AVIATION HOMEBASE

HOMES FOR WORKING AVIATION PEOPLE

PREFLIGHT CHECKLIST

The crew homebuyer checklist

12 things to check before you spend a day off touring a house. Bring it to every showing, or send it to your agent.

THE COMMUTE

- [ ] **Drive it at your real show times**
  Check the drive at 4:30 a.m. and 10 p.m., not midday. Add the employee lot and shuttle to the terminal.
- [ ] **Do the reserve call-out math**
  Get out the door + drive + parking and shuttle should leave 10 minutes to spare inside your window.
- [ ] **Know your backup route**
  If the freeway closes at 4 a.m., is there a second way in that still makes it?

SLEEP

- [ ] **Find the quiet bedroom**
  Away from the street and shared walls. Can it get truly dark? West-facing rooms heat up in the afternoon.
- [ ] **Check the flight paths**
  Look up departures from your base over the address, plus any smaller airports nearby with their own traffic.
- [ ] **Listen to the daytime**
  Landscapers, construction, deliveries and trains all happen while you're trying to sleep.

AWAY FROM HOME

- [ ] **Make sure it can run itself**
  Low-maintenance yard, pool or snow service if needed, a smart thermostat and a water shut-off you can reach.
- [ ] **Plan for packages and security**
  Cameras, a lockbox or keypad, and a safe spot for deliveries while you're on a 4-day trip.
- [ ] **Line up who checks on it**
  Someone who can look in after a big storm, a freeze or an AC failure while you're away.

IF YOUR BASE CHANGES

- [ ] **Read the HOA rental rules**
  Minimum lease terms and rental caps decide whether you can keep it as a rental later.
- [ ] **Think about the next buyer**
  Layout, location and lot all matter for resale if seniority moves you.
- [ ] **Get a lender who knows crew pay**
  Reserve, per diem, seniority and first-year pay can all change what you qualify for.

NOTES ON THIS HOME

ADDRESS _____ DRIVE AT SHOW TIME _____

Want us to run this checklist on every home for you? aviationhomebase.com · (602) 618-0664

Michael (Ryan) Mell, REALTOR® · License SA661195000 · (602) 618-0664 · ryan@aviationhomebase.com
Close Pros Real Estate · 1307 E Southern Ave. #101, Mesa, AZ 85204 · (480) 828-2136 · License LC691078000

Equal Housing Opportunity

General guidance only, not a substitute for a home inspection, legal or lending advice. Aviation HomeBase is a marketing name used by Michael (Ryan) Mell with Close Pros Real Estate.