



OPEN HOME CHECKLIST

Items to bring with you:

- Torch
- Marble
- This checklist and a pen

Before you go in the door:

- How is the parking on street? Is there a garage or carport? Is there safe space for visitors to park?
- What's the street like? Is it busy with traffic or noisy? Sunny or shaded?
- What is the home made of? Does this kind of home require a lot of maintenance?
- Is the cladding in good repair? Can you see cracks? Does it need painting?
- What is the guttering like? Is it in good repair? Plastic or copper? can you see any signs of leaks?
- Can you see any signs of blocked drains? Is the front lawn soggy?
- What's the general condition of the outside - are the eaves clean and in good repair? How does the roof look? What state are the windows in? Look beyond fresh paint.
- How does it smell outside? Can you smell damp or drains?
- Have a look under the house - are the piles in good state? Is it dry under there?
Can you see any underfloor insulation?
- What's the garden like? Is this the right size for you? Are there any problematic trees?
- Are the fences and retaining walls in good nick? How are the paths around the property?
- If it's an apartment, what are the communal spaces like? Are they tidy, well lit, clean?

Once you're inside...

- How does it feel? Is it warm? What can you smell?
- Ask the agent if there's anything you need to know about the home. Are there any issues?
Why the current owner is selling? Are there any planning permissions or possibilities in the area?
- Ask about insulation, heating and ventilation. Are the windows double glazed? Is there a heat pump?
- If it's an apartment, ask about the body corp rules.
- Try the lights and look at the electrical outlets. Are there enough? Are they in good condition? Any flickering or scorch marks?
- Turn on the shower. How is the pressure? Do all the taps work? Flush the toilet (but don't use it!)
- Look at the doors - are they all fitting the jambs snugly? Do any of them stick?
- Are there latches on the windows? What kinds of locks are on the doors? Is there an alarm?
- Get that marble out - does it roll when you place it on the floor? That could mean uneven floors. Test in the bathroom, kitchen and laundry, where there might have been slow leaks and flooding.
- Are the appliances part of the chattels? What about the lights and curtains? Are they in good repair?
- Does the layout suit you? Are the rooms configured in a functional way? Are they big enough?
- Is there enough storage? Are the wardrobes big enough? Is there enough bench space in the kitchen?
- Think about smells again - can you smell any dampness? Is there any mould, or watermarks?
- Have there been renovations? Ask if there are consents for them, if relevant.
- If you are interested, ask what the process is for buying the home.
How and when do you need to make an offer?