

Checklist for buying a house

It's not every day you buy a house – which is all the more reason to take a focused approach. This checklist will help you remember every important factor when buying a house.

Checklist for buying a house – important factors before a visit

- Know your needs: Number of rooms, desired residential and land plot area, ceiling height
- Location factors: Tax multiple, distance to public transportation, shopping opportunities, healthcare provision, schools. Which factors are key for you?
- Location: Which region, which city, which neighborhood are you considering?
- List additional desirable features: e.g. open-plan kitchen, pool, view
- Financing: [Calculate affordability with calculator](#)
- Discuss financing options with a financing expert
- Request the sales dossier and the house blueprints from the seller

Checklist for buying a house – questions regarding the visit

- Query reason for sale
- Environment: Child-friendly, pet-friendly, local recreation area? Do you feel comfortable?
- Neighbors: Who are they? Is there conflict potential, e.g. in case of extensions?
- Disturbances: Street noise, odor pollution, view (will it still exist after potential future construction projects)?
- Building structure: Condition of basement, floors, masonry, windows, and roof
- Energy efficiency: Quality of thermal insulation and heating
- Signs of defects or known legacy issues: Humidity, cracks, damages, asbestos
- Interior design: Do you approve of the quality and ambience?
- Maintenance: Condition and age of appliances and construction components
- Turnaround: Condition of the garden, assessment of the future workload
- Existing rental agreements, insurance contracts, and similar items that would have to be transferred
- Are there parking spaces (garage/outdoor)?

Checklist for buying a house – procedure after the visit

- Compare the information from the listing with your impressions from the visit
- List and calculate additional investments
- Have the real estate value or purchase price reviewed by an expert
- Discuss financing with a financing expert
- Schedule second visit, involve experts if needed
- Review the contract of sale (or have it reviewed)

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