**32 QUESTIONS YOU MUST ASK BEFORE BUYING A HOUSE CHECKLIST**

|  |  |  |  |
| --- | --- | --- | --- |
|  | **Description** |  | **Comment** |
| **1** | **Will the windows need to be replaced?** | **🖵** |  |
|  | Are the windows drafty? | **🖵** |  |
|  | Does each of the windows open & close easily? | **🖵** |  |
| **2** | **What’s the position and quality of the trees around this house?** | **🖵** |  |
|  | Can any trees fall on your home during a storm? | **🖵** |  |
|  | Do any look rotted? | **🖵** |  |
|  | Do any of them need to be cut down? | **🖵** |  |
|  | Will they block the sun with their leaves? | **🖵** |  |
|  | Are there tons of leaves falling into the gutters? | **🖵** |  |
| **3** | **Do you see any signs of pests?** | **🖵** |  |
| **4** | **Are there sidewalks in the neighborhood?** | **🖵** |  |
|  | How fast do cars drive through the neighborhood? | **🖵** |  |
|  | Will you be able to safely walk through the neighborhood? | **🖵** |  |
| **5** | **Is the house too outdated?** | **🖵** |  |
|  | Does the house have tons of wallpaper? | **🖵** |  |
|  | How much time do you really have to devote to DIY this house? | **🖵** |  |
|  | Are you okay with living in an outdated house? How long? | **🖵** |  |
|  | How much will it cost to hire someone to do some of the work? | **🖵** |  |
| **6** | **Does the house have any weird odors?** | **🖵** |  |
|  | Do you smell "smoke? | **🖵** |  |
|  | Do you smell "old house smell" which can be a sign of mold? | **🖵** |  |
|  | Do you smell pets? | **🖵** |  |
| **7** | **Does the ground slope AWAY from the house?** | **🖵** |  |
|  | Is the house on a hill, or at the bottom of one? | **🖵** |  |
|  | Do you see any obvious places where there are puddles or mud just sitting? | **🖵** |  |
|  | Where is the water collecting? | **🖵** |  |
| **8** | **What do the cars in the neighborhood look like?** |  |  |
|  | Do the cars look like they're in good condition, or are broken down cars? | **🖵** |  |
| **9** | **What are the neighbors like?** |  |  |
|  | Did you go and introduce yourself to the prospective neighbors? | **🖵** |  |
|  | Do they seem odd in any way? | **🖵** |  |
|  | What's the condition of their house? | **🖵** |  |
| **10** | **How much are the utilities for that house?** |  |  |
|  | Will you be able to afford the mortgage and the electricity, water, sewage, trash, gas, etc.? | **🖵** |  |
|  | How much is the HOV fee? | **🖵** |  |
| **11** | **Are there sex offenders in the neighborhood?** | **🖵** |  |
|  | Did you check FamilyWatchDog.us to see if there are sex offenders nearby? | **🖵** |  |
|  | If so, how far away do they live from this house? | **🖵** |  |
| **12** | **Is there radon in the house?** | **🖵** |  |
|  | Has the home ever been tested for radon? | **🖵** |  |
|  | When was the last inspection? | **🖵** |  |
| **13** | **What’s the slope and length of the driveway?** | **🖵** |  |
| **14** | **How do the schools rank nearby?** |  |  |
|  | What school district is the home in? | **🖵** |  |
|  | How do the schools rank for that district on GreatSchools.org? | **🖵** |  |
| **15** | **Are the gutters in good condition?** | **🖵** |  |
|  | When were they last replaced? | **🖵** |  |
|  | Are the gutter guards in place, & if so, do they work properly? | **🖵** |  |
|  | If it's winter, do you see tons of ice hanging from the gutters? | **🖵** |  |
|  | Where do the downspouts dump water - next to the house foundation or far away from the house? | **🖵** |  |
| **16** | **Has there ever been water in the basement?** | **🖵** |  |
|  | Could there be fresh paint in the basement to hide signs of water damage? | **🖵** |  |
| **17** | **Are there bathroom vents?** | **🖵** |  |
| **18** | **Was there ever mold?** | **🖵** |  |
| **19** | **What’s the humidity level in the house?** | **🖵** |  |
| **20** | **Are some parts of the house a diff. temperature than the rest of the house?** | **🖵** |  |
|  | Is the upstairs hot in the summer? | **🖵** |  |
|  | Does the insulation in the attic need to be replaced because it's too hot / cold upstairs or in any other room?. | **🖵** |  |
| **21** | **Who is doing your home inspection?** | **🖵** |  |
| **22** | **How much noise is in the neighborhood?** | **🖵** |  |
|  | Is there a freeway or expressway nearby? | **🖵** |  |
|  | Did you go listen to the neighborhood in the daytime & nighttime? | **🖵** |  |
|  | Are there noisy schools nearby? | **🖵** |  |
|  | Are there hospitals or fire stations nearby with lots of sirens? | **🖵** |  |
|  | Are there trains or airport nearby? | **🖵** |  |
| **23** | **What’s the neighborhood like at night?** | **🖵** |  |
| **24** | **Have there been any new renovations lately?** | **🖵** |  |
|  | What did the sellers renovate? | **🖵** |  |
|  | Are they trying to hide something by performing the renovation? | **🖵** |  |
| **25** | **What would your commute to work be like?** |  |  |
|  | How far are you willing to live from work? | **🖵** |  |
|  | Did you check your morning & evening commute? | **🖵** |  |
|  | Are there enough street lamps so that the neighborhood is well lit? | **🖵** |  |
| **26** | **How old are the appliances?** |  |  |
|  | When were they last replaced? | **🖵** |  |
|  | Does the HVAC blow hot and cold air? | **🖵** |  |
|  | Are they energy efficient? | **🖵** |  |
|  | How old is the water heater? | **🖵** |  |
| **27** | **How much storage is there?** | **🖵** |  |
|  | How much stuff are you bringing with you, & will you have enough place to store it? | **🖵** |  |
| **28** | **Is my home inspector impartial?** | **🖵** |  |
| **29** | **Do you feel rushed to make a decision on this house?** | **🖵** |  |
| **30** | **Does my real estate agent have my best interest in mind?** | **🖵** |  |
| **31** | **Does the house come with warranty?** | **🖵** |  |
|  | Are the sellers willing to offer a 1 yr. home warranty? | **🖵** |  |
|  | If it doesn't come with a home warranty, can you afford to pay a monthly premium for a home warranty yourself? | **🖵** |  |
| **32** | **Does the seller have pets?** | **🖵** |  |
|  | Is there any known damage under the rugs to the hardwood floors because of pet urine? | **🖵** |  |
|  | Can you pull back any rugs or carpets to check for damage? | **🖵** |  |