

BUDGET WORKSHEET | 1 of 2

HOME OPERATING EXPENSES (MONTHLY)

Expenses	Projected cost in new home
Rent/Mortgage	
Heat	
Electricity	
Phone	
Cable	
Internet	
Condo Fees	
Municipal Water/Sewage	
Cleaning Service	
Landscaping/Lawn	
Snow Removal	
Repairs	
Property Taxes	
School Tax	
Property Insurance	
Mortgage/Life Insurance	
Contingency Fund	

ADDITIONAL EXPENSES (MONTHLY)

TOTAL	
--------------	--



BUDGET WORKSHEET | 2 of 2

GENERAL LIVING EXPENSES (MONTHLY)

Expenses	Projected cost in new home
Income Tax	
Miscellaneous Household Items	
Groceries	
Cleaning Supplies	
Dining Out	
Pet Costs (incl. food, medical, etc.)	
Loans	
Public Transit	
Taxis/Ubers	
Car Loan	
Licence and Registration	
Gas	
Parking	
Maintenance/Repairs	
Insurance	
Medical	
Childcare	
Entertainment	
Clothing and Footwear	
Personal Allowances	
Charitable Donations	
Gifts	
Vacations	
RRSPs	
RESPs	
Other Savings	
TOTAL	



HOUSE HUNTING CHECKLIST | 1 of 3

HOUSE HUNTING CHECKLISTS

Take these checklists with you whenever you view a home or meet with a builder. Keep track of everything you liked/disliked about the home and then compare later. We also have spare checklists available on our website at rohitcommunities.com.

Compare your needs vs. wants

	Home 1	Home 2	Home 3	Home 4	Home 5	Home 6
# of bedrooms						
# of Bathrooms						
Bonus/flex space						
Pantry						
Mudroom						
Backyard size						
Storage/closets						
Laundry room						
Den						
Countertops						
Backsplash						
Flooring						
Cabinets						
Fireplace						
Triple pane windows						



HOUSE HUNTING CHECKLIST | 2 of 3

WHAT TO WATCH OUT FOR DURING YOUR SEARCH

Take this with you on your next walkthrough to make sure you get a home that's a dream – not a headache.

The roof over your head

- ❑ Start from the top. Checking the roof from outside is a good initial assessment for potential problems. Does the roof look old, worn, and potentially caving in? These would be bad signs, and they may be hard to identify from the inside. . Roof replacement is not cheap – a new roof can run you upwards of \$15,000.
- ❑ A new roof isn't only nice, but it could mean a lower homeowner's insurance rate. As well, newer roofs will be especially sturdy, which will protect better from the elements of wind and hail that could be damaging (this can save you from a potential insurance claim if something happens).

“It just needs a fresh coat of paint”

- ❑ Enticing décor and nice paintjobs are temporary, but issues with structural elements or larger appliances are not as easy to fix. Tune out these quick fixes that may distract you from more important issues.

You are the house's thermometer

- ❑ If a house feels rickety or old – it probably is. Heating and cooling systems are expensive, but an inefficient one will consume lots of energy trying to maintain some sort of living temperature. Check to make sure these are up to date and capable of doing the job you need.

Make a Deal-breaker list

- ❑ Not just the obvious things like nice windows or a decent amount of counterspace; think about lifestyle elements. Do you need storage for your large collection of books? Will you want workshop space in a basement or garage? You're going to be living in your home, make sure you have the space to live.
- ❑ Potentially, you may consider a home with an extra bedroom. Whether you're planning to have a kid, or you frequently have guests over, additional bedrooms can be versatile and provide spaces that can conveniently be bedrooms, or offices and such.

What lies beneath: Plumbing

- ❑ A kitchen sink may look nice and new from the top, but make sure you check the pipes beneath. Leaking or water damage can be a sign of larger problems, and potentially lead to mold.
- ❑ Mold is not only gross to see and smell, but it can lead to legitimate health issues. Small children, elderly people, or people with asthma can be especially affected by the presence of mold in a home.



HOUSE HUNTING CHECKLIST | 3 of 3

Get the lay of the land

- ❑ You're buying the lot of land, not just the structure of the house. Does the area frequently flood or is it at risk of being affected by wildfires? Are any fences around the area properly installed and in good condition?

What's that smell?

- ❑ Gas smells or sewage are horrible smells already – they don't need to permeate your house. Older houses can have clogged or damaged pipes through usages, or obtrusive tree roots. Find a plumbing company that can send a camera down the pipes to see if that will be an issue
- ❑ Other smells that can linger long after the previous owner is gone include pet smells, cigarette smells, or mildew. Look out for these.

Invest in a well-insulated house

- ❑ Your home should be a place of comfort. A well-insulated home ensures your heating and cooling systems will efficiently do their job and maintain temperature without eating your energy bill. Triple-pane windows are a great way to cut down noise from the outside and save you money when heating and cooling your house.

Get the hands-on experience

- ❑ If this is going to be your home, you're going to be turning every faucet and flicking every switch for the foreseeable future. So, make sure you like the way things feel! It may seem nitpicky, but a light switch being just a little too high is going to be really annoying the 100th time you reach for it and miss.

... And then have it all double checked

- ❑ All of these points are good to check on your own, but a professional can do so much more. Get a professional home inspector who knows how to find lead paint, unseen pests, shoddy wiring etc.
- ❑ There is no such thing as a perfectly built house. Some defects are more obvious than others, but almost every one is fixable if you can detect it early enough. Finding these defects can help you negotiate for a lower price or pressure the current owner into fixing the problem correctly before you purchase.

