

12 Space Checks Before You Sign

A practical walkthrough for home and condo buyers in Montreal and across Canada

Use this checklist during a viewing or before an offer becomes firm. It helps you separate fixed spatial constraints from changes that are easy, expensive, or impossible.

For every item, mark YES, REVIEW, or NO. Add one concrete observation - not a feeling alone.

1 Arrival and street pressure

Does the approach feel clear and proportionate, without a road, alley, slope, or large structure pushing directly at the property?

☐ YES☐ REVIEW☐ NO

2 Main entrance

Is the entrance visible, sheltered, easy to reach, and free of a cramped first impression or immediate obstruction?

☐ YES☐ REVIEW☐ NO

3 Natural light

Do the rooms used most often receive useful daylight at the hours when you will actually be home?

☐ YES☐ REVIEW☐ NO

4 Shape and usable area

Are there severe missing corners, long narrow zones, awkward columns, or areas you would pay for but rarely use?

☐ YES☐ REVIEW☐ NO

5 Daily circulation

Can people move from entrance to kitchen, living area, bedrooms, and bathroom without sharp bottlenecks or constant crossing?

☐ YES☐ REVIEW☐ NO

6 Bedroom privacy

Are bedrooms protected from the entrance, living noise, elevators, mechanical rooms, bright signs, and busy streets?

☐ YES☐ REVIEW☐ NO

12 Space Checks Before You Sign

7 Bed placement options

Is there at least one solid-wall position with a view of the door, space on both sides, and no major plumbing or window conflict?

☐ YES

☐ REVIEW

☐ NO

8 Kitchen and ventilation

Is cooking ventilation effective, and are stove, sink, refrigerator, storage, and circulation arranged without needless conflict?

☐ YES

☐ REVIEW

☐ NO

9 Work-from-home position

Is there a realistic desk location with backing, light control, low interruption, and a usable video-call background?

☐ YES

☐ REVIEW

☐ NO

10 Noise, drafts, and moisture

Have you checked traffic, neighbours, HVAC, elevator noise, drafts, odours, water marks, and humidity at different times?

☐ YES

☐ REVIEW

☐ NO

11 Exterior context

Do nearby buildings, balconies, power equipment, garbage areas, parking access, and construction plans affect light, privacy, or calm?

☐ YES

☐ REVIEW

☐ NO

12 Cost and changeability

Which problems are movable, which require renovation, and which are fixed by structure, condo rules, lease terms, or zoning?

☐ YES

☐ REVIEW

☐ NO

Three questions before you proceed

☐ What cannot be changed?

☐ What must be solved in the first 30 days?

☐ What would this adjustment really cost?

Need a second set of eyes before you commit?

Send the floor plan, listing, photos, location, deadline, and your main concern for a property or residential Feng Shui review.

destinyfengshuibazi.com/en/consultations/residential-feng-shui-montreal

Do not total the boxes mechanically. One fixed, high-impact constraint can matter more than several small positives. Compare the same 12 checks across every property.