

YOUR CHECKLIST FOR BUYING A HOUSE IN GERMANY

Phase 1: Search and Preparation

<input type="checkbox"/>	Take your time read about property search, finance and purchase process in Germany
<input type="checkbox"/>	Take advantage of vitamin B: Talk to friends, family, coworkers! Find out about: <ul style="list-style-type: none">● Infrastructure: Are there schools, leisure facilities and shopping facilities within walking distance?● What about transport connections: Do buses and trains run nearby?● What is the atmosphere in the neighbourhood, do you fit in? Is it suitable for young families or for seniors or for an expat community?
<input type="checkbox"/>	Watch out for any property for sale ads in supermarkets
<input type="checkbox"/>	Advertise yourself as a potential home buyer in online property platforms
<input type="checkbox"/>	Check the real estate for sale sections of the weekly newspapers (Yes they still exist! ;))
<input type="checkbox"/>	Visit online real estate websites and set up email search agent alerts. These alerts automatically send you an email when a property meeting all your selected criterion is put on sale
<input type="checkbox"/>	Draw up a budget. Find out how high can the price of your home be including all additional costs?
<input type="checkbox"/>	Determine what kind of property you want to buy: <ul style="list-style-type: none">● Condominium or house● Existing property or new construction● Prefabricated house or traditionally constructed house
<input type="checkbox"/>	Consider restrictions and follow-up costs (leasehold contracts expire, development must be accompanied by leaseholder to be clarified, annual lease fee is due)
<input type="checkbox"/>	Get professional help. Consult a professional and independent real estate consultant.

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Phase 2: The Onsite Inspection of the Property

Bring the following to the appointment	
<input type="checkbox"/>	Camera/ smartphone to take pictures (handy if your partner cannot be present at the appointment, for example and to record defects)
<input type="checkbox"/>	A ruler and compass to measure rooms and ceiling heights and find out how house and garden are aligned.
<input type="checkbox"/>	A notebook and pen to write down questions to the broker and owner
<input type="checkbox"/>	Take this checklist with you during property inspection
Check ALL of the following during on site visit:	
<input type="checkbox"/>	Sockets and power points: Are they in sufficient quantity in every room including Garage?
<input type="checkbox"/>	Cellar: Is moisture visible? Are the cellar rooms well ventilated? Is there sufficient storage space available? Are there connections for washing machine, dryer, etc.?
<input type="checkbox"/>	Heating system: Age and condition? Have the maintenance intervals been observed?
<input type="checkbox"/>	Electricity: Is the power supply working throughout the house? In what condition / how old are the pipes?
<input type="checkbox"/>	Insulation: How is the house insulated? What are its energy values and energy class?
<input type="checkbox"/>	Water supply: How is hot water prepared? Do all taps work? Are all boilers okay? Is the water pressure in the whole house correct?
<input type="checkbox"/>	Roof: How old is it? In what condition is it?

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<input type="checkbox"/>	Windows: What kind of glazing is there? How old are the windows? In what condition are the Window frames? Do they close well?
<input type="checkbox"/>	Facade: What impression does it make? Are there any visible defects?
<input type="checkbox"/>	Floors: What types of flooring are represented in the house? Are there visible defects? What about the footfall sound insulation?
<input type="checkbox"/>	Room layout: Are the rooms sensibly arranged? Are there enough spaces for furniture everywhere, or do roof slopes block the way? Are there any passages between the rooms?
<input type="checkbox"/>	Bathroom: Does the bathroom have a window? Can it be well ventilated? Is the furniture okay or already in need of renovation?
<input type="checkbox"/>	Storage space: Is there enough storage space throughout the house?
<input type="checkbox"/>	Attic: Can the attic be used as storage space? Is it easily accessible? Is it ventilated or has daylight?
NOTES:	

