



THE ULTIMATE GUIDE

TO FINDING A HOUSE YOU'LL LOVE

(Pssst... #3 is
CRUCIAL)

PAUL SUMICH

BAYLEYS

ALTOGETHER BETTER

01. FIGURE OUT YOUR DEAL BREAKERS AND MUST HAVES

Aside from the basics (like location and number of bedrooms) think about the purpose of the home and the requirements for your lifestyle: like storage, backyard size, the layout and how long you think you'll live there (THINK: resale).

Always remember the reason why you are buying a new home. Whether it's for more space, a better layout for your needs, a fenced in section for the dog or more bathrooms - keep that top of mind when looking at homes!

Make a list of the features that are non-negotiable and split them into must-haves and deal breakers. It might not be possible to meet every single one, so circle your top 3 from there.



LIST ANY DEAL BREAKERS OR MUST-HAVES HERE:

(Don't forget to circle your top 3!)

A large, empty rounded rectangular box with a dark blue border, intended for listing deal breakers or must-haves.A second large, empty rounded rectangular box with a dark blue border, identical to the first one.

02. HAVE A "HANDS ON" SHOWING

If you're considering writing an offer, I mean this literally. Turn on taps and light switches, open doors, and flush toilets. Let's walk the outside of the house and check for concerns. Buying a house is a big step — maybe one of the biggest — and you need to know how everything works firsthand. That way, you can consider any problem areas and see if there's a cost-effective solution!

03. WORK WITH THE RIGHT REAL ESTATE AGENT

Don't go through the process of trying to find a home by yourself! Make sure you have the help of professionals who will know how to guide you step by step through the entire process. It's important to find someone who's personality fits well with yours, because you're going to be communicating with them a lot. Make sure you sit down for a coffee, or have a phone appointment prior to starting the process to learn what it's like to work with them!

Head over to my website to learn more about my services and who I am! www.paulsumich.co.nz



04. DON'T JUDGE A ROOM BY IT'S STYLE

When you step through the front door and fall in love with the house you see, try to focus beyond the style, paint colors and decor. When you see modern and clean style decor everywhere you look, it can be tough to see past that.

However, when you move in, the rugs and furniture will be gone, so make sure the rest of the house is meeting your needs!

It's important to look at the structural stuff as well: aging appliances, loose wires, major cracks, etc. The foundation will always be there, while paint can be easily touched up and decor can be upgraded! Know what you can afford to handle and what makes sense for your home buying goals.



05. CHECK IT OUT BEFOREHAND

Don't just look at the house — look at the area around it. Is the house in an area prone to busy traffic? Is the driveway shared with another property? Are you allowed to have a fence or build a shed?

It's a lot to take in, but when you buy a house, you can't ignore its surroundings. Drive by before you schedule a showing to scope out the area. It's also smart to drive by at different times of day to check out what's going on.

06. SMELL BEYOND THE FRESH BAKING...

It's typical for sellers to create a pleasant aroma when they're selling their home by baking some bread (remember the Covid flour shortage!) or lighting candles before showings and open houses.

Make sure you try to catch any smells beyond what is pleasant. Scents such as sewage, pet odors, cigarettes and mildew are a few to watch out for.



07. DECIDE WHAT YOU'RE WILLING TO TAKE ON

One of the best parts about buying a house is that it is YOURS! That means you can paint that bedroom turquoise, get a puppy (two puppies), have your own spot for cookouts, and truly make it home! However, before signing the dotted line on an offer to purchase, know how much work you're willing to do. Shows like HGTV Fixer Upper make home renovations look easier than they are in reality!

Have a good understanding of what level of "fixing up" you want to get into. We can talk about potential costs or find a great referral that can help you with estimates.

08. FOCUS ON WHAT YOU CAN CHANGE VS WHAT YOU CAN'T

If having 3 bedrooms, a 2 car garage, or a certain section size is a MUST, focus on these things when looking at homes.

If you hate the paint colors and carpeting, that can be changed in time. You cannot however, change the size of the section, or the size of the home or garage (without major renovations).

Figure out what is essential and go from there!



09. OVERALL, DO THE POSITIVES OUTWEIGH THE NEGATIVES?

Make a list of the things you love vs. the things that are not your favourite. Do you love the layout but hate that the bedrooms are too small? Is it the best location but just needs too much work that you don't want to spend time on? Think about the lifestyle of living here. Will you move in and see the negatives start to pile up?

Or, will it give you the lifestyle you're looking for (the reason you're buying a house in the first place!!)

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10. LAST BUT NOT LEAST, HAVE A HOME INSPECTION - I REPEAT - HAVE A HOME INSPECTION!

There's only so much you can see at a showing or during the open home, and once you have an Accepted Offer, you're not just buying the beautiful kitchen island and walk in wardrobe that you love!

You're also buying any problems that could exist or recommended maintenance items you will want to be aware of.

The home inspection (or builders report) is your chance to find out all about how the house works, so if you can, you'll absolutely want to hire a professional home building inspector to go through the home when the time comes.

PRO TIP: Make sure you attend your home inspection so that you can ask questions and learn about the home while the inspection is being carried out..





THANK YOU

PAUL SUMICH | 021 606 460

paul.sumich@bayleys.co.nz