

# Checklist: Open homes and home viewings

Property address: \_\_\_\_\_

## Outside

Notes:

### Building materials

Find out what materials the building is made out of, including the exterior wall cladding and roof.

### Drainage, guttering and spouting

Look at the drains – are they blocked? Is there any obvious damage? Check the guttering and spouting for cracks and any build-up of plant matter.

### Building exterior

Check the outside walls, and roofs and look at the condition of the decks, fences, chimneys, garden and lawns. If there are wooden windows, check the condition of the putty and look for any rot or areas that have been filled. Check the condition of exterior paintwork. If the exterior is plaster cladding, check for cracks.

### Under the house

Check the piles (if there are piles) and look for under-floor insulation. Check whether the area under the house is dry and if there are smells that could indicate dampness.

### Retaining walls

Check for cracks and sagging or bowing.

### Access and paths

Check that the paths and steps are in good condition.

### Parking

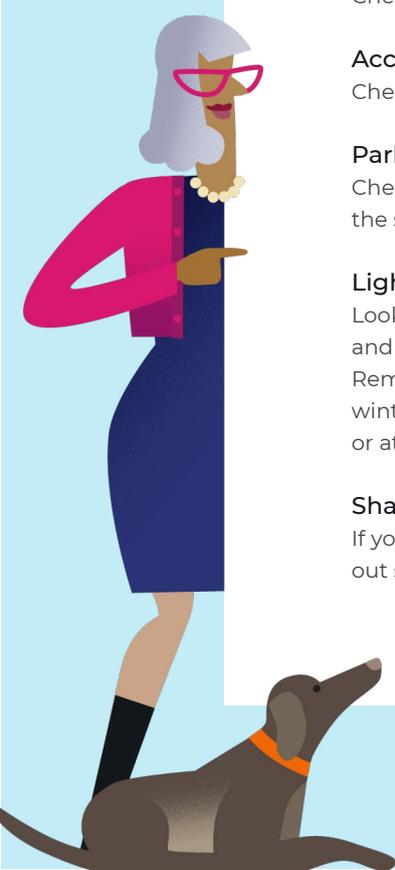
Check there is enough parking on the property and the street for you and your visitors.

### Light and trees

Look where the sun shines into the rooms and consider when the property loses the sun. Remember the sun will set in a different place in winter and summer. Look for trees blocking sunlight or at risk of falling on the house.

### Shared spaces

If you're buying an apartment or townhouse, check out shared areas like a pool, gym, or garden spaces.



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## Inside

Notes:

### Insulation, ventilation and heating

Find out about the home's insulation, ventilation, sources of heating and whether the windows are double glazed.

### Floors

Look at the condition of the floor coverings. Check to see if the floors are level.

### Doors and windows

Check the condition of all doors and windows and see if they open and shut properly.

### Electrical and gas

Check the power points, lighting and cooking facilities. If the home is connected to gas, check or turn on the outlets.

### Plumbing

Check the shower pressure, tap pressure and how well the toilets flush.

### Layout

Imagine you're living there. Think about the rooms you plan to use a lot and move between them. Make sure the rooms are big enough for the furniture you'd like to put in there.

### Storage

Check the storage in each of the rooms, hallways and garages. Open doors and look inside.

### Appliances

Make sure you know what is included in the sale of the property and have a look at the condition of these items.

### Security

Check for an alarm system and the locks and window catches.

### Smells

Check if you smell any mould, cigarette smoke, or pet urine.

