

# House Hunting Checklist

By Nicole Nichols-West

- ☐ Before you start house-hunting
  - ☐ Establish your property budget.
  - ☐ Get pre-approved for a mortgage
  - ☐ Decide on the type of area you want to live in.
  - ☐ Decide the type of property that best suit your needs.
  - ☐ Check if the area is convenient to work, essential shops, schools and other services that you need.
  - ☐ Check for public transportation.
  - ☐ Decide if having family and friends nearby is a priority.
  - ☐ Decide what lifestyle amenities are important (beach, pools, parks, views, general shopping).
  - ☐ Determine any apparent concern or risk factors.
  - ☐ Check the development history and development forecast of the area.
  - ☐ Check the crime rate for the area.
  - ☐ Find a local real estate agent.
- ☐ While you're house-hunting
  - ☐ See a variety of properties in order to get a feel for the market.
  - ☐ Talk to real estate agents to get a better idea of properties available and prices in the area.
  - ☐ Devote at least one day a week to serious house hunting.
  - ☐ Keep a property checklist.
  - ☐ Take snaps of various properties, inside and out, to act as reminders.
- ☐ Pre-Purchase Inspection (by a specialist)
  - ☐ Check under-floor areas for ventilation.
  - ☐ Check if the walls are straight and free from major bulges.
  - ☐ Check if the windows have double-pane insulating glass.
  - ☐ Check if floors are free from squeaking.
  - ☐ Check weatherboards for sagging or rot.
  - ☐ Check roof condition, guttering, flues, chimneys and flashings.
  - ☐ Check eaves for water staining that may reveal roof or gutter problems.
  - ☐ Check rooms for evidence of water entry or mildew.

- ☐ Check garages and sheds for water penetration.
- ☐ Check timber floors for rot, mould, borer and termites.
- ☐ Check concrete floors for exposed perimeters, cracks and water penetration.
- ☐ Check wet or damp areas like bathrooms, showers and laundries for cracks, leaks and mildew.
- ☐ Check for evidence of existing or past pest activity.
- ☐ Check any trees nearby for possible structural damage caused by roots.