

Checklist for viewing a property:

1. General Information

- ✿ Date of Viewing
- ✿ Address
- ✿ Year of Construction
- ✿ Asking Price
- ✿ Reason for Sale
- ✿ Duration of Sale

2. First Impression

- ✿ Description of the Neighborhood
- ✿ Availability of Local Amenities
- ✿ Parking Options
- ✿ Possible Noise Pollution in the Area

3. The Property

- ✿ Condition of the Exterior (frames, paintwork, roof, garden, shed/garage)
- ✿ Condition of the Interior (finishing, damp spots, cracks in walls)
- ✿ Presence of Asbestos and Fire-Unsafe Materials
- ✿ Burglar Security and Ventilation of the Property

4. Sustainable Living

- ✿ Energy-Saving Measures (insulation, solar panels, heat pump)
- ✿ Energy Label of the Property
- ✿ Lifespan of the Central Heating Boiler

5. Maintenance & Renovation

- ✿ Renovation Possibilities
- ✿ Presence of Load-Bearing Walls and Crawl Space
- ✿ Need for Replacing Bathroom/Toilet and Kitchen
- ✿ Lifespan of Kitchen Appliances

6. Practical Living

- ✿ Suitability of the Property for Future Needs
- ✿ Adequate and Practically Placed Outlets and Light Points
- ✿ Level of Daylight and Privacy
- ✿ Usability of Attic and Basement

7. Inquiries with Seller and/or Municipality

- ✿ Noise Pollution from Neighbors
- ✿ Known Defects in the Property
- ✿ Condition of the Foundation and Soil Contamination
- ✿ Presence of an Underground (Oil) Tank
- ✿ Plans in the Area (zoning plan)
- ✿ Government Restrictions (monument, protected urban or village view)
- ✿ Ground Lease, Boundary Divisions, and Easements

8. When Buying an Apartment

- ✿ Condition of Building Maintenance
- ✿ Activity and Reserve Fund of the Homeowners' Association (HOA)
- ✿ Monthly HOA Fees and Multi-Year Maintenance Plan
- ✿ Last Annual Report and Financial Statements of the HOA

9. Assessment of the Property

- ✿ Rate the Property from 1 to 10
- ✿ Take Notes During the Viewing

The above points should help you in making an informed decision when buying a house. Don't forget to always be at least 5 minutes before the appointment at the location. This way you can scout the surroundings and you might avoid traffic.