Buying Smart
Checklist

CARTUS

Address _____

Asking price _____ Original asking price _____

How long on market? _____ When available? _____

Broker's name _____ Phone _____

Exterior

Street

	Excellent	Good	Fair	Poor
Attractiveness (clean, well-maintained lawns, buried utilities, etc.)	❑	❑	❑	❑
Convenience (to major streets, stores, schools, etc.)	❑	❑	❑	❑
Safety (little traffic, nearby hydrant, fire alarm)	❑	❑	❑	❑
Driveway (condition, negotiability, etc.)	❑	❑	❑	❑

Site

Lot size: _____' frontage x _____' depth _____ acre(s) zoned _____

Landscaping

Amount	❑ excessive	❑ ample	❑ some	❑ none
Quality	❑ excellent	❑ good	❑ fair	❑ poor
Required maintenance	❑ professional	❑ much	❑ some	❑ little
Drainage	❑ excessive	❑ ample	❑ some	❑ none

Parking (enter number of spaces available):

on-street _____   off-street _____   carport _____   free-standing garage _____   attached garage _____   seasonal issues _____

Orientation/Privacy

❑ House presents an attractive appearance to the street/main approach

❑ Far enough back/sufficiently landscaped to assure privacy, insulation from street noise

❑ Sufficiently separated from neighbors by space, plantings, terrain, etc.

❑ Outdoor recreation/entertainment areas

Energy Check

Southern exposure	❑ yes	❑ no
Shielded from wind	❑ yes	❑ no
Shape of house	❑ square (easiest to heat)	❑ L-shaped/other

House Exterior

Overall appearance in relation to neighboring houses	❑ superior	❑ equal	❑ inferior

Architectural style _____ Age _____ Number of floors _____

Structural condition	❑ excellent	❑ good	❑ fair	❑ poor

Problems _____

Major building materials _____

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	Excellent	Good	Fair	Poor
General condition (first impression)	❏	❏	❏	❏
Adequacy and condition of gutters and downspouts	❏	❏	❏	❏
Condition of windows, doors, outer sills, jambs, and caulked joints	❏	❏	❏	❏
Storms and screens	❏	❏	❏	❏
Additional structures (e.g. tool shed)	❏	❏	❏	❏

Interior

Layout

Total square footage: _____   Total number of rooms: _____   including _____ bedrooms and _____ baths

Floor plan (rate as to whether rooms are of adequate size; living areas logically, coherently arranged; stairs and halls conveniently placed)

❏ excellent   ❏ good   ❏ fair   ❏ poor

Are the larger window areas and major living spaces arranged for maximum views, privacy, desired sun orientation?

❏ yes   ❏ no

Storage

Closets (number and size): _____

Additional storage: ❏ attic   ❏ basement   ❏ garage   ❏ shed   ❏ utility room

Conditions

Rate the interior as a whole against your taste and requirements

	Acceptable	Conditional	Unacceptable		Acceptable	Conditional	Unacceptable
General style	❏	❏	❏	Bathrooms	❏	❏	❏
General condition	❏	❏	❏	Hall/stairs	❏	❏	❏
Main entrance	❏	❏	❏	Basement	❏	❏	❏
Foyer entrance/hall	❏	❏	❏	Attic	❏	❏	❏
Living room	❏	❏	❏	Garage	❏	❏	❏
Dining room	❏	❏	❏	Wall space (for hangings)	❏	❏	❏
Family/recreation room	❏	❏	❏	Carpeting	❏	❏	❏
Laundry	❏	❏	❏	Floors	❏	❏	❏
Kitchen	❏	❏	❏	Color scheme	❏	❏	❏
Master bedroom	❏	❏	❏	Natural lighting	❏	❏	❏
Other bedrooms	❏	❏	❏				

Construction

Inside	Excellent	Good	Fair	Poor
Materials	❏	❏	❏	❏
Condition	❏	❏	❏	❏
Workmanship	❏	❏	❏	❏
Insulation	❏	❏	❏	❏

Energy Check

❏ Attic insulation (measure thickness; check for gaps, leaks, moisture)

❏ Wall insulation (check thickness and type)

❏ Basement insulation (inspect where concrete ends and first floor begins)

❏ Caulking/weather stripping

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Outside	Excellent	Good	Fair	Poor
Materials	❑	❑	❑	❑
Condition	❑	❑	❑	❑
Workmanship	❑	❑	❑	❑

Windows and panes: _____ triple glaze

_____ insulated shades/shutters _____ storm windows

Utilities

Plumbing

					Excellent	Good	Fair	Poor
Pipe	❑ cast iron	❑ steel/brass	❑ copper	❑ plastic	❑	❑	❑	❑
Faucets, drains	❑ good pressure	❑ low noise	❑ quick drawing	❑ single-handle	❑	❑	❑	❑
Water softener	❑ owned	❑ rented			❑	❑	❑	❑
Water heater	❑ type	❑ age	❑ under warranty		❑	❑	❑	❑
Sewage disposal	❑ septic tank	❑ city system			❑	❑	❑	❑
Bathroom fixtures	❑ pressed steel	❑ fiberglass	❑ iron/porcelain		❑	❑	❑	❑
Toilets	❑ old style	❑ contemporary	❑ water savings		❑	❑	❑	❑

Electrical

					Excellent	Good	Fair	Poor
Wiring	❑ knob & tube	❑ romex ❑ flex	❑ rigid conduit	❑ circuit breakers	❑	❑	❑	❑
Total amperage	❑ 100	❑ 125	❑ 150	❑ other _____	❑	❑	❑	❑
220-volt wiring to	❑ kitchen	❑ laundry	❑ workroom	❑ other _____	❑	❑	❑	❑
Adequate lighting	❑ work areas	❑ baths	❑ kitchen	❑ halls, closets	❑	❑	❑	❑
Sufficient outlets	❑ counter height, baths & work areas		❑ some switched plugs		❑	❑	❑	❑

Heating/Cooling

Heating system   ❑ coal   ❑ electric   ❑ gas   ❑ hot water   ❑ oil

 age _____   ❑ under warranty   ❑ recently serviced

Air conditioning

 ❑ window units (number _____)   ❑ central   ❑ gas   ❑ electric

Average monthly bills   winter _____   summer _____

Energy check:

 ❑ Furnace (get efficiency estimate – 80% rating excellent)

 ❑ Solar (active system – check for leaks, installation)

 ❑ Wood stoves (check installation, proper placement, creosote buildup)

 ❑ Is supplementary heating needed?   ❑ yes   ❑ no

Repairs/Inspections

List areas/items that need immediate attention: _____

Which of the following inspections will you need/want to have made? (Keep in mind that many localities require inspections.)

 ❑ required municipal building department inspection   ❑ termites, insects, dry rot, pests

 ❑ inspection for financing   ❑ soil

 ❑ general building inspection contracted by you   ❑ pool, spa, other specific equipment: _____

 ❑ specific utility: _____   ❑ environmental

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❑ septic, in-ground oil tank, well   ❑ roof
❑ structures

Special Features/Extras

Outdoor Amenities

❑ deck	❑ garden	❑ outdoor lighting, outlets	❑ patio	❑ playing/game area
❑ pool	❑ porch	❑ protected entries	❑ sprinkler system	❑ work area

❑ other: _____

Indoor Amenities

Built-in furniture: _____

Built-in systems:

❑ cable TV   ❑ intercom   ❑ security   ❑ smoke detector

❑ stereo   ❑ phone jacks   ❑ vacuum   ❑ internet

❑ other: _____

Fireplace(s): _____

Air conditioning: _____

List additional furnishings included in the price of the home:

_____
_____
_____
_____
_____
_____

Included appliances. Rate the following appliances as to type, size age, and condition if they are included in sale:

	Excellent	Good	Fair	Poor
Dishwasher	❑	❑	❑	❑
Fireplace(s)	❑	❑	❑	❑
Washer	❑	❑	❑	❑
Dryer	❑	❑	❑	❑
Air conditioners	❑	❑	❑	❑
Garbage disposal	❑	❑	❑	❑
Freezer	❑	❑	❑	❑
Microwave oven	❑	❑	❑	❑
Range/stove	❑	❑	❑	❑
Refrigerator	❑	❑	❑	❑
Trash compactor	❑	❑	❑	❑
Other _____	❑	❑	❑	❑

Special Financing

Is special financing available?   ❑ yes   ❑ no   If yes, what type? _____

Marketability

If you plan to keep the house you buy for some time, can this property be adapted to accommodate your future needs?   ❑ yes   ❑ no

If you plan to remain here for a limited time, does this house and neighborhood have the popular features and wide appeal that would make it easy to sell?

❑ yes   ❑ no

Based on the results of your survey of the community and neighborhood and your evaluation of this house, would you say that the chances of the house increasing in value are: ❑ excellent   ❑ good   ❑ fair   ❑ poor   ❑ uncertain