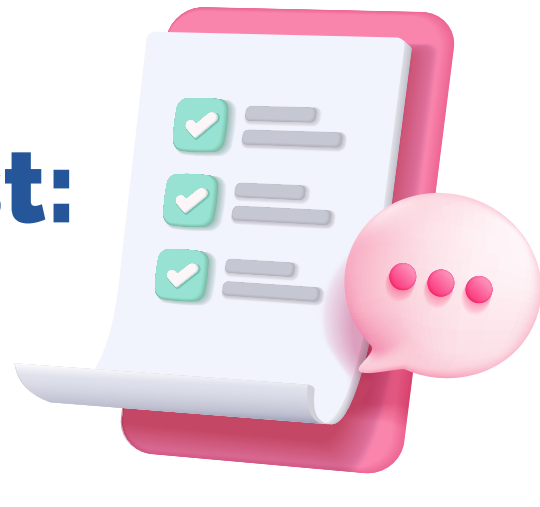


Homebuyer's checklist:

House-hunting with confidence



You might know how many rooms you need and what style of house tickles your fancy, but don't let the excitement of buying a home blind you to potential issues, snags and problems. Use this checklist as a guide to house-hunting with confidence.

Check for structural integrity

- **Foundations** – Inspect all walls and ceilings for cracks or signs that the foundations may have shifted, and query outside areas that seem spongy or sunken.
- **Walls** – Look for any signs of mould, which could suggest plumbing or roof leaks. Also check the walls for signs of rising damp.
- **Roofing** – Inspect gutters and downpipes and check roof tiles or corrugated iron sheeting for holes or leaks.



Plumbing & Electrical



- **Visible plumbing** – Test taps, toilets, baths and showers. Look for signs of poor water pressure, leaks and poor drainage.
- **Test the hot water** – Check that geysers or heat pumps are in working order.
- **Lights and switches** – Test light switches and plug points throughout the house.
- **Visual wiring check** – Inspect the main electrical board. It needs to be clearly labelled and wires need to be safely installed.
- **Get compliance certificates** – For peace of mind, you can ask to see the current safety compliance certificates for the electrical, plumbing systems, inverters and solar power. An updated Occupancy Certificate indicating the work has been completed must be obtained.

Interior structure

- **Walls** – Check for any significant holes and cracks, and whether patching-up or repainting will be necessary.
- **Windows** – Test that the windows close properly and seal, and that window frames are secure and not warped.
- **Doors** – Test interior and exterior door locks and check door edges for swelling or water damage.
- **Ceilings** – Look for signs of stained or sagging ceilings, which could indicate longstanding waterproofing issues or a geyser problem.



Interior finishes



- **Flooring** – Check that any wood laminate flooring is smooth and not buckling, and ensure that tiles aren't loose or unevenly laid. If there are wooden floors under carpet, check that there are no weak areas.
- **Cabinets and cupboards** – Open and close cabinets and cupboards to test the hinges and ensure that they're well-aligned and securely mounted to the wall.
- **Test air-conditioning units** – Check for signs of excessive condensation and note loud noises, which could indicate that an AC unit is overdue for a service.

Home exteriors

- **Balconies** – Assess that balconies and timber decks are structurally sound, with sufficient support structures.
- **Roof eaves** – Ensure that eaves, fascia boards and soffits are well-maintained, as these are prone to weather damage and rotting.
- **Boundary walls** – Check that boundary walls or fences are clear of permanent structures and that walls are not leaning, cracking, or bearing the weight of a tree. If there is an electric fence, it should also have a safety compliance certificate.
- **Trees and vegetation** – Look out for any root damage to boundary walls, driveways or walkways, and check for vegetation growing in paving or in clogged-up gutters.



Check out the area and nearby amenities

- You'll want to know that the surrounding community is just right for you and your family.
- Are the surrounding homes in good condition and are the streets in a decent state of repair? Are there signs of vagrants or concerning behaviour that could suggest a criminal element in the area?
- Check to see if there is a local Facebook or WhatsApp group to get an idea of what is happening in the area.

Chas Everitt is committed to supporting your house-hunting journey and helping you to make the right decision about your dream home.