

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

Position of home on lot
(compass directions)

- Private
- Shared driveway

General condition

- Large front yard
- Side yard
- Rear yard

Landscaping condition

- Mature trees, shrubs, etc.

Soil type/condition

Home's appearance from street

Type of home (detached, duplex, etc.)

Number of stories

Siding

- Brick
- Brick veneer
- Wood
- Aluminum
- Combination

Condition of siding and paint

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

Condition of walkways to front door

- Covered front porch
- Enclosed front porch

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Exterior continued

Large backyard? Fenced?

Backyard privacy?

Patio/decking

- Aboveground swimming pool
- Belowground 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

Floor type/condition

Windows: number, size

Bathrooms

Number of bathrooms

Ensuite bathroom?

Floor type/condition

Family/living rooms

Fireplace/wood-burning stove

Floor type/condition

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?

Plumbing

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

Water service

- City-supplied or 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

- City sewer
- Septic
Where is septic field?

- Holding tank and system recently checked?

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
- 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

(detached, link or semi-detached, apartments)

Age group of homeowners
