

## INSIDE THE PROPERTY continued

- Are there mirrors, cupboards and towel rails?  Yes  No  Check
- Is the toilet in good condition?  Yes  No  Check

## LAUNDRY

- Is the size and type of hot water service suitable?  Yes  No  Check
- Can my washing machine be installed without any problem?  Yes  No  Check
- Is there room for a clothes dryer?  Yes  No  Check
- Are there sufficient power points?  Yes  No  Check

## BEDROOMS

- Will the bedrooms be affected by noise and light factors? eg being close to an intersection may cause problems with street lights, headlights of passing cars, screeching brakes. If the property is on a hill, trucks changing gears can create a problem.  Yes  No  Check
- Will the bedrooms be cool in summer?  Yes  No  Check
- Are wardrobes included in the price?  Yes  No  Check

**This brochure is to be used as a guide only when purchasing a home.**

**For further information and advice contact the Home Purchase Advisory Service.**

**Freecall:** 1800 806 653

**Phone:** (02) 8753 8000

**Fax:** (02) 8753 8301

## THE LOCATION

- Does the area have, or will it have, all the amenities I might need eg shops, schools, transport?  Yes  No  Check
- Is it zoned Residential?  Yes  No  Check
- What are the local council's building requirements?  Yes  No  Check
- Is the electricity connected?  Yes  No  Check
- Is the sewer connected?  Yes  No  Check
- Is this area free from floods?  Yes  No  Check
- Is this area free from air traffic?  Yes  No  Check

## THE LAND

- Is it free from filling, loose boulders and excess seepage of water? Is there steep grading or are there dense trees? If considering extensions, an engineer's report may be necessary to assess the block.  Yes  No  Check
- Is it free from landslip? Check with the local council and if necessary obtain a geo-technical engineer's report.  Yes  No  Check

## OUTSIDE THE PROPERTY

- Is the paintwork in good condition?  Yes  No  Check
- Is the building free from damp? Look for signs of damp around window sills, on ceilings and under floor coverings.  Yes  No  Check
- Are the walls free from cracks?  Yes  No  Check
- Are the roofing, guttering and downpipes in good condition?  Yes  No  Check
- Is there a garage or carport?  Yes  No  Check
- Are paths, fences and retaining walls in good condition?  Yes  No  Check

# HOME BUYER'S CHECKLIST

## OUTSIDE THE PROPERTY continued

- Is it possible to extend the property for future needs?  Yes  No  Check
- Has the property already been added to?  Yes  No  Check
- Were these extensions approved by council?  Yes  No  Check
- If there is a pool, does the fencing comply with safety standards?  Yes  No  Check
- Is the pool or spa equipment operational?  Yes  No  Check

## INSIDE THE PROPERTY

- Are the walls and ceilings in good condition? Remember to check behind furniture.  Yes  No  Check
- Is the floor level and in sound condition eg are timber floors free from spring, are concrete floors free from cracks?  Yes  No  Check
- What exactly is included in the sale price? Floor coverings? Curtains? Blinds? Light fittings? Air-conditioning? Heating appliances?  Yes  No  Check
- Are any inclusions fully paid for and what is their condition?  Yes  No  Check
- Is the property insulated, both ceilings and walls?  Yes  No  Check
- Is there good natural lighting and ventilation in all rooms?  Yes  No  Check
- Do the windows and doors open and close properly?  Yes  No  Check
- Any flyscreens?  Yes  No  Check
- Check the number of power points. Are they suitably located?  Yes  No  Check
- Is the telephone connected?  Yes  No  Check

## INSIDE THE PROPERTY continued

- Is there a TV antenna and outlet? If so, is it included in the sale?  Yes  No  Check
- Will my furniture fit into the property?  Yes  No  Check
- Are doorways and passageways wide enough to move furniture through?  Yes  No  Check

## KITCHEN

- Are there sufficient cupboards and is there enough bench space?  Yes  No  Check
- Do the cupboards open and shut properly? Test.  Yes  No  Check
- Do the stove and hotplates work properly? Test.  Yes  No  Check
- Will my refrigerator fit?  Yes  No  Check
- If there is a dishwasher, is it included in the sale? If not, is there room for a dishwasher and microwave oven?  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?  Yes  No  Check
- Are there sufficient power points?  Yes  No  Check
- Is the lighting adequate?  Yes  No  Check

## BATHROOM

- Is there sufficient ventilation?  Yes  No  Check
- Is there an exhaust fan?  Yes  No  Check
- Is the shower recess free from leaks? Test to see if water leaks through or under the screen.  Yes  No  Check
- Are there sufficient power points?  Yes  No  Check
- Is the lighting adequate?  Yes  No  Check