



Home viewing

Checklist

Are you viewing this home for the first time? Take this checklist with you. It shows which questions are important to ask, gives you space to make notes for later, and guides you step by step through the purchase process. That way, you set off well prepared.

Date

Year built

Address

Asking price

Why is it for sale?

How long has the house been for sale?

How many interested buyers?

1. Location

The location is a major factor in how comfortable you will feel in your future home. It is important to give this sufficient attention.

How do you feel on the street where the home is located?

What do you think of the people in the area?

Would you feel safe there at night?

Yes ☐ No ☐

How much noise nuisance is there from motorways, aircraft or trains?

Alot ☐ Average ☐ Little ☐ None ☐

What sort of neighbours live there?

Is there parking space?

Yes ☐ No ☐



Tip

Visit the home at different times and/or on different days. This will give you a good impression of the neighbourhood.

2. Municipality and public authorities

Does the municipality have any plans for this area?

For example: will new schools, apartment complexes or supermarkets be added soon?
This may affect the value of your home and may cause temporary construction noise nuisance.

Yes ☐ No ☐

Are any public-authority restrictions known?

For example, listed-building status or a protected townscape or village view.

Yes ☐ No ☐

If yes, what restriction?

Has the municipality issued a notice?

For example, the owner must carry out specific maintenance required by the municipality.

Is there an easement?

For example, a right of way.

Yes ☐ No ☐

Is there an easement?

Is there a ground lease?

Yes ☐ No ☐

If yes, what is the annual ground rent and when can it be increased?

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Have you found a home that is not listed for sale with us? Benefit from our expertise! For a direct purchase, we offer competitive special rates. Especially when combined with a VLIEG mortgage (and of course if a mortgage still has to be arranged). So do not hesitate: arrange a no-obligation consultation with VLIEG. We work with more than 50 lenders and can offer the best interest rates and conditions. Ask about our extremely competitive 'Direct Purchase Deal' rates and let us exceed your expectations too.



3. Nearby amenities

Perhaps you would like to live close to a supermarket for a quick errand, or you may find it important that the primary school is within cycling distance. For you and your family, that can matter.

This section shows you at a glance which amenities are nearby, so you can easily assess what suits your wishes.

Are there schools nearby?

Yes ☐ No ☐

Is there a supermarket within walking distance?

Yes ☐ No ☐

Are there parks or playgrounds nearby?

Yes ☐ No ☐

4. Structural condition

Foundation, window frames, interior walls, possible asbestos, desired alterations or energy-efficiency improvements. What is the condition of the basic structure of your potential future home? Taking these points into account during the viewing will also give you an estimate of any renovation costs after purchase.

Useful: you can then discuss this straight away during your financing consultation.

What condition are the walls in?

Good ☐ Average ☐ Poor ☐

What condition is the roof in?

Good ☐ Average ☐ Poor ☐

What is the condition of the pointing?

Good ☐ Average ☐ Poor ☐

What type of foundation does the home have?

In welke conditie zijn de plafonds en muren

Do the doors and windows open and close easily?

Yes ☐ No ☐

How old is the roof?

Is the foundation in good order?

Yes ☐ No ☐

Is the home leaning?

Yes ☐ No ☐

Are there cracks in the external facade?

Yes ☐ No ☐

5. Window frames

Are the window frames in good condition?

Good ☐ Average ☐ Poor ☐

What is the condition of the woodwork?

Good ☐ Average ☐ Poor ☐

Is double glazing present throughout?

Yes ☐ No ☐

If no, how many window frames do not have double glazing?

6. Improvements

Have any improvements recently been made to the exterior of the home?

Yes ☐ No ☐

If yes, what improvement?

Is there an extension or a new roof?

Yes ☐ No ☐

When was the exterior paintwork last carried out?

The advice is to paint the exterior woodwork of your home every 5 to 7 years.

7. Installations

What is the condition of the installations in the home?

Good ☐ Average ☐ Poor ☐

What is the condition of the meter cupboard?

Modern and compliant with current standards ☐

Working, but somewhat outdated ☐

Outdated and potentially unsafe ☐

Are there enough electrical circuits?

Consider in advance how many electrical circuits you and your family need.

Yes ☐ No ☐

If no, how many additional circuits are needed?



Tip

Does the existing mains connection not meet your future plans, and might an upgrade or adjustment be needed?

Check in advance at mijnaansluiting.nl whether the national grid has capacity for this.

How old is the central heating boiler?

A central heating boiler lasts 15 years on average.

Does the home already generate its own energy?

Yes ☐ No ☐

If yes, in what way, and how old are these installations?

What energy label does the home have?

This is also important for any additional financing options.

Which energy-saving measures have already been taken?

8. Healthy living

Is asbestos present in the home?

Asbestos occurs in homes built up to 1990.

Yes ☐ No ☐

Is there an underground tank in the garden?

Yes ☐ No ☐

How is the home ventilated?

Natural ventilation ☐

Mechanical ventilation ☐

Are any fire-hazardous materials present in the home?

For example, soft fibreboard panels, plastic or wooden cladding, or polystyrene panels.

Yes ☐ No ☐

If yes, which material is fire-hazardous?

9. Maintenance and renovations

Which alterations are possible?

For example, an extension, roof extension or dormer window.

Which walls are load-bearing?

Is there an accessible crawl space?

Yes ☐ No ☐

Does the bathroom/toilet need replacing?

Yes ☐ No ☐

If yes, within how many years?

Does the kitchen need replacing?

Yes ☐ No ☐

If yes, within how many years?

Is there still a warranty on electrical appliances that remain in the home/kitchen?

Yes ☐ No ☐

Which appliances does the kitchen have? Number of years old?

☐ Dishwasher ☐

☐ Fridge ☐

☐ Freezer ☐

☐ (Steam) oven ☐

☐ Combination microwave ☐

10. Interior of the home

Do not be distracted too much by attractive wallpaper or nice accessories.

Not even if it is a renovation project. The most important thing is that the home suits you.

Try to look beyond the furnishings. Imagine how you would walk through the home and use the rooms.

Does it feel right? Does it suit your life now and in the future?

What is your overall first impression when you enter the home?

How is the layout of the home, and does it suit you?

Is there enough storage space for all your belongings?

Yes ☐ No ☐

Are there enough lighting points?

Yes ☐ No ☐

Sufficient daylight?

Yes ☐ No ☐

Sufficient privacy?

Yes ☐ No ☐

Can the home grow with your family situation if desired?

Yes ☐ No ☐

Buying an apartment?

What is the state of maintenance of the entire building?

Is the Owners' Association (VvE) active?

Yes ☐ No ☐

How large is the VvE reserve fund?

What do you pay monthly to the VvE?

Is there a multi-year maintenance plan and does the reserve fund cover the expected maintenance costs?

Yes ☐ No ☐



Tip

Ask for the minutes of the latest annual meeting, including the most recent financial statements.