

## BEFORE YOU BUY



### Inspections and pre-purchase checks

Use this checklist to make sure your new home doesn't contain any hidden surprises.	Completed	House Notes:
Have a qualified builder inspect the property and provide a professional condition report. Highlight any structural problems or issues, such as rising damp or old wiring. Obtain quotes for repair.		
Organise pest inspection.		
Check the local council's building regulations should you plan to renovate and determine any restrictions that may apply before you buy.		
Have all legal aspects relating to the land and title checked by your solicitor or conveyancer.		
Check with the council on zoning or any upcoming developments nearby – particularly those in your immediate neighbourhood, such as new roads and highways or high-rise, high-density unit developments.		
Ensure all appliances work (i.e. dishwashers, stoves, hot water systems).		



# PRIVATE SALE AND AUCTION

#### **PRIVATE PURCHASE**

- Get a mortgage pre-approval it will establish your credentials as a serious buyer and may give you leverage to negotiate.
- Do not sign any contracts without the approval of your solicitor.
- Insert an acceptance date into your offer by which time it will lapse if it is not officially accepted.

#### **AUCTION**

- Attend a few auctions to familiarise yourself with the process before you take the plunge.
- Obtain a copy of the auction rules and conditions and make sure you understand them well. Also have your solicitor review the contract before you attend the auction, and ask them to negotiate conditions on your behalf – for example, longer settlement terms or less deposit down.
- Thoroughly examine the property before bidding at auction, including pest and building inspections.
- Most importantly, set your maximum bidding limit and stick to it.





## WHAT ARE YOU LOOKING FOR?

Searching for your ideal property is so much easier, when you have a clear picture of what you need and what you want. Finding a property can be a challenge, especially when you have so many different considerations to take into account. Give yourself a head start through determining your 'must have' features compared to those you could possibly live without.

HOUSE NOTES:						

		copy of the blank form and use it to compare ties on your 'short list'.	Essentia	Preferal	Handy
		Close to work			
		Close to schools			
		Close to parks			
	NO	Close to shops			
	LOCATION	Close to amenities (i.e. hospitals)			
	0	Close to sports grounds/local clubs			
		Close to train station/bus routes/public transport			
		Close to family and friends			
		Close to leisure and entertainment (i.e. cinemas)			
		Separate dining room			
		Separate children's rumpus room/parents' retreat			
	ES	Open plan layout			
	TUR	Guest room/area	0		0
	INTERNAL FEATURES	Additional toilet/bath			
	VAL	Study			
	ER	Modern kitchen			
	Z	Built-in heating/cooling system			
		Built-in wardrobes			
		Additional storage			
		Fully-fenced yard			
		Double/lock-up garage or workshop			
		Gas cooking/heating			
	10	Outdoor area			
	URE	Off-street car parking			
	EATI	North facing			
	EXTERNAL FEA	Swimming pool			
	RN/	Security system			
	X	Fully renovated/landscaped – no work required			
		Requires renovation/landscaping – work required			
		No steps			
		Low maintenance			
		Street lighting			

Fill out this checklist and take it with you, or make a

