

HOME BUYING CHECKLIST

Property address: _____

Date inspected: ___/___/_____

Preparation

- Do you have a sufficient deposit saved?
- Have you budgeted for repayments, including a buffer in case interest rates should rise?
- Have you compared home loan products and providers?
- Have you gotten home loan pre-approval?
- Have you researched suburbs and properties?

Location

- Is it close to infrastructure such as train stations or bus stops?
- Is it close to hospitals and schools?
- Is the neighbourhood safe?
- Is it reasonably quiet?
- Is it flood or bushfire prone?
- What are the local council regulations around renovations or extensions?

Exterior

- Is the exterior of the house in good condition, free from cracks or defects?
- Is the roof in good condition?
- Are the windows and doors in good condition?
- Are the gutters and downpipes in good condition?
- Is the property connected to electricity and sewer?
- Does the land provide sufficient space for additions?
- Is the property fenced, and is the fencing in good condition?

Interior

- Are the walls in good condition, free from holes or cracks?
- Is there any sign of mould or damp?
- Are the floors level and undamaged?
- Are there sufficient power points?
- Is all plumbing in good working order?
- What appliances and furnishings are included in the contract, and are they in working order?
- Are there telephone, cable and/or internet connections?

Contract and title

- Is the title free from encumbrances?
- Does the contract contain any special conditions?
- Does the vendor accept a deposit bond?
- What happens in the case of a delayed settlement?

GENERAL IMPRESSIONS: _____