

Checklist: Viewing a property

Property:

Address:

Viewing date:

Location:

Before the viewing

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

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

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

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

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

Minus points of the property
