

Checklist real estate purchase

What you should pay attention to during the inspection

Evaluation checklist

- «Weighting»: Enter how important the criterion is to you personally: from 1 = unimportant to 5 = very important.
- «Rating»: Rate each individual criterion: from 1 = poor to 10 = very good.
- «Total Score»: Multiply the weighting score by the evaluation score and enter the sum in «Total Score».
- «Total value»: For each object, add up the total scores from the entire checklist. Using the total score, you may compare the different objects with each other.

Object: _____

Address: _____

Date: _____

Location and surroundings

Criteria	Weighing	Rating	Total Score	You should pay attention to	Own remarks
Tax rate				What will the tax burden be at the new location?	
Public transport (PT)				How often do trains, buses and post buses run? From when does public transport run in the morning, until when in the evening?	
				Is there a bus or train stop nearby that allows you and the children to reach the important places?	
				Could the bus line, railroad line, post bus connection be discontinued in the future?	
Individual traffic				Where is the nearest freeway junction or main road? What is the situation regarding the risk of traffic jams?	
Commute				Has the distance to your workplace increased? How long is the new door-to-door commute?	
Noise, odor				Does it have busy roads, an airport, noisy or highly disruptive businesses, or a farm nearby?	
				Are there any other noticeable noise or odor influences?	

Child care, schools				What does the offer of child daycare centers, kindergartens, after-school care and schools look like? Does the school enjoy a good reputation?	
				Can the children get to school on foot, by bike or public transport? How safe is the way to school?	
				Are there children of the same age in the neighborhood (prerequisite for a child-friendly climate)? Is there a playground nearby?	
Groceries				What are the grocery shopping options?	
Medical care				Are there doctors, pharmacies, hospitals on site?	
Cultural offer/ leisure time				What is the offer of restaurants, cinema, theater, sports activities, etc.? Which clubs are suitable?	
				Are excursion destinations and recreational areas nearby?	
Relatives, friends				How far do you live from the new home? Are you prepared to give up your familiar surroundings? Will you lose contact with friends and family because of the distance?	
Neighboring property/ neighbors				What do the neighboring properties look like and how far away are the neighboring buildings from the object?	
				Who lives next door? Are the future neighbors friendly and open? Do you fit into the new environment?	
Atmosphere on site				How do you perceive the atmosphere on site? Tip: Try to get into conversation with the neighbors to gain a first impression.	
Planned changes				Are roads, railroad tracks, industrial buildings planned nearby? Will the settlement be further developed? Are changes to flight routes planned that could have an impact on the neighborhood?	
Own criterion 1					
Own criterion 2					
Own criterion 3					

Plot of land and garden

Criteria	Weighing	Rating	Total Score	You should pay attention to	Own remarks
Location				What is the location of the property? Maybe on an unfavorable slope without a view?	
				What are the light and sun conditions? What about the noise level? Tip: It may be worthwhile to check this at different times of the day.	
				How is the property accessed? Does it have private and/or public roads?	

Conditions				Are there any pedestrian and/or vehicular rights of way affecting the property?	
				Do certain conditions exist? Tip: Be sure to check which rights and obligations belong to the property; most of these so-called easements can be seen in the land register: Is the neighbor allowed to share the footpath across your property? How close to the border are you allowed to build? How close can neighbors build to the border?	
Building zone				In which building zone is your property located? The building zone in which the property is located determines, among other things, how high the utilization factor (maximum permissible living space) and the number of stories may be. In addition, the permissible border distances are also defined in the building ordinance and the zoning plan. Such factors are particularly important for later conversions and extensions and can also influence the sale value of the property. Tip: Check what applies to your future property and find out from the municipality whether changes are pending in the zoning plans.	
Contaminated sites				Is the soil and subsoil contaminated with pollutants? Tip: Ask about the condition of the soil, the groundwater level and the condition of the property planting. If the soil on your property is contaminated, the subsoil will have to be removed at great expense. Therefore, if there are any uncertainties, be sure to state in the purchase contract that the seller will remain liable for any contaminated sites in the future. The cantons also enter the suspicious sites in a cadastre, so it is imperative that you also ask the cantonal specialist office.	
Garden				How is the garden designed? Does the planting meet your expectations or is there a lot that needs to be changed or invested in?	
				How big is the garden? How elaborate or low maintenance is the garden?	
				Are there fences and hedges? Would you want to keep them or permanently remove or replace them?	
				Are there trees in the garden that are too tall and might annoy the neighbor? You should also be aware of such contaminated sites.	
Terrace				What are the sunlight / shade conditions on the terrace?	
Own criterion 1					
Own criterion 1					
Own criterion 1					

Building

Criteria	Weighing	Rating	Total Score	You should pay attention to	Own remarks
Building fabric				How good is the building fabric? Are there any cracks or other damage to the facade?	
				How well is the building insulated against heat loss? New buildings: Are the materials listed in the building description?	
Renovation needs				Is there a need for renovation? What exactly is in need of renovation?	
				Are there problems with the roof, isolation, windows, sanitary and electrical installations, heating or chimney? Moisture, if any?	
Contaminated sites / asbestos				<p>May there be contaminated sites (in the case of properties built before 1990)? Were materials containing asbestos used? Were wood preservatives such as pentachlorophenol (PCP) and formaldehyde used?</p> <p>Tip: To be able to detect formaldehyde or PCP, specialized shops offer specific indoor air tests. Tests are also available for the detection of asbestos: For this purpose, material samples are taken from walls and masonry and sent in for analysis.</p>	
Energy				Do retrofits need to be made with regard to energy regulations?	
				Does the object meet your ecological requirements?	
Heating				Which energy source is used for heating? Does the heating system meet today's requirements? What is the expected remaining service life? Does it make sense to install a new heating system and additional insulation?	
GEAK				Is a GEAK certificate available, which provides information about the energy status and the need for renovation? Tip: Be careful with old buildings: Are major renovations necessary, for example to the roof or basement ceiling, the windows or the facade?	
Additional costs				How high are the additional costs? Tip: Ask the previous occupant exactly about the ancillary costs and compare them with your own wishes for changes (heating, electrical installations, etc.).	
Electronics				What basic electronic installations were installed during construction? Would these have to be torn out and re-routed?	
Internet/TV				How does the Internet and TV connection work? Is there a fiber optic connection for fast internet?	
Ports				Are there enough plugs available? Do the plugs work? Are TV and telephone connections in the right place? Are empty conduits for further lines available?	
Mobile network				How is the mobile phone reception?	

Garage/ parking space				Is there a garage or enough parking spaces (visitor parking)? Are the parking spaces big enough for your car?	
				Does the garage also offer parking for a second car or motorcycle and bicycle? Is there a bike room or storage room available?	
Security				How is the building secured? Are new locks needed? Is there an alarm system or motion detector?	
Noise				Are the protection values according to SIA standard 181 complied with (for newly constructed objects)? How are the partition walls to neighbors or between rooms? Is the impact sound insulation good? Are there any sound bridges?	
Walls/ Conversion				Can walls be removed or retracted? Which walls are load- bearing? Can the house be extended?	
State				Is the property still habitable in old age? Is it possible to live only on the first floor? Can the house be divided and sold as two apartments?	
Monument protection				Is the house protected as a historical monument? Are there any other requirements? Tip: Find out from the municipality whether the building is listed in the inventory of objects worthy of preservation or protection, as a K-object or even as a listed object. If the building is "formally" listed, this is also entered in the land register.	
Own criterion 1					
Own criterion 2					
Own criterion 3					

Interiors

Criteria	Weighing	Rating	Total Score	You should pay attention to	Own remarks
Rooms				Do the number, size and layout of the rooms fit your needs? Are the rooms conveniently located in relation to each other? Tip: If you have not yet analyzed your needs and created a requirements profile, you can also find the checklist on Liiva.	
				How bright are the rooms? How are they sunlit?	
				Can the rooms be well ventilated and heated?	
Interior design				How does the quality of the interior fittings look? Does the finish visually and functionally meet your requirements? Are repairs necessary?	

Kitchen				Does the kitchen meet your requirements? Does it offer enough space and work surface? Are all the desired appliances available? Are investments necessary or desired?	
Bathroom				Do the bathrooms meet your requirements? Are there enough wet rooms available? Are investments necessary or desired?	
Floors				Are the floors in order? Do the floors (carpet, parquet, flagstones, etc.) meet your own requirements or are investments necessary here as well?	
Storage space				Does the house have enough storage space (attic, cellar, built-in closets, hobby room)?	
Mold				Is there moisture or mold in the basement and/or attic? Other emissions?	
Own criterion 1					
Own criterion 2					
Own criterion 3					
Total value					