

What to look for at your pre purchase house inspection

Before you purchase a house, it's important to know exactly what you're buying. What condition is the property in? Does it need repairs? Is the location right? What price do the sellers want?

Your pre purchase inspection is a chance to ask all those important questions.

But will you remember what ground to cover when you're actually viewing the property? Whether that gorgeous view distracts you or you're just too shy to speak up, we've got you.

Take our checklist with you and you won't forget a single thing.



Location

Is there public transport nearby?

What school zone is the home in?

Are there local shops and other amenities?

How heavy is the traffic in the area, especially in peak hours?

Are there green spaces nearby, such as parks, walking trails or playgrounds?

How long will it take you to get to your workplace?



Garden

Is the garden in good condition?

What condition are the fences and gates in?

Are the bases of wooden fence or gate posts rotten or show termite damage?

Are there large trees close to the house, which could cause structural problems?

Are there any structural issues visible in sheds, garages or other out buildings?



Exterior of House

- Do the walls look straight or is there evidence of sagging?
- Are the eaves water stained or badly fitted?
- Does the roof have missing or broken tiles, or a sagging roof line?
- For Colorbond roofs, are there patches of rust or evidence of repair?
- Are the gutters corroded or rusty?
- Does water pool on the ground, indicating a lack of drainage?



Interior of House

- Are there visible water stains or mould on bathroom walls?
- Do the ceilings show signs of sagging?
- Is there damp, mould or mildew inside cabinets?
- Are there cracks in the walls, especially cracks over 2mm?
- Do doors and windows, including cupboards, open easily?
- Do appliances work?



Sale process

- What price is the vendor hoping for?
- Will the property be sold at auction, private treaty or another method?
- When do offers close?
- Are there any special conditions on the sale?