

# HOME BUYERS CHECKLIST

Perfectly manicured gardens, cleverly placed mirrors, lighting to set a cozy scene and fresh licks of paint are all tricks sellers use to make their home more appealing. Making that big decision to start looking for a home is extremely exciting; in fact it's so exciting that we sometimes get carried away and overlook things that could cost us in the long term. Here is a list of things that you should remember to check when you're househunting.

## THE LOCATION



GOOD	FAIR	DEAL BREAKER
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Evaluate future plans for the area (business rights, shopping centres, freeways etc)
- Traffic (to and from)
- Crime occurrence – over the last year
- Policing / private security presence
- Neighbourhood – check noise levels during the day and night
- Proximity to informal settlements
- Proximity to amenities (school, work, shops)
- If there are views, check if there are building height limits for neighbouring buildings that could impact on your views.

## THE PROPERTY



GOOD	FAIR	DEAL BREAKER
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- House Orientation on Property (North or South facing – this will impact on warmth and light)
- Structures legal according to plan and title deed restrictions
- Security (alarm system, burglar proofing)
- Provision for sewerage
- Provision for storm water drainage
- Road access (steep driveway, access onto busy road etc)
- Closeness to neighbours – ensure you have adequate privacy
- Pet friendly
- Additional parking
- Rates and taxes/levies - find out if it fits within your budget

## THE BUILDING



NOTE: It is advisable to have a home inspection done by a professional before final signing

GOOD	FAIR	DEAL BREAKER
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Structural cracks (especially above windows and arches)
- Dampness – any damp smell? Check walls, ceilings and inside sink cupboards for water patching.
- Electricals – Test light switches and look for plugs in every room
- Heating and/or cooling systems
- Condition of doors and cupboards
- Condition of flooring
- Condition of roof, fascias and gutters
- Condition of swimming pool/ water features
- Quality of kitchen finishes
- Number of bedrooms
- Number of bathrooms



