

Checklist: Viewing a property

Property:

Address:

Viewing date:

Location:

Before the viewing

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|---|-------------------|
| Who is the contact person? | Telephone number: |
| Is there a public viewing time? | |
| Are there open questions concerning this property? | |
| Request plans and the sales dossier for the property. | |
| If needed, take an expert with you to the viewing. | |

Location

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| How is the property situated (on high ground or low-lying, etc.)? | |
| How high is the tax rate? | |
| How good is the public transportation? How good are the connections, e.g., how close is the next bus stop or train station? | |
| How far is it to the motorway? How heavy is the traffic during rush hour? | |
| How long will it take you to get to work? What would be the best way to get there? | |
| What's the situation with schools and kindergartens in the area? How far and how safe are the routes to the schools? | |
| Are enough shopping alternatives nearby? How far away are they? | |
| Are there opportunities for sport or cultural activities (sports associations, cinemas, etc.)? | |
| How far away will your friends and relatives be? | |
| Is medical care guaranteed in the area (chemists, doctors, hospitals)? | |

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Surroundings

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| How is the property situated in relation to the community (secluded, central, sunny, quiet)? | |
| Is the bordering property used for agriculture or buildings? | |
| How is the view? Are buildings planned that could take away your view in future? (Ask at the Town Hall) | |
| Are streets, train lines or industrial areas planned in the area? (Ask at the Town Hall.) | |
| Neighbourhood: Are there more older people or young couples with children? How would you fit into the new surroundings? Would you feel comfortable? | |
| Are there places for the children to play in the immediate areas? Would there be playmates in their age group as well? | |
| Are there enough parking places or a garage available? | |
| How is the access and entrance to the property? | |
| How large (m ²) and how much care will your personal area of this property need? | |
| Does the property site have any history of waste disposal or other such problems? (Ask at the Town Hall) | |
| Does the property have easements, e.g., access rights, beneficiaries (e.g., life tenants)? (Ask at the Town Hall) | |

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The property itself

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| When was the house built? | |
| Are there any specific conditions? Is the building under historical protection? | |
| Condition of the roof? | |
| How is the material structure of the building? (If needed, bring an expert along.) | |
| Facade: How is the insulation? Are there cracks or damp areas to be seen? | |
| Inner walls: Are they solid? Are there damp areas? | |
| How is the light level? Are there enough windows? | |
| Are the window-frames of plastic or wood? How thick are they? Are they double glazed? | |
| What condition is the cellar in? Is it excessively damp? | |
| Heating? What is the heating system? How old is the system and its radiators/elements? | |
| Was any dangerous material used in the construction, such as asbestos? (Important for older buildings, ask an expert!) | |
| Living space available (m ²)? Number of rooms? | |
| What is the floor plan? How are the rooms divided up and arranged? | |
| How large and how tall are the rooms? Will your furniture fit? (Study the plans.) | |
| Attic: Could it be renovated? Could more living space be gained? | |
| Cellar: Does it have the potential for renovation, e.g., a hobby room? Is there a laundry room? | |
| Is there the possibility of removing or adding walls? | |
| What state is the kitchen in? Is it functionally arranged and furnished? Is there enough workspace? | |
| How many bathrooms and toilets are there? What condition are they in? How is the ventilation? | |
| Electricity, televisions and telephone connections: Are there enough available and in the right places? | |

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| What fittings or built-in items are included in the sale price of the house? | |
| Are the tiles, plaster, floors, etc., to your taste or would you want to change them before moving in? | |
| Are there any required repairs that would have to be done on the interior of the house? | |
| Does the property meet your demands for functionality? | |
| Do you like the property? Do you feel good in it? | |

Sale price

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| What is the sale price? Is that high? | |
| Must additional renovation costs be calculated in? If yes, then how much? | |
| Is this price appropriate? (Ask an expert, if needed.) ⇒ You can have the property assessed on-line at homegate.ch. | |

Plus points of the property

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Minus points of the property

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