



Home Buyer's Checklist

Yes No Check

- Are there mirrors, cupboards and towel rails?
- Is the toilet in good condition?

Laundry

- Is the size and type of hot water service suitable?
- Can your washing machine be installed without problem?
- Is there room for a clothes dryer?
- Are there sufficient power points?

Bedrooms

- Will the bedrooms be affected by noise and light factors (eg. street lights, headlights of passing cars, screeching brakes, trucks changing gears)?
- Will the bedrooms be cool in summer?
- Are wardrobes included in the price?

Further information

If you have any questions about the information in this brochure, please contact the **Home Purchase Advisory Service:**

Telephone: 1300 HOUSING (1300 468 746)

TTY Service: 1800 628 310

Email: advisory@facs.nsw.gov.au

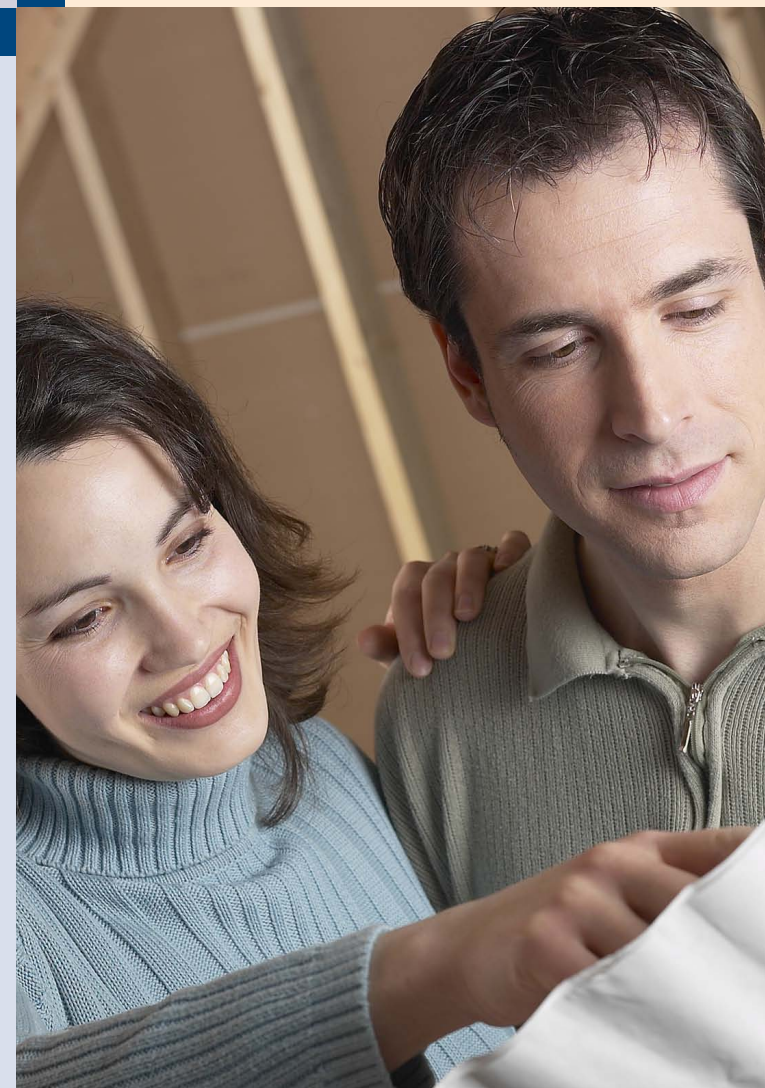
Housing NSW's website has current information on home purchase issues and services, including all the Home Purchase Advisory Service publications.

Website: **www.housing.nsw.gov.au**

The information contained in this brochure was current as at May 2010.

Interpreter Services

If you have difficulty understanding English, contact the Translating and Interpreting Service (TIS) on 131 450. The Translating and Interpreting Service will telephone Housing NSW for you at no cost.



The Location

- Does the area have, or will it have, all the amenities you might need (eg. shops, schools, transport)?
- Is it zoned residential?
- What are the local council's building requirements?
- Is the electricity connected?
- Is the sewer connected?
- Is this a flood-prone area?
- Is there air-traffic noise in this area?

Yes No Check

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The Land

- Is there backfill, loose boulders or excess water seepage?
- Is there steep grading or are there dense trees? If you are considering extensions, you may need to get an engineer's report to assess the block.
- Is it free from landslip? Check with the local council, and if necessary, obtain a geo-technical engineer's report.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

Outside the Property

- Is the paintwork in good condition?
- Is the building free from damp? Look for signs of damp around window sills, on ceilings and under floor coverings.
- Are there any cracks in the walls?
- Are the roofing, guttering and downpipes in good condition?
- Is there a garage or carport?
- Are paths, fences and retaining walls in good condition?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

- Is it possible to extend the property for future needs?
- Has the property already been added to?
- Were the extensions approved by council?
- If there is a pool, does the fencing comply with safety standards?
- Is the pool or spa equipment operational?

Yes No Check

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

Inside the Property

- Are the walls and ceilings in good condition? Remember to check behind furniture.
- Is the floor level and in sound condition (eg. are timber floors free from spring, are concrete floors free from cracks)?
- What is included in the contract (eg. floor coverings, curtains, blinds, light fittings, air conditioning, heating appliances)?
- Are any inclusions fully paid for and what is their condition?
- Is the property insulated, ceilings and walls?
- Is there good natural lighting and ventilation in all rooms?
- Do the windows and doors open and close properly?
- Are there any flyscreens?
- Check the number of power points. Are they suitably located?
- Is the telephone connected?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

- Is there a TV antenna and outlet? Is it included in the sale?
- Will your furniture fit into the property?
- Are doorways and passageways wide enough to move furniture through?

Yes No Check

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

Kitchen

- Are there sufficient cupboards and is there enough bench space?
- Do the cupboards open and shut properly? Test.
- Do the stove and hotplates work properly? Test.
- Will your refrigerator fit?
- If there is a dishwasher, is it included in the sale? If not, is there room for a dishwasher and microwave oven?
- Turn on all taps to check for water pressure and water hammer. Does water in sinks and wash basins drain away quickly?
- Are there sufficient power points?
- Is the lighting adequate?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

Bathroom

- Is there sufficient ventilation?
- Is there an exhaust fan?
- Is the shower recess free from leaks? Test to see if water leaks through or under the screen.
- Are there sufficient power points?
- Is the lighting adequate?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------