

Checklist

for buying a house

Once you are satisfied with the answers to your financing questions, it's time to take care of the many small details that buying a house involves.

Around the house

- Reason for selling:** Why is the house up for sale? The first person to talk to is the previous owner. If you suspect that something is not right with the house, the neighbours offer a discreet source of information.
- Neighbours:** Have a friendly conversation with your potential new neighbours to find out if you get along with them.
- Adjacent properties:** How do the neighbouring properties look? Can any further construction be expected?
- Odours:** Are there any industrial sites or farms nearby?
- Noise:** How far away is the nearest main road or motorway?
- Ground:** What is the ground of the property like? For instance, is it too loamy?

In the house

- Size:** Are there enough rooms for your needs?
- Interior construction:** Does it meet your quality standards?
- Cellar:** Is it okay? Is there a risk of excessive damp?
- Exterior walls:** Are there cracks or any other damage to the façade?
- Windows:** Do they meet modern energy efficiency standards?
- Roof:** Are the gutters, cladding and roof framework in good working order?
- Floors:** Are the tile floors and parquet/laminate in good condition?
- Heating:** What kind of heating method is used? Does it meet your expectations for heating costs?

If you are able to give positive answers to these questions, you can proceed to signing the contract.

TIP:

Before you reach for the pen, check whether the purchase price is reasonable. The best thing to do is have the property appraised by an independent expert.