



Charting Your Wants and Needs

Certainly the most important factor in looking for a new home is cost. Given your monthly income, can you afford the down payment and monthly mortgage payments? Will you be able to live in your new home without unnecessary financial hardship?

Once you've decided on the price range you can afford (your REALTOR® can help you with calculating the financial burden), the following checklist will be useful when viewing potential homes with your REALTOR®.

Location

Where is the house in relation to schools, shopping centers, your place of work, parks and other leisure and recreation facilities?

Is transportation to and from your home easy or difficult?

Exterior

What is the general condition of landscaping, roof, painting, siding, front and back yard, garage and fencing?

Interior

What is the general condition of ceilings and floors, stairs, walls and carpeting?

How many rooms do you need?

Is there enough space for general use and storage?

Are there enough doors, windows and vents for sufficient air circulation?

Are the electrical, heating and plumbing systems in good order?

What appliances and options come with the sale price?

Kitchen

What is the general condition of the oven, fridge, cabinets and disposal unit?

Is there sufficient ventilation and storage space?

Is the dining area part of the kitchen or separate?

Bathrooms

How many bathrooms are there?

What is the general condition of tiling and plumbing in each?

Bedrooms

Is the size and number of bedrooms adequate for your family's needs?

Is there sufficient closet space?

Are any of the bedrooms connected to a bathroom with shower or bath?

Living/Dining Room

How much space do you need for furniture?

Will this room be used often for general recreation or is it intended as a showpiece to greet visitors?

Basement

How much development has occurred in the basement?

Is there a recreation/great room, laundry area with washer/dryer and plenty of storage space?

Check the general condition of the basement for possible leaks, condensation or mold.

Systems

Systems include essentials like heating, plumbing, electricity and optional features like a fire or security alarm, cable or satellite TV, water softener and sprinkler system. Find out as much as possible about all of these and any others.

Once you've decided on a home, it is still a good idea to hire a professional home inspector to check for structural problems that may be invisible to the naked eye.

Don't forget to research the community you intend to move into. The more information you can obtain about the home you've chosen, the more likely you are to enjoy your investment. Using a REALTOR® ensures you will receive the highest level of service, education and integrity in buying your home.