

PROPERTY VIEWING CHECKLIST



Home Location _____
Address _____
Asking Price _____
Annual Property Taxes _____
Mortgage Terms _____
Zoning Restrictions _____
(ask Shauna) _____

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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PROPERTY VIEWING CHECKLIST continued



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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PROPERTY VIEWING CHECKLIST continued



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
