

YOUR MOVE, MADE CALMER

Welcome to Your New Home

The complete before-you-move checklist

A PRACTICAL GUIDE

CLEAR STEPS

NO PRESSURE

Prepared for you by

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A move is easier when every decision has a home.

Use this guide as your moving command centre. Add dates, names, confirmation numbers, and notes as you go. Not every item applies to every home, but reviewing the full list helps prevent expensive or stressful surprises.

The goal is not a “perfect” move. The goal is a safe, organized handoff with the essentials ready for your first night.

Your five anchor dates

MILESTONE	DATE	CONFIRMED WITH
Condition removal / firm sale	_____	_____
Lawyer appointment	_____	_____
Final walkthrough	_____	_____
Possession / key release	_____	_____
Moving day	_____	_____

Important: This guide provides general information only. It is not legal, tax, financial, insurance, home-inspection, or moving advice. Requirements and service arrangements vary. Confirm details with your lawyer, lender, insurer, municipality, utility providers, condominium corporation or property manager, and other qualified professionals as applicable.

Build the plan before you build the boxes.

Book and protect the move

- Get written estimates from movers; confirm what is included, insurance/valuation coverage, cancellation terms, stairs, elevators, travel time, and heavy-item fees.
- If moving yourself, reserve the truck, dollies, blankets, straps, and helpers.
- Confirm possession timing before scheduling access. Keys are normally released only after legal closing requirements are satisfied.
- Create a moving folder for contracts, receipts, inventory, contacts, and confirmation numbers.
- Photograph valuable items and record serial numbers before packing.

Start the administrative work

- Notify your home insurer of the possession date and confirm coverage begins when required by your lawyer/lender.
- Ask the insurer what documentation or inspections may be required.
- Plan utility transfers: electricity, natural gas, water, internet, security, and any rental equipment.
- Review your current lease or sale obligations, including notice, cleaning, key return, and move-out inspection.
- For a condo, book the elevator/loading area and confirm move rules, deposits, hours, and protective-pad requirements.

A smarter packing system

Assign every box a destination room and a number: for example, KITCHEN 01. Keep a simple phone note listing the high-value or urgently needed contents of each numbered box. Use a separate colour for “OPEN FIRST.”

Do not pack identification, medication, closing documents, keys, valuables, chargers, or your first-night kit on the moving truck.

Reduce last-minute decisions.

Address and account changes

- Arrange mail forwarding with Canada Post for the appropriate people and period.
- Update employers, banks, credit cards, CRA, provincial identification/driver licensing, vehicle registration, benefits, subscriptions, schools/daycare, healthcare providers, professional associations, and trusted contacts as applicable.
- Update delivery addresses in frequently used shopping and food-delivery apps.
- Transfer or cancel parking permits, storage, gym memberships, and local services.

Home and family logistics

- Measure large furniture and the new home's doors, stairs, elevators, and tight turns.
- Plan childcare or pet care for moving day. Keep pets secured and identification updated.
- Use, donate, or safely dispose of items movers may not accept, such as fuels, propane, chemicals, and opened paint. Follow local disposal rules.
- Arrange cleaning for the old and new homes if needed.
- Prepare a simple floor plan showing where large furniture should go.

Confirm before spending

Avoid ordering custom furniture, appliances, renovations, or irreversible services until the purchase is firm and your lawyer or lender confirms there are no outstanding issues. Measure actual spaces after access whenever possible.

Turn the plan into a calm handoff.

Closing and possession

- Confirm your lawyer has everything requested, including identification, insurance details, funds, and signing arrangements.
- Confirm how and when you will be notified that keys can be released.
- Review the final walkthrough plan with your REALTOR®.
- Keep all transaction questions with the appropriate professional; do not assume possession means funds have transferred or title has registered.
- Confirm mover arrival, access, parking, elevator, and contact numbers.

Pack the essentials

- Create a first-night bin: toilet paper, soap, towels, bedding, basic tools, garbage bags, paper towel, dish soap, cups, snacks, pet supplies, and children's comfort items.
- Pack a personal bag for each family member with clothing, medication, toiletries, and chargers.
- Back up computers and carry electronics securely.
- Defrost and clean appliances if required; follow manufacturer instructions.
- Charge phones and power banks; keep a printed contact sheet.

Your final walkthrough lens

A final walkthrough is generally to confirm the property is in substantially the agreed condition and that included items remain, not to renegotiate normal wear. If something appears materially different from the contract, document it and contact your REALTOR® promptly rather than trying to resolve it directly.

Protect people, property, and proof.

Before leaving

- Photograph the condition of the home after contents are removed.
- Record utility meter readings where appropriate and permitted.
- Check every cupboard, closet, appliance, attic/access area, garage, shed, and outdoor space.
- Remove garbage and complete agreed cleaning.
- Return all required keys, remotes, fobs, permits, and access devices using the agreed method.
- Do not leave confidential papers, medication, chemicals, or food behind.

At the new home

- Wait for authorized key release before entering or directing movers to unload.
- Photograph any unexpected material issue before moving items into the area.
- Locate the main water shutoff, electrical panel, smoke/CO alarms, fire extinguisher, furnace filter, and emergency exits.
- Test exterior door locks and confirm windows close securely.
- Keep children and pets away from open doors, tools, stacked boxes, and moving traffic.
- Check delivered items against your inventory before signing mover paperwork.

If there is an urgent safety issue, protect people first. For transaction or property-condition concerns, document what you see and contact the appropriate professional promptly.

Make the home safe before making it beautiful.

Safety and function

- Change or re-key exterior locks if appropriate and permitted.
- Test smoke and carbon monoxide alarms; replace batteries/devices according to manufacturer guidance and applicable requirements.
- Confirm heating, hot water, plumbing fixtures, major included appliances, and electrical basics are functioning.
- Check for active leaks under sinks, around toilets, near the water heater, and at laundry connections.
- Review alarm, garage, doorbell, thermostat, and smart-home access; reset codes and ownership where appropriate.

Settle the household

- Unpack bedrooms and one bathroom first.
- Set up a safe food and hydration station.
- Flatten boxes only after confirming contents and condition.
- Introduce pets to a limited, quiet area before expanding access.
- Walk the exterior in daylight and note maintenance, drainage, fencing, and trip hazards.
- Introduce yourself to neighbours when comfortable, without sharing security or schedule details.

Create a home record

Start one digital or physical file for your purchase documents, insurance, warranties, manuals, renovations, permits, receipts, service providers, paint colours, filters, and maintenance history. Future-you - and a future buyer - will thank you.

Shift from moving mode to ownership mode.

Week 1: stabilize

- Finish address changes and confirm mail forwarding.
- Verify utilities and services are correctly billed.
- Book qualified professionals for any urgent issue identified.
- Create a short list of immediate, 90-day, and someday projects.

Weeks 2-4: learn the home

- Observe drainage during rain and snowmelt conditions where applicable.
- Learn filter sizes, shutoffs, seasonal controls, garbage/recycling schedules, and municipal service information.
- Build an emergency contact list and basic household emergency kit.
- Review insurance limits after major purchases or changes.
- Avoid rushing into cosmetic projects until you understand light, traffic flow, storage needs, and the home's systems.

A simple maintenance rhythm

Monthly: look for leaks, test alarms as recommended, review filters, and check exterior security.

Seasonally: follow appropriate maintenance for heating/cooling, gutters/drainage, exterior taps, snow/ice, landscaping, and weather protection.

Annually: review insurance, household inventory, emergency supplies, warranties, and planned capital expenses.

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