

First Home Buyers Checklist

Don't miss a thing when you inspect your potential new home with our First Home Buyer's Checklist. Take notes as you go and use this as a guide to make sure the property is fit for purchase.

Location	The Land			0
Does the area have, or will it have, all the amenities you might need (eg. shops, schools, transport)? Is it zoned residential? What are the local council's building requirements? Is the electricity connected? Is the sewer connected? Is this a flood-prone area? Is there air-traffic noise in this area? Outside the Property Is the paintwork in good condition? Is the building free from damp? Look for signs of damp around window sills, on ceilings and under floor coverings. Are there any cracks in the walls? Are the roofing, guttering and down pipes in good condition? Is there a garage or carport?	Is there backfill, loose boulders or excess water seepage? 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. Is it free from landslip? Check with the local council, and if necessary, obtain a geo-technical engineer's report. NO CHECK Is it possible to extend the property for future needs? Has the property already been added to? Were the extensions approved by council? If there is a pool, does the fencing comply with safety standards? Is the pool or spa equipment			CHECK
Are paths, fences and retaining walls in good condition? Inside the Property	operational?			
Are the walls and ceilings in good condition? Remember to check behind furniture Is the floor level and in sound condition (eg. are timber floors free from spring, are concrete floors free from cracks)?	What is included in the contract (eg. floor coverings, curtains, blinds, light fittings, air conditioning, heating appliances)? Are any inclusions fully paid for and what is their condition? Is the property insulated, ceilings and walls? (Continue to next page)	YES	NO	CHECK



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Inside the Property	YES NO CHEC	Bedrooms	YES NO CHECK
Is there good natural lighting and ventilation in all rooms? Do the windows and doors open and close properly? Are there any fly screens? Check the number of power points. Are they suitably located? Is the telephone connected? Is there a TV antenna and outlet? Is it included in the sale? Will your furniture fit into the property? Are doorways and passageways wide enough to move furniture through?		Will the bedrooms be affected by noise and light factors (eg. street lights, headlights of passing cars, screeching brakes, trucks changing gears)? Will the bedrooms be cool in summer? Are wardrobes included in the price?	
Kitchen	YES NO CHEC	rk	YES NO CHECK
Are there sufficient cupboards and is there enough bench space? Do the cupboards open and shut properly? Test. Do the stove and hotplates work properly? Test. Will your refrigerator fit? If there is a dishwasher, is it included in the sale? If not, is there room for a dishwasher and microwave oven?		Turn on all taps to check for water pressure and water hammer. Does water in sinks and wash basins drain away quickly? Are there sufficient power points? Is the lighting adequate?	
Bathroom	YES NO CHEC	Laundry ¤K	YES NO CHECK
Is there sufficient ventilation? Is there an exhaust fan? Is the shower recess free from leaks? Test to see if water leaks through or under the screen. Are there sufficient power points? Is the lighting adequate? Are there		Is the size and type of hot water service suitable? Can your washing machine be installed without problem? Is there room for a clothes dryer? Are there sufficient power points?	



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mirrors, cupboards and towel

Is the toilet in good condition?