

BUYING A NEW HOME?



12 QUESTIONS

THIS HOME BUILDER SAYS YOU SHOULD ASK:

1. **HOW LONG DO I EXPECT TO LIVE IN THIS HOUSE?** Envision your future life. Is this house an appropriate dwelling for your next five years, your next 20?
2. **HOW WILL I USE THE SPACE?** How does the space work for your lifestyle? Are there rooms in the house you will rarely use but heat, cool and pay property taxes on 24/7?
3. **IS THE HOUSE THE MOST EXPENSIVE IN THE NEIGHBORHOOD?** It is better to buy the smallest house rather than the largest in the neighborhood. Why? Because larger homes boost the value of smaller ones, the value of the smaller will increase more rapidly than the larger.
4. **IS THE NEIGHBORHOOD GETTING BETTER OR WORSE?** It is always wise to buy into a neighborhood that is improving rather than declining.
5. **IS THIS HOUSE HEALTHY?** Is there an air cleaner, a humidifier? How pure is the water? Is there radon in the basement, lead in the paint, asbestos in some materials? Is there a place to go for a walk?
6. **IS THIS HOUSE SAFE?** Are the stair treads deep enough, the stairwells well lit? Is the bath floor slippery when wet? Are there alarms for fire and carbon monoxide?
7. **CAN I SEE IN THIS HOUSE?** Where are the lighting sources? Is there enough light in the kitchen, the baths, the bedrooms?
8. **IF I BROKE A LEG, COULD I GET AROUND IN THIS HOUSE?** Is there an easy entrance? Does at least one bathroom have “maneuver” room? Is there somewhere to sleep on the main floor?
9. **WHAT ARE THE UTILITY COSTS?** In existing homes, expect to see the gas and electric bills for the past 12 months; in new homes, ask for the energy ratings. Due to new national energy codes, homes built in recent years are significantly more energy-efficient than previously constructed homes.
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11. **WHAT IS IN THE NEIGHBORHOOD?** Where are the schools, health care facilities, shopping malls, your church of choice? Where are sporting and lifestyle amenities you will enjoy?
12. **WILL MY FRIENDS AND FAMILY COME TO MY HOME?** Is this a home your adult children or your friends and siblings will want to visit? Is it convenient? Is there parking? Is there something to do?

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