HOME

Define your home criteria

Separate needs from nice-to-haves.

HOMEBUYER QUESTION CHECKLIST

WRITE A REALISTIC BRIEF

List how you need a home to function now and what may change soon. Use the brief to compare properties consistently instead of reacting only to finishes or urgency.

- ☐ Location, commute, access, and community needs: ____
- ☐ Space, layout, and household needs: ____
- ☐ Conditions I will not compromise on: ____

EXAMPLE

The brief says ·two work areas and a short walk to transit· before ·updated kitchen,· helping Casey compare homes on daily function.

PUT IT INTO PRACTICE

What must this home support on an ordinary Tuesday?

Which preference could change after more research?

This checklist is general educational information, not legal, financial, tax, insurance, real-estate, or inspection advice. Property rules and transaction terms vary. Use qualified licensed professionals and official sources for decisions, contracts, inspections, financing, insurance, and local requirements.

HOME

Prepare the viewing

Bring questions and a record.

HOMEBUYER QUESTION CHECKLIST

USE A REPEATABLE WALKTHROUGH

Visit with notes, photos where permitted, and a consistent route. Ask factual questions and record who answered, because details can be clarified later by the appropriate professional.

- [ ] Address, date, listing source, and attendees
- [ ] Questions about occupancy, inclusions, and timing
- [ ] Photos of features and visible concerns, if allowed

EXAMPLE

·Is this appliance included? When was the roof last serviced?· is more useful than assuming an item or date from a staging display.

PUT IT INTO PRACTICE

What answer needs written confirmation?

What did I observe versus what was represented?

HOME

Look at condition carefully

Notice; do not diagnose.

HOMEBUYER QUESTION CHECKLIST

RECORD VISIBLE OBSERVATIONS

Look for signs that merit a question: moisture marks, cracks, odors, drainage, windows, doors, systems, and exterior condition. A visible condition is not a diagnosis; qualified inspections answer specialized questions.

- [ ] Location and photo of visible concern
- [ ] Question for seller, agent, or inspector
- [ ] Whether access was limited during viewing

EXAMPLE

Note: ·Hairline crack above living-room door, about 10 inches, photographed.·
Do not label it structural damage without qualified evaluation.

PUT IT INTO PRACTICE

What would I want an inspector to review?

Which area could not be seen clearly?

HOME

Ask about ownership details

Documents matter as much as rooms.

HOMEBUYER QUESTION CHECKLIST

CLARIFY PROPERTY INFORMATION

Ask what documents, disclosures, association rules, permits, records, or notices may apply in your area. Let qualified local professionals explain what is required and how documents affect your decision.

- ☐ Known repairs or improvements to ask about
- ☐ Association, shared-area, or service questions
- ☐ Document requested and date received

EXAMPLE

·Please identify the source and date for the information about the finished basement, and tell us which documents are available for review.·

PUT IT INTO PRACTICE

What document should I read before making a decision?

Who is qualified to explain this local requirement?

HOME

Understand ongoing costs

Ask for information, not predictions.

HOMEBUYER QUESTION CHECKLIST

LIST COST QUESTIONS

Homeownership can involve recurring and occasional costs beyond a purchase price. Gather actual available records and ask appropriate providers about terms, without assuming future costs or coverage.

- [ ] Taxes, fees, utilities, and maintenance records to request
- [ ] Insurance or lender questions for qualified providers
- [ ] Upcoming work or shared-cost notices to clarify

EXAMPLE

Riley asks for recent utility information and association documents, then marks unknown items rather than using a neighbor's estimate as a certainty.

PUT IT INTO PRACTICE

Which cost has a document behind it?

What question belongs with a licensed or qualified provider?

HOME

Choose professionals and process

Know each person's role.

HOMEBUYER QUESTION CHECKLIST

BUILD YOUR QUESTION TEAM

Confirm the role, license or credentials where applicable, fee structure, independence, availability, and communication method of each professional. Read engagement documents before agreeing.

- ☐ Question for agent or representative: ____
- ☐ Question for inspector or specialist: ____
- ☐ Question for lender, insurer, or attorney: ____

EXAMPLE

·What is included in your inspection report, when will I receive it, and what parts of the property are outside your scope?·

PUT IT INTO PRACTICE

Whose advice is independent of the seller?

What deadline needs a calendar reminder?

HOME

Compare and decide deliberately

Keep the record after emotions settle.

HOMEBUYER QUESTION CHECKLIST

USE A ONE-PAGE COMPARISON

Compare each property against your original criteria, confirmed information, open questions, and professional findings. Do not let a deadline prevent you from understanding what you are agreeing to.

- ☐ Confirmed strengths: ____
- ☐ Open questions and owner: ____
- ☐ Reason this home fits or does not fit: ____

EXAMPLE

After two viewings, Kai writes ·meets transit and layout needs; inspection question remains about drainage,· rather than relying on a general first impression.

PUT IT INTO PRACTICE

What fact could change my decision?

What do I need in writing before my next step?