

Buyer Property Checklist

When searching for a home, it's easy to get overwhelmed with information and to forget the details of each particular home you've viewed - that's why we've created this list to help you keep track of all the information you need to help you in this important decision.

When you view a home, keep in mind the following:

- Is there enough room for both now and for the future?
- Are there enough bedrooms and bathrooms?
- Is the yard the right size?
- Do you like the floor plan?
- Will your furniture fit in the space? Is there enough storage space? (Bring a tape measure)
- Imagine the house in good weather and bad - will you be happy there all year?
- Take your time and think carefully about each house you visit. Ask your agent to point out the pros and cons of each home from a professional standpoint.
- Are school districts important? If so, make sure the home is located in a desirable one.
- There aren't a set number of houses you should see before you decide. Just be sure to communicate often with your agent about everything you're looking for. It will help your agent to narrow the search.
- Look at the surrounding homes and neighborhood – are the homes in good condition? Do they show pride of ownership? This is important for value and resale purposes.
- Take detailed notes, pictures, and video – anything to help you remember as much as you can. (Be sure to obtain the owner's permission before photographing/taking video.)
- If the owner or their agent is present during your visit, don't talk about your likes or dislikes.
- Which items require maintenance (paint, roof, heating and air conditioning systems, appliances, carpet)? Keep in mind should you make an offer you will have a home inspection, but often we notice things that are not maintained.
- Consider location of the home in proximity to work, schools, shopping and other places you frequent.
- Do the style, features and amenities conform to the neighborhood? If located in an older neighborhood, is gentrification in progress?

Things to Keep In Mind That a Home Inspector Will Check Once You Get Into Contract

- Structural soundness of the home
- Functionality of appliances and mechanical systems
- Items needing repair or replacement
- Problems with the electrical, mechanical and plumbing systems
- Drainage or foundation problems
- Water stains on ceilings or in areas where there are water sources – bathrooms, kitchen or laundry rooms
- Age and life stage of roof