



Property Evaluation Checklist

Keep track of the properties you view by completing this checklist for each one.

Compare each property to your *Needs and Desires Checklist* to evaluate how well it meets your rental and investment goals

Property Details

Address _____ Asking Price _____

Nearest Intersection _____ Closest Major Intersection _____

Date Viewed _____ Number of Days on Market when viewed _____

Lot Size _____ Approximate Square Footage of House _____

Property Appearance Poor Fair Good Very Good Excellent

Housing Type Detached Semi-detached Attached Retail w Apartments

Property Type Single family with Basement Apartment

Multi-family dwelling Type _____

Single family dwelling with conversion potential

Current Number of Units _____

Number of 1 Bedroom Units _____ 2 Bedroom _____ 3 Bedroom _____ 4 Bedroom _____

Potential Number of Units _____

Number of 1 Bedroom Units _____ 2 Bedroom _____ 3 Bedroom _____ 4 Bedroom _____

Current Rental Income (Actual or Estimate) _____ Potential Rental Income _____

Property Elements

Exterior Brick Stucco Siding Other _____

Access Shared entry with separate doors Separate entry to each unit

Driveway Shared Private Alley None

Garage Single Double Triple None Other: _____

of Parking Spaces _____

Basement Finished Partially Finished Unfinished Apartment Apartment Potential

Heating / Cooling Forced Air Radiant Electric Central Air Conditioning

Renovation Needed Major Moderate Minor None

Estimated Amount to spend _____

Property Quality

Current Quality of Property:

Exterior	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Very Good	<input type="checkbox"/> Excellent
Roof	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Very Good	<input type="checkbox"/> Excellent
Windows	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Very Good	<input type="checkbox"/> Excellent
Entryways	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Very Good	<input type="checkbox"/> Excellent
Stairs	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Very Good	<input type="checkbox"/> Excellent
Yard	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Very Good	<input type="checkbox"/> Excellent
Quality of Adjacent Properties	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Very Good	<input type="checkbox"/> Excellent
Quality of Street	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Very Good	<input type="checkbox"/> Excellent

Property Features: Owner's Unit

Interior	No	Yes	Qty.	Quality (1-10)	Comments
Entryway	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Separate	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Closet	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Living Room	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Fireplace	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Built-in Shelving	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Family Room	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Open Concept	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Fireplace	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Built-in Shelving	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Kitchen	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Eat-in Space	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Island	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Dining Area	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Separate from Kitchen / Living.	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Bathroom	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
4-Piece	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
2-Piece	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Jet Bathtub	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Claw-foot Tub	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Separate Shower / Bathtub	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Double Sink	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Bedrooms	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Fireplace	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Closet	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Walk-in closet	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Ensuite	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Office Space	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Guest Space	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
In-suite Laundry	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Storage / Utility Space	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Exterior	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Front Yard	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Back Yard	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Patio / Deck	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____

Property Features: Rental Unit(s)

	No	Yes	Qty.	Quality (1-10)	Comments
Parking Spaces	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Laundry	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Separate Kitchen/Dining/Living	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Fireplace	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Separate Entrances	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Patio / Deck	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Yard Access	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____

Neighbourhood



Name of Area _____

- Habitat Quality Poor Fair Good Very Good Excellent
- Industrial Area None Low Moderate High Very High
- Population density Crowded Average Sparse Secluded
- Traffic Levels Low Moderate High Very High

Social Access:	Distance /Time to Reach	Comments
Junior School	_____	_____
High School	_____	_____
University/College.....	_____	_____
Place of Worship	_____	_____
Medical Offices	_____	_____
Hospital	_____	_____
Community Centre	_____	_____
Athethlic Centre / Gym	_____	_____
Amenities:		
Commercial Access	_____	_____
Malls	_____	_____
Restaurants	_____	_____
Groceries	_____	_____
Retail Access	_____	_____
Green Areas /Parks	_____	_____
Biking / Walking Paths	_____	_____
Transportation:		
Access to Major Arteries _____	_____	_____
Subway Access	_____	_____
Bus/Streetcar Access	_____	_____
Proximity to Work	_____	_____

Notes: _____
