

Buying Home Checklist

If you are buying a home, then, before you decide on whether this home is your dream home, the following checklist will help you look at prospective homes with a critical eye. We suggest printing this page and putting it on a clipboard. When you find a home that really interests you, mark the features you see and note their general condition on this list. Where we've provided choices, fill out in the space and check the box of the one that best describes each home. If you do not know the answers to any question, then make sure to ask your Real Estate Sales Representative. Some technical issues should be established by a home inspector.

Home Location

Address _____

Asking price _____

Annual property tax _____

Zoning restrictions _____

Exterior of the Home

- Lot size - shape _____
- Position of home on lot _____
- Private or shared drive - condition _____
- Front yard-rear yard _____
- Landscaping - condition _____
- Mature trees _____
- Home appearance from street _____
- Type of home (two storey, detached, attached) _____
- Siding (brick, brick veneer, aluminium, wood) _____
- Condition of siding and paint _____
- Attached or detached garage _____
- One, two, three car garage _____
- Condition of walkways _____
- Covered front porch _____
- Enclosed front porch _____
- Fenced backyard _____

- Privacy _____
- Patio-decking _____
- Swimming pool-above ground pool _____
- Storage shed _____
- Type of roof - general condition _____
- Type of roof repairs _____
- What was done to roof _____
- Do they have receipts _____
- Eaves trough _____
- Type of foundation _____
- Structural appearance _____
- Possible problems? _____

Interior of the Home (room sizes can be taken from MLS® Listing)

- Separate front hallway _____
- Guest closet _____
- Soundproofing between walls of duplex _____

Doors and Windows

- Types of windows (single pane; thermopane) _____
- Open and close window without sticking _____
- General condition _____
- Locks and latches work? _____

Kitchen

- General size and colours _____
- Eat-in area _____
- Cooking food preparation island _____
- Sufficient cupboard space _____
- Pantry _____

- Single or double sink-condition _____
- Sufficient counter top area _____
- Floor type-condition _____

Basement

- Adequate headroom _____
- Drained or sump pump _____

Other Rooms - Features

- Number of bedrooms _____
- Number of bathrooms _____
- Fireplace type _____
- Signs of moisture _____
- Cracks in walls and floors _____

Recent Renovations

- Done by seller or professional renovator? _____

Systems

- Electrical: amperage; fuses or circuit breakers; adequate outlets; general condition; aluminium or copper wiring; meet current codes?

- Plumbing: copper pipes or other material; signs of leaks; recent repairs; age; meet current codes?

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?

Sewer or septic system: if septic, where is septic field? Holding tank and system recently checked?

Heating type: oil; gas; electric; hot water; baseboard; combination; heat pump; age; recent repairs

Air conditioning: type (window, central) age; size; recent repairs

Hot water heater: leased or owned; gas or electrical number of gallons; efficiency; age

Insulation type: _____

Ask to see copies of recent utility bills: _____

Cable or aerial TV service: adequate room outlets _____

Internet access: High Speed; Dial Up _____

Other notable features and comments: _____

Community - Close to:

- Schools
- City services
- Medical facilities (doctors, hospitals, dentists)
- Shopping
- Parks
- Playgrounds
- Daycare
- Recreation centre
- Public swimming pools
- Public tennis courts
- Golf course
- Skating rinks
- Hockey arena
- Restaurants
- Theatres
- Public library
- Major roads and highways
- Public transportation
- Possible problems (traffic commuting)

Local Neighbourhood

- Urban, suburban, rural _____
 - Older or newer; estimated age _____
 - Types of homes in area (detached, links, townhomes or apartments?)
 - Pleasant and Well cared for or Neglected
-
- Age group of area homeowners _____
 - Quiet streets _____
 - Adequate streetlights _____
 - Visible power lines and telephone poles _____

- Well maintained homes _____
- Sidewalks _____
- Space between homes _____
- Adequate street parking _____

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