

A helpful checklist for buying a house or apartment in NSW, prepared for you by our exceptional Property Team

- ✓ 50+ years' experience
- ✓ Personal attention
- ✓ Comprehensive advice
- ✓ Market-leading reputation
- ✓ Flexible appointment arrangements

The Location	Yes   No   Check
Does the area have, or will it have, all the amenities you might need (shops, schools, bus, etc)?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Is it zoned residential?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Do you know the local council's building requirements?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Is this a flood-prone area? Check council website.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Is the sewer connected?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Is the electricity and/or gas connected?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Is an internet connection available? (Do you know the connection type? Eg FTTP, FTTN, etc)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Is there noise in this area (is it near an airport, rail or night-time entertainment)?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Are there any other nearby facilities that could impact your choice (factories, sewerage plants, etc)?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Is the property too far from your place of employment?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Spend some time walking around the neighbourhood to get a feel for the area and neighbours.	

The Land	Yes   No   Check
Are there any easements, restrictions or covenants affecting the land that may prevent your development or improvement intentions?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Is the direction the property faces suitable (what is its orientation)?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
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.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Is it free from landslip? Check with the local council, and if necessary, obtain an engineer's report.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Is there backfill, loose boulders or excess water seepage?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
If you visit the property shortly after rain, is the ground soggy?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

Outside the Building	Yes   No   Check
Is the paintwork in good condition?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Is the building free from damp? Look for signs of damp around windowsills, on ceilings, etc.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Are there any cracks in the walls?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Are the roofing, guttering and downpipes in good condition?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Is there a garage or carport? Check that your vehicle will fit.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Is there space for trailer, boat, caravan parking now or in the future?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Is there sufficient parking for friends and family on property or on the street?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Is there access to the subfloor? Inspectors will need to get under there.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Is it possible to extend the property for future needs?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Has the property already been extended? If so, has this been approved by council?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Are there solar panels? If so, are they functioning and what is the system capacity? If not, is there room for solar panels on the roof, free from shading?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
If there is a pool, does the fencing comply with safety standards?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Is the pool or spa equipment operational and in good order?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Are paths, fences and retaining walls all in good condition?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

Outside the Building	Yes   No   Check
Is there adequate ventilation under the dwelling? If not, check for dampness.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Is there a water tank? If so, is the pump working? If not present, is there room for one?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Is there visual evidence of termites or other pest activity? Ensure you seek independent profession advice.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Are there fences around the yard? Check if they are in good condition.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
If you have pets, is the yard fully fenced and is it of a sufficient size for those pets?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
If it is strata managed and you have a pet (or you want a pet in the future) are pets allowed? Check with the agent.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Is the yard high maintenance? If so, could you properly maintain it?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Are there items in the garden you wish to remain (water feature, pots, etc)?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Is there a shed? Check condition. If not, is there room for a shed?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Does the yard offer enough privacy?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Is there a clothesline or rail?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Is there access for landscaping machinery in the future?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Is there room for future requirements (children, aging parents, home office/business, etc)?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

Inside the Building	Yes   No   Check
Are the walls and ceilings in good condition? Remember to check behind furniture.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Is the floor level and in sound condition? Check for squeaky and springy timber floors and cracks in any concrete.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
What is included in the contract? (air-con, curtains, blinds, lights, appliances, etc)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Are there any inclusions fully paid for and what is their condition?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Is the property properly insulated? Check both the ceilings and walls.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Is there good natural lighting and ventilation in all rooms?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Do the windows and doors open and close properly?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

Inside the Building	Yes   No   Check
Check the number of power points. Are there enough? Are they suitably located?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Are the locations of the internet (NBN), telephone, network ports (if applicable) suitable?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Are smoke alarms fitted in accordance with relevant laws?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Will your current or desired furniture fit in the property?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Are the doors and passageways wide enough to move furniture through?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Is there adequate storage throughout (linen cupboards, wardrobes, etc)?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Does the air-conditioning and fans work? Test.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Does the garage door work? Test.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

Kitchen	Yes   No   Check
Is there sufficient storage and bench space?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Do the cupboards open and close properly?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Do all built-in appliances work?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Will your current or desired fridge fit?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Is there room for a microwave?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Is there a dishwasher, or space for one?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Is the water pressure consistent and is there water hammer? Does water drain quickly?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Are there sufficient power points for your appliances and is the lighting adequate?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Is the stove top your preferred type (gas/electricity)? Do they work?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Is the benchtop your preferred type (Stone, laminate, etc)?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

Bathroom	Yes   No   Check
Is there sufficient ventilation? Is there a window? Is there an exhaust fan? Check to see if there is any paint bubbling.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Is the shower recess free from leaks? Test to see if water leaks through or under the screen.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Are there sufficient power points for all your appliances and is the lighting adequate?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Is there evidence of mould?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Is there sufficient floor drainage?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Are the tiles free from cracking?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Is there a mirror? Is it in good condition?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Are there enough cupboards?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Are there towel rails?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Is there a linen cupboard nearby?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Is there adequate water pressure in the shower?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

**Note: When buying property, you should always consider obtaining pest and building reports from licensed inspectors.**

Buying property is one of the biggest and most important financial decisions you will ever make in your lifetime. Making an offer to buy property without knowing your legal rights can have devastating long-term consequences on your finances, overall quality of life and family.

We take a conservative approach and leave no stone unturned. We help our clients prepare for and protect against any legal situation that could arise in the future.

## Our Exceptional Property Team



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