your **essential** homebuyer book

congratulations on your decision to **buy a home**!

Your **essential** homebuyer book provides helpful checklists on what you need to know and do when buying a home.

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contacts to remember

real estate agent

name:

office:

mobile:

email:

homeowner’s insurance agent

name:

office:

mobile:

email:

home inspector

name:

office:

mobile:

email:

lender

name:

office:

mobile:

email:

notes

house hunting **checklist**

homeowner #1 must haves

homeowner #2 must haves

interior must haves

bedrooms:	**garage:**
bathrooms:	**misc:**
office:	**misc:**
closet space:	**misc:**

exterior must haves

square feet:	**private septic:**
siding:	**misc:**
driveway:	**misc:**
private well:	**misc:**

minimum **must haves**

words you should know

offer:

An agreement between a buyer and a seller to purchase real estate. Also known as a sales contract.

closing cost:

Fees paid at the end of the transaction by either the seller, buyer, or both. They include taxes, insurance, and other lending expenses.

home inspection:

Examination of the property's condition. Usually performed by a qualified home inspector of your choice.

appraisal:

Property and/or land valuation completed by an appraiser who determines the market value. This process can take 2–4+ weeks.

signing:

Schedule closing as soon as you receive the green light from your lender. This is when you will be signing for the home. This process takes an hour.

contingent:

Offer on a home has been accepted, but finalized sale is contingent upon certain criteria — typically appraisal, home inspection, or mortgage appraisal.

earnest money:

Deposit made to a seller showing the buyer's good faith in a transaction. Typically held in a trust or escrow account.

title:

A bundle of rights for a piece of property. The title company will provide you with a preliminary title report to review before formally accepting the property.

insurance:

Choose your homeowner's insurance and provide the information to your lender. Be sure to gather three or more quotes before choosing.

recording:

The day after signing, the ownership of the property will be transferred to the buyer. This is the day you will receive your keys!

things to look at when viewing homes

exterior:
- Is the paint flaking?
- What is the condition of the siding?
- Is asbestos present?
- Are the window seals intact?
- Does the garage door operate properly and have a safety sensor installed?

interior:
- Check ceiling and around windows and pipes in each room for evidence of leaks.
- Are there any areas where the floor is sagging?
- Is the baseboard pulling away from the wall?

lot:
- Does the drainage appear to be traveling away from the house?
- Are there any obvious signs of standing water near the home?
- What is the condition of the deck? Check for signs of rotting wood.
- Are stair railings secure?
- Are the trees healthy? Do any branches hang too close to the roof?

roof:
- What is the overall condition? Look for missing shingles or damaged flashing.
- When was it last replaced?
- Are gutters and downspouts firmly attached?
- What is the condition of the chimney?

attic:
- Are there any signs of leaks?
- Is there enough insulation and adequate ventilation?

electrical:
- Do the switches work? Are there any obvious malfunctions?
- Have the outlets been grounded?
- Is the panel updated and expandable for additional appliances or a potential remodel?
- Is there knob-and-tube wiring?

appliances:
- What is the age and condition of the stove, dishwasher, or refrigerator?
- Is the garbage disposal working properly?

plumbing:
- Has the sewer line been scoped to check for potential cracks?
- What is the condition of the water heater?
- How is the water pressure in home fixtures?
- Are the sinks, tubs, and showers draining smoothly?

basement:
- Are there signs of moisture or mold? Check for musty odor.
- Is there adequate insulation?
- If there is a sump pump, is it working properly?
- Are there any signs of pests or termite activity?

foundation:
- Are there significant cracks in the walls, ceiling, or exterior walls?
- Are there any trees encroaching on the foundation?

heating/cooling system:
- Are the rooms heating up and cooling off properly?
- How old is the furnace?
- Are the air filters clean?

warning signs

This is a small list of items to check on when looking at buying a home. Please seek the advice of a home inspector and/or contractor to look at any problem areas.

plumbing:

- Foul odor from sinks
- Rattling when water on/off
- Drains empty slowly
- Water stains under sink
- Poor water pressure
- Stains under toilet

electrical:

- Exposed wires
- Rusty main panel
- Warm outlets
- Flickering lights

water/mold:

- Mold around areas of home
- Water stains on wall/ceiling
- Wood rot
- Standing water
- No ventilation in bathrooms
- Missing caulk around windows/shower/sink/toilet
- Musty smell

foundation/bowed walls:

- Cracks/uneven in walls/floors
- Floors not level
- Drainage not pointed away from the home
- Windows not square