HOME BUYING

Ultimate Home Viewing Checklist

The comprehensive guide for your first (or next) property purchase.

Take this checklist with you to stay objective, spot hidden defects, and ask the real estate agent the right questions.

1 Exterior & Structure — The Foundation

- [ ] **The Roof:** Are the roof tiles straight? Does a flat roof look intact, or is it peeling and pooling water?
- [ ] **Gutters & Downspouts:** Are they free of leaves and rust? Look for damp spots on the exterior walls.
- [ ] **Facade & Joints:** Do you see deep or diagonal cracks in the brickwork? Is the mortar still firmly in place?
- [ ] **Window Frames & Paint:** Press the wood (especially at the bottom): does it feel soft (wood rot)? Is the paint peeling?
- [ ] **Garden & Drainage:** Does the garden slope away from the house? Do you see a lot of moss or puddles (poor drainage)?

2 Interior & Living Comfort

- [ ] **Moisture, Mold & Odor:** Does it smell musty? Look for damp spots on ceilings, near baseboards, and inside built-in closets.
- [ ] **Floors & Walls:** Are the floors level? Does the floor bounce a lot when walking? Are wall cracks superficial or deep?
- [ ] **Windows & Insulation:** Is there double glazing (HR++) throughout? Do you feel drafts? Is there condensation between the glass panes (broken seal)?
- [ ] **Doors & Stairs:** Do the doors stick, or do they open and close smoothly? Are the stairs sturdy, or do they creak heavily?
- [ ] **Natural Light & Layout:** Where does the sun enter (South/West is ideal for afternoon sun)? Will your large furniture fit?

3 Kitchen & Bathrooms — High-Cost Areas

- [ ] **Plumbing & Water Pressure:** Turn on multiple taps. Is the water pressure good, and does the water drain quickly?
- [ ] **Sealants & Grouting:** Check the sealant edges in the shower. Black spots indicate mold and potential moisture behind the tiles.
- [ ] **Appliances:** How old are the built-in kitchen appliances? And are they actually included in the sale?
- [ ] **Ventilation:** Is there mechanical ventilation, and does it work? Or is there only a small window that can be opened?

4 Systems, Tech & Energy

- [ ] **Heating System (Boiler/Heat Pump):** What is the boiler's manufacturing year (older than 12–15 years often means replacement)? When was the last service?
- [ ] **Electrical Panel:** Is it a modern box with automatic breakers (and RCD/earth leakage), and are there enough groups for e.g. induction cooking or solar panels?
- [ ] **Energy Label & Insulation:** What is the energy label of the property? Is there floor, cavity wall, or roof insulation?
- [ ] **Radiators/Underfloor Heating:** Check radiators for rust or leaks. Is there underfloor heating, and does it work properly?

5 Neighborhood & Surroundings

- [ ] **Noise & Privacy:** Listen to ambient noise (traffic, trains, planes). Do neighbors directly across the street have a clear view inside?
- [ ] **Traffic & Parking:** Is it a busy thoroughfare? Is there enough parking space, or do you need an (expensive) permit?
- [ ] **Connectivity:** Check mobile reception inside the house. Is there a fiber-optic internet connection?

6 Crucial Questions for the Agent

- [ ] **Reason for Selling:** Why are the current residents leaving, and how long did they live there?
- [ ] **Hidden Defects:** Are there any defects or neighborhood issues (foundation problems, difficult neighbors) not mentioned in the brochure?
- [ ] **Land:** Is the house on freehold land (eigen grond), or is there an (expensive) leasehold (erfpacht)?
- [ ] **For an Apartment (Homeowners association (VvE)):** How active is the homeowners association? What is the monthly contribution, and is there a current multi-year maintenance plan (MJOP)?
- [ ] **Handover:** What is the sellers' preferred transfer date?

PRO TIP — THE SECOND VIEWING

Choose a different time. Are you in love with the house? Schedule the second viewing at a completely different time of day (e.g. during rush hour or on the weekend). This gives you a much better and more realistic impression of the light, parking availability, and neighborhood noise.