

Real Estate Assessment Checklist

1. This assessment checklist has most of the essential features to look for in a house, condominium, or apartment building.
2. Not all the categories are necessarily applicable in your individual case. Terminology in some instances can vary from province to province.
3. On the line provided, indicate your rating of the listed factor as: excellent, good, poor, available, not available, not applicable, further information required, etc.

A. General Information

Location of property _____

Condition of neighbourhood _____

Zoning of surrounding areas _____

Prospect for future increase in value _____

Prospect for future change of zoning _____

Proximity of

• Schools _____

• Churches _____

• Shopping _____

• Recreation _____

• Entertainment _____

- Parks _____
- Children's playgrounds _____
- Public transportation _____
- Highways _____
- Hospital _____
- Police department _____
- Fire department _____
- Ambulance _____
- Traffic density _____
- Garbage removal _____
- Sewage system _____
- Quality of water _____
- Taxes:
 - Provincial _____
 - Municipal _____
- Maintenance fees/assessments (if condominium) _____
- Maintenance fees/management fees (if apartment building) _____
- Easements _____
- Quietness of
 - Neighbourhood _____
 - Condo or apartment complex _____
 - Individual condominium unit _____
 - Individual apartment unit _____

• House _____

Percentage of units that are owner-occupied (if condominium) _____

If next to commercial centre, is access to residential
section well controlled? _____

Is adjacent commercial development being planned? _____

Size of development related to your needs (small, medium, large) _____

Does project seem to be compatible with your lifestyle? _____

Style of development (adult-oriented, children, retirees, etc.) _____

Age of development (new, moderate, old) _____

B. Exterior Factors

Privacy _____

Roadway (public street, private street, safety for children) _____

Sidewalks (adequacy of drainage) _____

Driveway (public, private, semi-private) _____

Garage:

• Reserved space (one or two cars) _____

• Automatic garage doors _____

• Security _____

• Adequate visitor parking _____

Construction material (brick, wood, stone) _____

Siding (aluminum, other) _____

Condition of paint _____

Roof:

• Type of material _____

• Age _____

• Condition _____

Balcony or patios:

• Location (view, etc.) _____

• Privacy _____

• Size _____

• Open or enclosed _____

Landscaping:

• Trees _____

• Shrubbery, flowers _____

• Lawns _____

• Automatic sprinklers _____

Condition and upkeep of exterior _____

C. Interior Factors

Intercom system _____

Medical alert system _____

Fire safety system (fire alarms, smoke detectors, sprinklers) _____

Burglar alarm system _____

General safety:

• TV surveillance _____

• Controlled access _____

Pre-wired for television and telephone cable _____

Lobby:

• Cleanliness _____

• Decor _____

• Security guard _____

Public corridors:

• Material used _____

• Condition _____

• Plaster (free of cracks, stains) _____

• Decor _____

Stairs:

• General accessibility _____

• Number of stairwells _____

Elevators _____

Wheelchair accessibility _____

Storage facilities:

• Location _____

• Size _____

Insulation: (The R factor is the measure of heating and cooling efficiency; the higher the R factor, the more efficient)

• R rating in walls (minimum of R-19; depends on geographic location) _____

• R rating in ceiling (minimum of R-30; depends on geographic location) _____

• Heat pumps _____

• Windows (insulated, storm, screen) _____

Temperature controls:

• Individually controlled _____

• Convenient location _____

Plumbing:

• Functions well _____

• Convenient fixtures _____

• Quietness of plumbing _____

Suitable water pressure _____

Heating and air conditioning (gas, electric, hot water, oil) _____

Utility costs:

• Gas _____

• Electric _____

• Other _____

Laundry facilities _____

Soundproofing features _____

D. Management

Apartment management company _____

Condominium management company _____

Owner-managed _____

Resident manager _____

Management personnel:

• Front desk _____

• Maintenance _____

• Gardener _____

• Trash removal _____

• Snow removal _____

• Security (number of guards, hours, location, patrol) _____

E. Condominium Corporation

Experience of directors of corporation _____

Average age of other owners _____

F. Recreation Facilities (if condominium or apartment building)

Clubhouse _____

Club membership fees (included, not included) _____

Sports:

- Courts (tennis, squash, racquetball, handball, basketball) _____
- Games room (ping-pong, billiards) _____
- Exercise room _____
- Bicycle path/jogging track _____
- Organized sports and activities _____

Children's playground:

- Location (accessibility) _____
- Noise factor _____
- Organized sports and activities (supervised) _____

Swimming pool:

- Location (outdoor, indoor) _____
- Children's pool _____
- Noise factor _____

Visitors' accommodation _____

G. Individual Unit (if condominium or apartment building) –IGNORE MY

DELETE OF "OR HOUSE". KEEP IT IN

Location in complex _____

Size of unit _____

Is the floor plan and layout suitable? _____

Will your furnishings fit in? _____

Is the unit exposed to the sunlight? _____

Does the unit have a scenic view? _____

Is the unit in a quiet location (away from
garbage unit, elevator noise, playgrounds, etc.)? _____

Accessibility (stairs, elevators, fire exits) _____

Closets:

• Number _____

• Location _____

Carpet:

• Colour _____

• Quality/texture _____

Hardwood floors _____

Living room:

• Size/shape _____

• Windows/view _____

• Sunlight (morning, afternoon) _____

• Fireplace _____

• Privacy (from outside, from rest of condo) _____

Dining room:

• Size _____

• Accessibility to kitchen _____

• Windows/view _____

Den or family room:

• Size/shape _____

• Windows/view (morning or afternoon sunlight) _____

• Fireplace _____

• Privacy (from outside, from rest of condo) _____

Laundry room:

• Work space available _____

• Washer and dryer _____

• Size/capacity _____

• Warranty coverage _____

Kitchen:

• Size _____

• Eating facility (table, nook, no seating) _____

• Floors (linoleum, tile, wood) _____

• Exhaust system _____

• Countertop built in _____

• Countertop material _____

• Work space _____

• Kitchen cabinets (number, accessibility) _____

• Cabinet material _____

• Sink (size, single, double) _____

• Sink material _____

• Built-in cutting boards _____

• Oven (single, double, self-cleaning) _____

• Gas or electric oven _____

- Age of oven _____
- Microwave (size) _____
- Age of microwave _____
- Refrigerator/freezer (size/capacity) _____
- Refrigerator (frost-free, ice maker, single/double door) _____
- Age of refrigerator _____
- Dishwasher (age) _____
- Trash compactor/garbage disposal _____
- Pantry or storage area _____
- Is there warranty coverage on all appliances? _____

Number of bedrooms _____

Master bedroom:

- Size/shape _____
- Privacy (from outside, from rest of condo) _____
- Closets/storage space _____
- Fireplace _____
- Floor and wall covering _____

Master bathroom (en suite):

- Size _____
- Bathtub _____
- Whirlpool tub/jacuzzi _____
- Shower _____
- Steam room _____

- Vanity _____
- Sink (single, double, integrated sink bowls) _____
- Medicine cabinet _____
- Number of bathrooms _____
- Complete, or sink and toilet only? _____
- Overall condition of condo, apartment, or house _____
- Overall appearance and decor of condo, apartment, or house _____

H. Legal and Financial Matters

- Project documents (e.g., disclosure/declaration)
received and read (if new condominium) _____
- Bylaws received and read (if condominium) _____
- Rules and regulations received and read
(if condominium or apartment) _____
- Financial statements received and read
(if condominium or revenue-generating property) _____
- Condo council minutes, and annual general
meeting and special general meeting minutes
over past two years received and read
(if condominium or revenue-generating property) _____
- No litigation or pending litigation _____
- No outstanding or pending special assessments _____
- No pending repairs, or leaky condo problems _____

Other documents (list):

- _____
- _____
- _____
- _____

All above documentation (as applicable) reviewed

by your lawyer and legal advice on investment obtained

Financial statements reviewed by your accountant

and tax advice on investment obtained

All assessments, maintenance fees, and taxes detailed

Condominium corporation insurance coverage adequate

Restrictions acceptable (e.g., pets, renting of unit,

number of people living in suite, children, etc.)

for rental property

All verbal promises or representations of sales

representative or vendor's agent that you are relying

on written into the offer to purchase

Other

- _____
- _____
- _____
- _____