

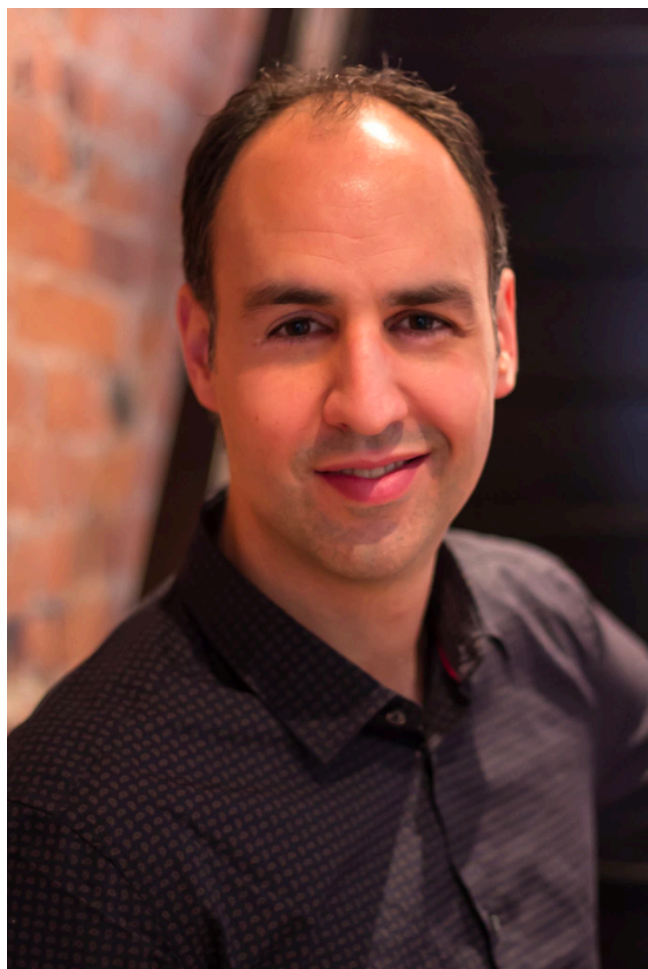
# HOME WEALTH CHECKLIST

By  
**ANDREI  
ANGELKOVSKI**



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# MEET ANDREI



My name is Andrei Angelkovski. I was born and raised in Toronto Canada in a very beautiful community called Victoria Village (which is located about 15 minutes away from The Toronto Beaches).

While studying Economics and Labour Relations at the University of Toronto, I was first introduced how to save money during my 2nd year at University. My cousin introduced the book “The Wealthy Barber” to me during that year and it opened up my eyes to managing money and wanting to learn more about investing. After graduating from University in 2002, I went on to work as an Analyst for Loblaw Companies Limited and then in December of 2004 I had an encounter with a life altering book called “Rich Dad Poor Dad”. These introductions have contributed to my present awareness that investing in real estate can provide more wealth building strategies than any other investment vehicle out there.

Having studied Economics and Labour Relations at the University of Toronto, I realized this branch of learning, though inherently interesting, was not necessarily lucrative in the corporate world. I subsequently began educating myself about real estate investing, attending seminars, and meeting other sophisticated investors. I came across a study based on “qualities that the rich have in common”. The one common denominator that was noted was, almost without exception, the rich either made their money through real estate, or held their wealth in real estate. This helped support my belief of building wealth through real estate for the long term.

Today, having studied real estate investing since 2004 and creating a “dream team” of professional real estate contacts, I am presently a Real Estate Sales Representative working for RE/MAX Ultimate Realty Inc. in the heart of Toronto.

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# OUR COMMITMENT TO YOU

01



## GETTING YOU IN THE DOOR

I will narrow down the homes that fit your unique wants and needs get you in the door! Looking at dozens of homes every week, I can help you identify potential problems within a home.

02



## HANDLING CHALLENGING CONVERSATIONS

When repairs or changes in price need to made, I will be your guide and handle requesting any repairs or changes in price to the sellers.

03



## STAYING ON TOP OF THE PAPERWORK

Buying a home involves many types of documentation. I have the experience and knowledge to navigate real estate contracts. Ensuring that nothing is overlooked and that you truly understand what a paper means before ever signing.

04



## NEIGHBORHOOD EXPERT

Working daily in neighborhoods with inspectors, contractors, and negotiating with sellers, I have the market knowledge you need to get the best results from your purchase. Understanding the local real estate market can go a long way when it comes time to make an offer on a house.

05



## PROBLEM SOLVER

I will work hard to protect all of your interests and take on any issues that may arise throughout the entire process. Hopefully making buying a home a fun and stress-free process.





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# GENERAL

- ☐ **Windows:** Check that they open and close easily. Any broken panes? Are there any windows that are clouded because of broken seals?
- ☐ **Doors:** Check that they open and close completely. Do they stick? Lock? Scrape the floor at any point?
- ☐ **Floors:** Any creaking? Obvious unevenness? Place a marble on the floor and see if it rolls to check for a slant. (Do the marble test in multiple locations in the house.)
- ☐ **Walls:** Any holes?
- ☐ **Trim:** Any damage or missing pieces? Animals can be brutal to wood trim, and matching old trim is almost impossible.





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# GENERAL



- ☐ **Lights:** Turn on every light switch to make sure they work. (Note: If the home is unoccupied and the power is turned off, this won't be possible.)
- ☐ **Stairs:** Walk up and down the stairs and touch every spindle on the railing. Do they seem sturdy or wobbly? Do the stairs creak? Are any parts missing?
- ☐ **Outlets:** Get a voltage tester at your local big box home improvement store for less than \$20 and test every single outlet.
- ☐ **Furnace:** Look at the furnace. Are there any stickers that indicate the installation date or recent service visit?
- ☐ **Water Heater:** Check for water around the base of the water heater. Any stickers on this to indicate installation date?

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# KITCHEN

- ☐ **Cabinets/Drawers:** Open every cabinet and drawer, then close again. Do they move smoothly? Does anything prevent any of the doors or drawers from easy use?
- ☐ **Oven:** Open and inspect the oven. Does the door open slowly, indicating the springs still work? What is the condition of the oven? Turn on the oven to make sure it works.
- ☐ **Stove:** Turn on each burner on the stove. If gas, turn on and turn off before turning the next one on to make sure they all turn on by themselves, rather than catching the flame from an adjacent burner. If they all work individually, turn them all on to make sure they all work at the same time. If electric, just turn them all on.
- ☐ **Fridge:** Open the refrigerator/freezer doors. Do they open easily?
- ☐ **Dishwasher:** Open and inspect the dishwasher. Do the springs work on the dishwasher door? Does it lock properly?



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# KITCHEN



- ☐ **Faucet:** Run the water in the sink. How is the pressure?
- ☐ **Garbage Disposal:** Does the garbage disposal run? (Don't forget to turn on the water before you test it.)
- ☐ **Microwave:** Open up the microwave and take a peek inside. Turn it on to see if it works — but don't let it run for very long.
- ☐ **Hood:** Turn on the range hood fan and light to make sure they work. Peek underneath to check for filth — this is a commonly overlooked area for cleaning.
- ☐ **Countertops:** Look at the countertop and check for chips and cracks.
- ☐ **Tile:** Check the floor for cracked tiles.



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# BATHROOMS

- ☐ **Plumbing/Drainage:** Flush the toilet. Fill up the sink and tub and then let the water run out to test for backups or poorly performing drains. Check for leaks from all faucets.
- ☐ **Flooring:** Any broken tiles?
- ☐ **Toilet:** Does it rock or is it solidly on the floor?
- ☐ **Tub:** Any cracks or chips?
- ☐ **Vanity:** Check the condition. Make sure to open it up and check the inside, too.
- ☐ **Ventilation:** Does the fan work? Is there a window? Does it open and close easily?



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# BEDROOMS

- ☐ **Closets:** Do closets have doors? Do they open and close easily?
- ☐ **Windows:** Open and close all windows.
- ☐ **Flooring:** Check the state of the flooring — does carpet have stains, wear spots, etc? Is the hardwood scratched and damaged?





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# LIVING/DINING/FAMILY ROOM



- ☐ **Doors:** Any doors? Do they open and close easily?
- ☐ **Flooring:** What is the state of the flooring?
- ☐ **Walls:** Are there any holes or other damage in the walls?
- ☐ **Windows:** Do the windows work? Are they vinyl, wood, aluminum?
- ☐ **Fireplace:** Does it work and has the flu for the fireplace been checked recently?



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# BASEMENT

- ☐ **Odor:** What does it smell like? An overpowering odor can be mold or mildew.
- ☐ **Walls:** Do the walls have any cracks? Small, hairline cracks are not so concerning, but large cracks — especially horizontal cracks — can be an indicator of bigger foundation problems.



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# EXTERIOR

- ☐ **Sprinkler:** Turn on the sprinkler system.
- ☐ **Lights:** Turn them on. Test Outlets.
- ☐ **Fence:** Walk the fence to check for loose boards and the overall sturdiness of the fence.
- ☐ **Siding:** What is the condition of the siding?
- ☐ **Roof:** Go to the South side of the house and look at the shingles. The South side gets the most sun, and curling or buckling can be an indication that the roof needs work.
- ☐ **Garage Door:** Does the garage door(s) open and close easily?



# THANK YOU!

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I HOPE THIS GUIDE SERVES YOU WELL. THE HOME BUYING AND SELLING PROCESS CAN BE OVERWHELMING, AND WE ARE IN THIS TOGETHER. LET US KNOW IF YOU NEED HELP OR HAVE ANY QUESTIONS!



## CONTACT

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