

section

05 Let the Search Begin!

Home shopping can be both exciting and exhausting but doing some preparation before you hit the street to look at homes will help out tremendously.

Chances are you've already started your search online. In addition to the sites that you've already visited, I would suggest you look at:

- www.austinlakehomeproperty.com
- www.lakehomepropertyinaustin.com
- www.austinhomesearch.com
- www.realtor.com
- www.kw.com
- www.redfin.com



That's the average number of houses a homebuyer will look at before they choose one.

What sites have you visited in your home search?

When you find a listing online that you're interested in, please send it to me at anna.culina@kw.com. Not only will I arrange a showing time for us to view the property, I will also search the MLS for similar properties so you can look at other homes like the ones you've found.

Here are some great tips to keep in mind when you're home shopping:

1. Don't view too many properties in one day.
2. Bring a notebook, pen and/or digital camera with you as you search.
3. Keep a folder with flyers or print outs on properties that you've viewed.
4. When you find a property you like, visit it at different times of the day.
5. Don't be put off by interior decorations - they can and will be changed.

Questions, Questions

When you find a home you really like, there are some more probing questions you might want to ask. And remember, a professional home inspection will be necessary to completely answer most of these issues.

General

1. When was the home built?
2. How many owners has it had?
3. How does the asking price compare to other houses in the neighborhood?
4. What did the property sell for when the current owner purchased it? What year was it purchased in?
5. Is the existing mortgage assumable?
6. What are the annual property taxes?
7. Will the taxes increase with the transfer of deed and a new market price?
8. Is there a builder's warranty on the property? What are the details of that warranty?
9. Will there be additional structures built around the property that could distort the view?

Outside

1. What is the level of ground maintenance that will be required?
2. Are there any structural anomalies or problems with the outside area of the property?

Inside

1. Are the appliances built in?
2. Is there adequate insulation?
3. What improvements/additions has the homeowner made to the property since purchase?
4. What appliances is the seller offering in the sale?

Major Systems

1. What is the age and condition of each major system in the home (plumbing, electrical, heating & cooling)?
2. What type of fuel is the home heated with?
3. What are the average monthly utility costs? What are the winter and summer highs and lows?
4. Are there any major repairs that will need to be made before someone can live in the home?