

FREE CHECKLIST · THE OP TEAM

Showing Checklist

Photos narrow your search. A showing tells you if the home works for you. Bring this along.

Listen

Noise is the thing photos never show.

Measure

Wide-angle lenses make rooms look bigger.

Look around

What's next door matters as much as inside.

01 Listen

Stand still in each room for 10 seconds.

- ☐ Traffic, trains, flight paths, construction
- ☐ Sound between floors and through shared walls
- ☐ Furnace, A/C and appliance noise
- ☐ Come back at rush hour or at night

02 Real size

Picture your own furniture in every room.

- ☐ Bring a tape measure
- ☐ Check room sizes against the listing
- ☐ Will your bed, couch and table fit?
- ☐ Closet and storage space
- ☐ Ceiling height and natural light

03 What's around it

You're buying the street too.

- ☐ What's next door and behind
- ☐ How busy the street is at school drop-off
- ☐ Parking for you and visitors
- ☐ Walk to transit, groceries and schools
- ☐ Drive your commute at the real time

04 Condition clues

Small signs point to big costs.

- ☐ Water stains on ceilings, under sinks, in the basement
- ☐ Cracks in walls, foundation and around windows
- ☐ Age of the roof, furnace, A/C and water heater
- ☐ Windows and doors open and close easily
- ☐ Water pressure: run a tap and flush

05 Questions to ask

We'll get the answers for you.

- ☐ Why are they selling?
- ☐ What's included: appliances, light fixtures, window coverings
- ☐ Average monthly utility costs
- ☐ Any rentals: water heater, furnace, A/C
- ☐ Upgrades done, and were there permits?
- ☐ Is there an offer date?

06 Score this home

Rate it right after the showing, while it's fresh.

Layout	<u> </u> /10
Condition	<u> </u> /10
Location	<u> </u> /10
Price vs value	<u> </u> /10
Gut feeling	<u> </u> /10

07 After the showing

Decide with facts, not just feelings.

- ☐ Write notes and take photos right away
- ☐ Compare it to the last homes you saw
- ☐ Drive by again at a different time
- ☐ Send us your questions before you offer



BUYING SOON?

We'll walk you through every step.

Pricing from real sales, honest advice on every home, and an offer built to win without overpaying. Ask us about off-market homes, ones you won't see online.



CALL OR TEXT

647-694-3109

EMAIL

mike@theopteam.ca

WEBSITE

soldmike.com

Visit SoldMike.com →

My notes

Michael Barillari, Broker, RE/MAX Premier The OP Team Inc., Brokerage. Independently owned and operated. 3550 Rutherford Rd, Unit 80, Vaughan, ON L4H 3T8. Brokerage 647-278-2237. This guide is general information, not legal, financial or professional advice. Talk to your lawyer, lender and inspector about your situation. Not intended to solicit buyers or sellers currently under contract with a brokerage.