

Property Buying Checklist

By Nicole Nichols-West

- The Location
 - The area have, or will have, all the amenities you might need.
 - It is zoned residential.
 - Check what are the local council's building requirements.
 - Check if the electricity is connected.
 - Check if the sewer is connected.
 - Check if this is a flood-prone area.
 - Check if there is air-traffic noise in this area.
- Outside the Property
 - Check if the paintwork is in good condition.
 - Check if the building is free from damp.
 - Check if there are any cracks in the walls.
 - Check if the roofing, guttering and downpipes are in good condition.
 - Check if there is a garage or carport.
 - Check if paths, fences and retaining walls are in good condition.
 - Check if it's possible to extend the property for future needs.
 - If there is a pool, check if the fencing comply with safety standards.
 - Check if the pool or spa equipment is operational.
- Inside the Property
 - Check if the walls and ceilings are in good condition.
 - Check if the floor level and in sound condition.
 - Check what is included in the contract.
 - Check if there are any inclusions fully paid for and their condition.
 - Check if the property is insulated.
 - Check if there is good natural lighting and ventilation in all rooms.
 - Check if the windows and doors open and close properly.
 - Check if there are any flyscreens.
 - Check the number of power points and if they are suitably located.
 - Check if the telephone is connected.
 - Check if there is a TV antenna and outlet.
 - Check if your furniture will fit into the property.

- Check if doorways and passageways are wide enough to move furniture through.