swimming pool
- Public tennis courts or golf course
- Skating rink
- Hockey arena
- Ball park
- Restaurants
- Theatres
- 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
- 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*)

Types of homes in neighbourhood

- Detached
- Semi-detached
- Condos
- Apartments

Average age of homeowners
