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The Ultimate House Viewing Checklist

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Exterior Features

Roof, Gutters, and Exterior Walls

- [ ] Check out the roof. Look for any damage, like missing shingles or leaks.
- [ ] Make sure the gutters are in good shape, with no debris clogging them up.
- [ ] Give the exterior walls a detailed check, going through any cracks or water stains that might mean more significant problems.

Landscaping

- [ ] Take a good look at the lawn, trees, and garden to make sure everything is in good condition.
- [ ] Make sure you have time and resources to maintain it or decide if you're more into a low-maintenance yard.

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Interior Features

Walls, Floors, and Ceilings

- [ ] Check the walls, floors and ceilings for any visible problems like cracks, stains, or signs of water damage, which could indicate structural problems and poor maintenance.

Doors, Windows, and Locks

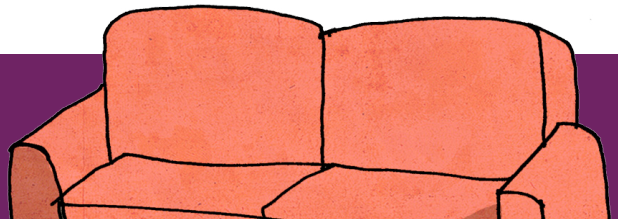
- [ ] Make sure they're functioning smoothly. Open and close doors and windows to test.
- [ ] Check if the locks are secure.

Light Switches, Electrical Outlets, and Fixtures

- [ ] Test switches to ensure they're working as expected. Switch lights on and off.
- [ ] Plug-in devices to check the electrical outlets.
- [ ] Confirm the functionality of fixtures like ceiling fans or chandeliers.

Heating, Ventilation, and Air Conditioning (HVAC) System

- [ ] Evaluate the efficiency and maintenance of the HVAC system.
- [ ] Ask about its age and regular servicing.
- [ ] Consider the house's energy efficiency, potential heating, and cooling costs.



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Room Layout and Space

Layout and Flow

- [ ] Look at how each room is arranged and connected to ensure it suits your needs and preferences.
- [ ] Does the layout match your style.

Size and Storage Space

- [ ] Assess the size of each room and the storage options it offers.
- [ ] Can the rooms comfortably fit your furniture and personal belongings.
- [ ] Check for closets, cabinets, or other storage solutions that meet your needs.

Kitchen

Appliances

- [ ] Take a good look at the stove, refrigerator, and dishwasher. Are they in good working condition?
- [ ] Consider their age and potential future maintenance costs.

Countertop and Cabinets

- [ ] Check out the countertop and cabinets. Any signs of damage or wear?
- [ ] Make sure the kitchen provides enough storage space for your needs.

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Plumbing Fixtures

- [ ] Keep an eye out for water damage or leaks around the sink and plumbing fixtures.
- [ ] Test the faucets to ensure everything is in order.

Bathroom

Bathroom Fixtures

- [ ] Evaluate the bathroom fixtures, like the toilet, sink, bathtub, and shower.
- [ ] Check for any signs of damage or leaks.
- [ ] Test the faucets and flush the toilet to ensure they work correctly.

Water Pressure and Ventilation

- [ ] Check the water pressure in the shower and sink. Low water pressure could indicate plumbing problems.
- [ ] Ensure the bathroom has good ventilation to promote airflow and prevent mould or mildew growth.

Storage Space

Check Existing Spaces

- [ ] Take a look at closets, basements, and attics to see if they meet your storage needs.
- [ ] Assess their condition and security.

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Consider Self Storage

- [ ] If the property lacks sufficient storage, you might consider renting a self-storage unit.
- [ ] Research local options and ask about availability and pricing.

Safety and Security

Smoke Detectors, Carbon Monoxide Detectors, and Fire Extinguishers

- [ ] Make sure these are in good working condition. They play a crucial role in detecting and preventing potential hazards early on.

Security Measures

- [ ] Are security measures like alarm systems, sturdy locks, and outdoor lighting in place?
- [ ] Overall, how safe, and secure is the house?
- [ ] Does it meet your safety requirements?

Neighbourhood and Surroundings

Amenities Nearby

- [ ] Take a stroll around the neighbourhood and evaluate if it aligns with your lifestyle.
- [ ] Examine its proximity to schools, parks, shopping centres, and public transportation.
- [ ] Does it meet your needs and preferences.

Noise Level and Traffic

- [ ] Assess the noise level and traffic in the area.
- [ ] Determine if the neighbourhood is peaceful and safe to bring your family into.
- [ ] Is there excessive noise and traffic? Will it impact your quality of life?

Maintenance and Upkeep

Renovations and Repairs

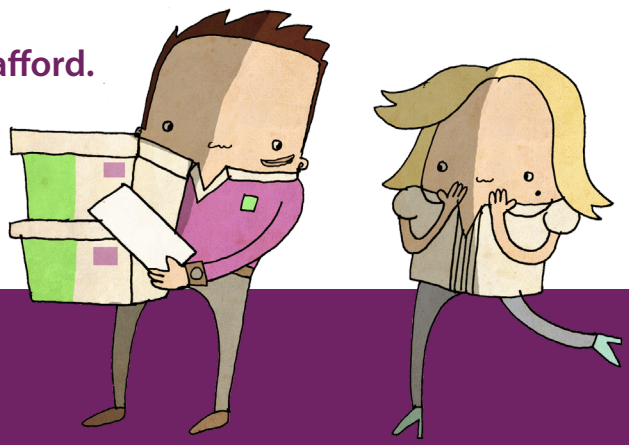
- [ ] Find out if there have been any recent renovations or repairs.
- [ ] Find out details on what was done and the quality of the work.

Age and Condition of Major Systems

- [ ] Ask about the age and condition of essential systems like plumbing, electrical, and HVAC. This will give you an idea of potential future maintenance or replacement costs.

Utility Costs

- [ ] Get information on past utility costs to help you budget for ongoing expenses like electricity, gas, and water.
- [ ] Do these costs align with what you can afford.



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Overall Feel and Compatibility

Ambience

- [ ] Does the house have the right look and feel that you love?
- [ ] Is it a place where you feel comfortable and at ease?

Long-Term Goals

- [ ] Take a moment to think about how the house will fit into your long-term plan.
- [ ] Do you see the potential for growth or future value?
- [ ] Can you quickly adapt the space as your needs change?

Notes: