

Your Complete Arthur Home Evaluation Checklist

Before you find out what your home in Arthur - "Canada's Most Patriotic Village" - is truly worth, a little preparation goes a long way. This checklist walks you through everything to gather, inspect, and consider so your Comparative Market Analysis (CMA) is as accurate as possible. Work through each section, check off every item, and bring your notes to your evaluation appointment. Questions? Call Kevin Flaherty directly at 226-270-6433.

How to Use This Checklist

This guide is organized into five sections that mirror exactly how a professional evaluation unfolds. Start with Section 1 to assemble your paperwork, then move through the room-by-room and exterior reviews so you walk into your appointment knowing your home's strengths and weak spots. Section 4 helps you decide where to spend (and where not to) before listing, and Section 5 arms you with the questions that separate a real pricing strategy from a guess. There are no right or wrong answers - the goal is simply to give your Realtor a complete, honest picture so the number you receive is one you can trust.

A Quick Word About Arthur

Arthur wears its title as Canada's Most Patriotic Village with pride - a designation earned in 1942 when one in seven residents volunteered for overseas service. That same community pride shows up in well-kept homes and strong, steady buyer demand, which is exactly why a hyper-local evaluation beats any national online estimate.

Section 1: What to Gather Before Your Evaluation

A great evaluation starts with great information. The more documentation you can provide about your property, the more precisely your Realtor can adjust your home's value against recent local sales. Gather these documents and details before your appointment:

- ☐ Most recent property tax bill and MPAC assessment notice
- ☐ Copy of your property survey or site plan (if available)
- ☐ List of all renovations and upgrades with approximate dates and costs
- ☐ Receipts or permits for major work (additions, decks, finished basement)
- ☐ Age of the roof, furnace, air conditioner, and hot water tank
- ☐ Records for the well: drilled depth, flow rate, and last water test (rural homes)
- ☐ Records for the septic system: tank size, last pump-out, and inspection date (rural homes)
- ☐ Heating fuel type and whether equipment is owned or rented
- ☐ Annual utility costs (hydro, propane/oil, water/sewer) for buyer questions
- ☐ Lot dimensions and approximate usable versus wooded/wetland acreage
- ☐ Any easements, rights-of-way, or conservation designations on title
- ☐ Mortgage details, including balance and any pre-payment penalties
- ☐ A written list of your favourite features buyers might overlook

Why This Matters

Online estimate tools have never seen inside your home. They cannot value a new steel roof, a serviced septic system, or a renovated kitchen. The documents above let your Realtor build an accurate, defensible CMA instead of a guess.

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Section 2: Room-by-Room Condition Assessment

Walk through your home as a buyer would and note the condition of each space. Be honest - identifying issues now lets you fix the cheap ones and price around the rest. Rate each room and check items that apply.

Kitchen

- ☐ Cabinets are clean, functional, and free of damage
- ☐ Countertops and backsplash are in good repair
- ☐ Appliances are working and included items are noted
- ☐ No leaks under the sink; faucet operates smoothly
- ☐ Flooring is undamaged and updated where possible

Bathrooms

- ☐ Caulking and grout are clean and mould-free
- ☐ Toilets, taps, and drains work without leaks
- ☐ Exhaust fans are functional and quiet
- ☐ Tile, vanity, and mirror are in good condition

Bedrooms & Living Areas

- ☐ Walls are free of holes, scuffs, and bold colours
- ☐ Flooring is consistent and in good repair
- ☐ Closets are tidy and show available storage
- ☐ Windows open, close, and lock properly
- ☐ Lighting fixtures all work and are updated where dated

Basement, Mechanical & Systems

- ☐ No signs of water intrusion, dampness, or musty odours
- ☐ Furnace, A/C, and water heater are serviced and labelled
- ☐ Electrical panel is updated and accessible
- ☐ Finished basement spaces are clean and presentable
- ☐ Sump pump (if present) is tested and working

Section 3: Exterior & Curb Appeal Checklist

First impressions are formed before a buyer steps inside - and often before they leave the listing photos. In a village known for its pride and patriotism, a tidy, welcoming exterior signals a well-cared-for home. Score your curb appeal against this list:

- ☐ Lawn is mowed, edged, and free of weeds
- ☐ Garden beds are mulched and trimmed
- ☐ Front door is clean, freshly painted, and welcoming
- ☐ House numbers are visible and in good condition
- ☐ Driveway and walkways are free of cracks and debris
- ☐

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Eavestroughs and downspouts are clear and secure

- ☐ Roof shows no missing or curling shingles
- ☐ Siding, brick, or stucco is clean and undamaged
- ☐ Windows and trim are clean with no peeling paint
- ☐ Fences, decks, and porches are stable and stained/painted
- ☐ Outdoor lighting works and improves evening appeal
- ☐ Outbuildings, barns, or sheds are tidy (rural properties)
- ☐ Garbage bins and clutter are stored out of sight

Local Tip

Buyers driving up Highway 6 into Arthur are comparing your home to the well-kept village core. A weekend of clean-up and a freshly painted front door routinely returns far more than it costs.

Section 4: Upgrades That Add Value vs. Upgrades That Don't

Not every dollar you spend comes back at the closing table. Focus your time and budget on improvements that buyers reward, and avoid expensive projects that rarely recover their cost right before a sale. Use the two lists below to plan smart.

Improvements That Typically Add Value

- ☐ Fresh, neutral interior paint throughout
- ☐ Updated light fixtures and modern hardware
- ☐ Minor kitchen refresh (refacing, counters, hardware)
- ☐ New or professionally cleaned flooring
- ☐ Steel entry door and updated garage door
- ☐ Curb appeal: landscaping, mulch, and a painted front door
- ☐ Energy-efficient windows and added insulation
- ☐ Servicing the septic system and testing the well (rural homes)
- ☐ Repairing the roof and visible deferred maintenance

Improvements That Rarely Pay Off Before Selling

- ☐ Full luxury kitchen or bathroom remodels
- ☐ In-ground swimming pools (polarizing for buyers)
- ☐ Highly personalized or bold design choices
- ☐ Converting bedrooms into specialty rooms
- ☐ Over-improving beyond the neighbourhood norm
- ☐ Expensive landscaping features like ponds or fountains

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The 80/20 Rule

Roughly 80 percent of your return comes from 20 percent of the work: paint, cleaning, decluttering, curb appeal, and fixing obvious defects. Kevin can tell you exactly which low-cost items will move the needle on your specific home before you spend a dollar.

Section 5: Questions to Ask Your Realtor During the Evaluation

A home evaluation is a two-way conversation. The right questions help you understand not just the number, but the strategy behind it. Bring this list to your appointment and check off each answer as you go:

- ☐ Which specific recently sold comparables did you use, and why?
- ☐ How does my home compare to those comps in size and condition?
- ☐ What is the realistic price range, not just a single number?
- ☐ What low-cost repairs or updates would yield the best return?
- ☐ How will you market my home to buyers outside of Arthur?
- ☐ Do you use Video Narrated VR Animated Online Showings?
- ☐ How long do you expect my home to take to sell at this price?
- ☐ What is the current balance of supply and demand in Wellington North?
- ☐ How do you handle showings, feedback, and price adjustments?
- ☐ What are the all-in costs of selling I should budget for?
- ☐ How do you handle the well, septic, and rural disclosures?
- ☐ What sets your marketing apart from other local agents?

Evergreen Note

For current Arthur and Wellington North market data, visit flaherty.ca/arthur-real-estate-market and flaherty.ca/wellington-north-real-estate-market. Market conditions change month to month, so always confirm the latest numbers before you list.

About the Flaherty Home Selling System

Kevin Flaherty is a real estate broker with over 38 years of experience and over \$500M in real estate sold across south-central Ontario. The Flaherty Team pairs deep local knowledge of Arthur and Wellington North with a marketing system built to reach buyers far beyond the village limits.

At the heart of that system are Video Narrated VR Animated Online Showings - immersive virtual tours that let buyers from the GTA and beyond experience your home in full before they ever make the drive north. More qualified eyes on your listing means more competition, and more competition is how the team consistently sells homes for 99.2% of market value and 52% faster than the industry average.

- ☐ Accurate, data-driven pricing from a real local CMA
- ☐ Professional photography, video, and VR online showings
- ☐ Exposure to buyers across the GTA and southern Ontario
- ☐ Honest guidance on what to fix - and what to skip
- ☐

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A clear, written plan from evaluation through to closing

Talk to Kevin Directly

Have a question about your specific home, lot, or timeline? Call or text Kevin Flaherty at 226-270-6433, or book your free home evaluation online at flaherty.ca/homeeval. There is never any obligation.

Ready to Find Out What Your Arthur Home Is Worth?

Book your free, no-obligation home evaluation with Kevin Flaherty today.

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