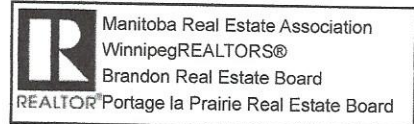


**MANITOBA REAL ESTATE ASSOCIATION  
BUYER'S CHECKLIST AND ACKNOWLEDGEMENT OF ADVICE**



Name of Buyer(s): \_\_\_\_\_

Address of Property Being Purchased: \_\_\_\_\_

It is not mandatory that this form be completed by buyers, nor is it mandatory for REALTORS® to use this document. It is provided by the MREA as a best practices suggestion.

In the purchase of real estate, buyers may want additional information and clarification to ensure that the property is free of major defects, and that the information given, and representations made, by the seller are in fact accurate. A prudent buyer should consider an inspection from a qualified individual.

The following is intended to serve as:

- a) a checklist for the buyer with respect to inspections and offer clauses that are available to them;
- b) an acknowledgement of having received advice related to conditions/inspections;
- c) instruction to the buyer agent related to which conditions and issues the buyer wishes to address in the offer to purchase.

This list is not all-inclusive, but includes the more common reports or inspections usually requested. Your REALTOR® can write conditions in your offer to purchase to allow sufficient time to complete the requested inspections. It is understood that in most instances the buyer is responsible to pay any costs associated with inspections and reports.

The buyer is encouraged to review the reverse of this document which provides some very basic information on different issues to consider.

The Undersigned acknowledges that their agent has advised that they can insert the following types of conditions in an offer to purchase. Please affix your initials in one box in each line confirming whether it is your intention to include such a condition in your offer.

Initial each line with your initials for the appropriate response:

YES	NO	
<input type="checkbox"/>	<input type="checkbox"/>	Subject to a home inspection satisfactory to me/us
<input type="checkbox"/>	<input type="checkbox"/>	Subject to an engineering inspection satisfactory to me/us
<input type="checkbox"/>	<input type="checkbox"/>	Subject to financing on terms satisfactory to me/us
<input type="checkbox"/>	<input type="checkbox"/>	Subject to my/our lawyers' approval of the form and content of this contract
<input type="checkbox"/>	<input type="checkbox"/>	Subject to the seller completing a Property Disclosure Statement that is satisfactory to me/us
<input type="checkbox"/>	<input type="checkbox"/>	Subject to a water potability test satisfactory to me/us
<input type="checkbox"/>	<input type="checkbox"/>	Subject to the sale of my/our existing property
<input type="checkbox"/>	<input type="checkbox"/>	Subject to an inspection of the wood burning device(s) satisfactory to me/us
<input type="checkbox"/>	<input type="checkbox"/>	Subject to an inspection of the heating and cooling systems satisfactory to me/us
<input type="checkbox"/>	<input type="checkbox"/>	Subject to an electrical inspection satisfactory to me/us
<input type="checkbox"/>	<input type="checkbox"/>	Subject to _____

I acknowledge that I/we can consult with professionals in the fields outlined in the proposed conditions at my own cost, before or in conjunction with making an offer to purchase real estate.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
(witness)

\_\_\_\_\_  
(signature of buyer)

\_\_\_\_\_  
(witness)

\_\_\_\_\_  
(signature of buyer)

## **MANITOBA REAL ESTATE ASSOCIATION ITEMS FOR BUYERS TO CONSIDER IN WRITING AN OFFER TO PURCHASE**

**APPLIANCES:** a condition can be placed in the offer which has the seller warrant that the existing appliances will be in working order on possession date. The buyer should record the model and serial numbers as a precaution.

**APPRAISAL:** An appraisal provided by an accredited appraiser with respect to the fair market value of the property. These reports may be required by mortgage companies to determine if the value of the property warrants the requested amount of mortgage to be applied against the property.

**ELECTRICAL INSPECTION:** by an accredited electrician of the electrical components in a home with a report outlining any deficiencies.

**ENGINEER'S REPORT:** by an engineer on any number of issues including the structural integrity of the building(s).

**ENVIRONMENTAL TESTING:** by an accredited environmental company to determine if there are any problems with the property. For example, it can cover issues like air quality, soil contamination, presence of mould, etc. If it is a purchase of a rural or former commercial property, the buyer should consider a "site analysis" (phase I and/or phase II).

**FINANCING:** if the buyer is obtaining mortgage financing, a clause should be inserted in the offer to ensure that the buyer is able to get financing on terms acceptable to him/her. A financial institution considers both the buyer and the property itself in considering approval of financing.

**FOUNDATIONS:** In Manitoba, the single most common cause for concern between buyers and sellers is related to foundation problems. Buyers are strongly cautioned to review this issue as part of their purchase, and consider possible inspections or seek a specific warranty from the seller related to knowledge of previous problems such as water seepage.

**FURNACE & CHIMNEY INSPECTION:** to determine if the furnace and chimney meet current safety standards.

**HOME INSPECTION:** a general inspection of the condition of the property.

**INSURABILITY:** a report to determine if the house is insurable in its current state. There may be issues related to items such as wood burning devices, boiler heating systems, and knob and tube wiring. It is important to ensure that the property can be insured at a rate which is satisfactory to the buyer.

**LAWYER'S APPROVAL:** a clause can outline that the offer is subject to review of both form and content of the contract within a reasonable amount of time.

**PLUMBING:** an accredited plumber can complete an inspection to identify any evident problems.

**PROPERTY DISCLOSURE STATEMENT:** a written statement provided by the seller dealing with common concerns of buyers.

**SEPTIC/SEWER:** an inspection to determine if the existing system is operating properly and meets with existing standards.

**SURVEYOR'S CERTIFICATE/ZONING MEMORANDUM:** the survey shows the boundaries of the property and the location of all improvements. The memorandum outlines any zoning issues. There is another product called "title insurance" which insures some of these issues in place of obtaining a report or inspection. For more details, you can discuss title insurance with your lawyer or financial institution.

**VERMICULITE INSULATION:** there are opinions that suggest that the presence of zonalite/vermiculite insulation can be a health hazard to susceptible individuals if the insulation is not contained. The buyer can seek an environmental inspection (e.g. from an environmental consultant) to investigate potential environmental issues.

**WATER QUALITY/QUANTITY:** water can be tested to determine the recovery rate of the water supply and the quality of the water for consumption.

**WOOD STOVE/FIREPLACE:** codes and standards for wood burning devices change quite frequently. Even though existing wood burning devices are being used by the seller, they may not meet current standards. The new owner will have to comply with the latest standards in order to be insurable.

For more information on real estate issues please visit [www.realestatemanitoba.com](http://www.realestatemanitoba.com)