REAL LIVING · FREE CHECKLIST

Viewing Homes in Edmonton? The Showing Checklist

Take it to every showing so you can compare homes afterwards

After the fourth showing in a day, every kitchen blurs together. Use the same list in every home and you'll remember why you liked one and not the other, and you'll spot the things that cost money later.

The street and the neighbourhood

- [ ] **Traffic and noise**
  Busy road, LRT line, school drop-off, a back lane used as a shortcut?
- [ ] **What the home backs onto**
  Park, ravine, arterial road, commercial lot.
- [ ] **School catchment**
  Check Edmonton Public and Edmonton Catholic designations for the address. See choosing a school catchment.
- [ ] **Commute at rush hour**
  Try the drive or the bus at the time you'd actually make it.
- [ ] **How neighbouring homes are kept**

Outside the home

- [ ] **Roof condition and age**
  Curled or missing shingles, moss, sagging.
- [ ] **Grading slopes away from the house**
  And downspouts empty well away from the foundation.
- [ ] **Foundation cracks**
  Hairline cracks are common; wide or stepped cracks need a closer look.
- [ ] **Yard orientation**
  A south- or west-facing yard gets the sun and melts first in spring.
- [ ] **Garage** WINTER
  Size, heated or not, condition of the slab and door.

Inside

- [ ] **Layout works for how you live**
  Bedrooms on the same floor as children, a main-floor office, room for the dining table.

- [ ] **Natural light through the day**
- [ ] **Kitchen and bathrooms**
  Age, condition, water pressure, signs of leaks under sinks.
- [ ] **Storage and closets**
- [ ] **Windows** WINTER
  Fogging between panes, condensation or ice on the inside in winter.
- [ ] **Smells**
  Must, smoke, pets or heavy air freshener.

Basement and mechanical

Where the expensive surprises usually are.

- [ ] **Signs of water**
  Staining, efflorescence on concrete, fresh paint low on walls, a dehumidifier running.
- [ ] **Sump pump and backwater valve**
- [ ] **Ceiling height and egress windows**
  Matters if you'd develop it or add a suite.
- [ ] **Furnace and hot water tank ages**
  Look for the date on the label. Furnaces often last 20 years or so, tanks 10 to 12.
- [ ] **Electrical panel**
  Breakers, not fuses. Ask about aluminum wiring in 1960s and 70s homes.
- [ ] **Plumbing**
  Poly-B pipe (grey plastic) can affect insurance.
- [ ] **Permits for basement development**
  Ask the listing agent.

Condos, also check

- [ ] **Parking: titled or assigned, and is it energized?** CONDO WINTER
  A plug-in stall matters in January.
- [ ] **Monthly fee and what it includes** CONDO
- [ ] **Noise from neighbours, the elevator or the parkade door** CONDO
- [ ] **Rules on pets and rentals** CONDO
  See the condo document checklist.

After the showing

- [ ] **Score it out of 10 while it's fresh**

- [ ] **Write down the one thing you loved and the one thing you'd change**
- [ ] **Ask what similar homes nearby sold for**
  Not what they're listed at.

A checklist isn't an inspection. It helps you choose which home to offer on. Make your offer conditional on a professional home inspection before you firm up.

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Notes

Buying in Edmonton? Get straight answers before you write an offer.

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