



Home Buyer's Checklist

There are countless factors which will determine if you are going to live a happy life in your new home.

- The size of your family
- Future plans for expansion
- Your need for a home office or study
- Your desire to be green and/or save on energy costs
- The amount of time you wish to spend on property maintenance or gardening
- Any hobbies that you want to pursue from home

The list goes on and on.

The following items should help you disqualify properties which don't tick all the boxes.

It is by no means meant to replace the need for building and pest inspection. You should always consult an expert, once a property has passed your preliminary checks.

The Location

- | | Yes | No | Check |
|--|--------------------------|--------------------------|--------------------------|
| • Does the area have, or will it have, all the amenities you might need (eg. shops, schools, transport)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Is it zoned residential? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • What are the local council's building requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Is the electricity connected? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Is the sewer connected? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Is this a flood-prone area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Is there air-traffic noise in this area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

The Land

- | | | | |
|---|--------------------------|--------------------------|--------------------------|
| • Is there backfill, loose boulders or excess water seepage? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Is there steep grading or are there dense trees? If you are considering extensions, you may need to get an engineer's report to assess the block. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Is it free from landslip? Check with the local council, and if necessary, obtain a geo-technical engineer's report. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Outside the Property

- | | | | |
|--|--------------------------|--------------------------|--------------------------|
| • Is the paintwork in good condition? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Is the building free from damp? Look for signs of damp around window sills, on ceilings and under floor coverings. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Are there any cracks in the walls? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Yes No Check

- | | | | |
|--|--------------------------|--------------------------|--------------------------|
| • Are the roofing, guttering and downpipes in good condition? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Is there a garage or carport? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Are paths, fences and retaining walls in good condition? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Is it possible to extend the property for future needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Has the property already been added to? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Were the extensions approved by council? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • If there is a pool, does the fencing comply with safety standards? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Is the pool or spa equipment operational? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Inside the Property

- | | | | |
|---|--------------------------|--------------------------|--------------------------|
| • Are the walls and ceilings in good condition? Remember to check behind furniture. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Is the floor level and in sound condition (eg. are timber floors free from spring, are concrete floors free from cracks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • What is included in the contract (eg. floor coverings, curtains, blinds, light fittings, air conditioning, heating appliances)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Are any inclusions fully paid for and what is their condition? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Is the property insulated, ceilings and walls? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- | | Yes | No | Check |
|---|--------------------------|--------------------------|--------------------------|
| • Is there good natural lighting and ventilation in all rooms? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Do the windows and doors open and close properly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Are there any flyscreens? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Check the number of power points. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Are they suitably located? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Is the telephone connected? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • What is internet connectivity like: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Is there NBN connectivity available or planned? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Is there a TV antenna and outlet? Is it included in the sale? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Will your furniture fit into the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Are doorways and passageways wide enough to move furniture through? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Kitchen

- | | | | |
|--|--------------------------|--------------------------|--------------------------|
| • Are there sufficient cupboards and is there enough bench space? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Do the cupboards open and shut properly? Test. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Do the stove and hotplates work properly? Test. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Will your refrigerator fit? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • If there is a dishwasher, is it included in the sale? If not, is there room for a dishwasher and microwave oven? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- | | Yes | No | Check |
|--|--------------------------|--------------------------|--------------------------|
| • Turn on all taps to check for water pressure and water hammer. Does water in sinks and wash basins drain away quickly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Are there sufficient power points? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Is the lighting adequate? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Bathroom(s)

- | | | | |
|---|--------------------------|--------------------------|--------------------------|
| • Is there sufficient ventilation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Is there an exhaust fan | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Is the shower recess free from leaks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Test to see if water leaks through or under the screen. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Are there sufficient power points? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Is the lighting adequate? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Are there mirrors, cupboards and towel rails? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Is the toilet in good condition? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Laundry

- | | | | |
|--|--------------------------|--------------------------|--------------------------|
| • Is the size and type of hot water service suitable | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Can your washing machine be installed without problem? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Is there room for a clothes dryer? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Are there sufficient power points? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Bedrooms

- | | Yes | No | Check |
|---|--------------------------|--------------------------|--------------------------|
| • Will the bedrooms be affected by noise and light factors (eg. street lights, headlights of passing cars, screeching brakes, trucks changing gears)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Will the bedrooms be cool in summer? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Are wardrobes included in the price? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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- [Financing your Home Purchase](#)
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- [Budget Planner](#)

Please do not hesitate to call if you have any further questions

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