

HOUSE INSPECTION CHECKLIST

When looking for your first home, there are so many things to consider that it can feel overwhelming. The ANZ House Inspection Checklist may help you look for things that you may not have thought of and may help you decide if this is the right property for you.

Note: This checklist is not an exhaustive guide. You should consider making your own enquires and consider your own circumstances.

PROPERTY DETAILS

Address

Price How old is the house?

Private Sale or Auction Date

Real Estate Agent Contact

Number of rooms Living Dining Bedroom Bathroom Carpark

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SUGGESTION: Measure your furniture and large white goods (e.g. fridge) prior to inspection. Having these details and a tape measure handy during inspection will help you understand if your items will work in the available space. You can also check for any potential doors or hallways that could be too narrow or cumbersome for moving large items.

LOCATION



	Yes	No
Does the area have what you need and is it nearby?		
— Schools		
— Shops/Supermarkets		
— Parks		
— Public transport		
Can you quickly get to public transport?		
If it's a train station, is it part of the express service?		
Is there sufficient parking if you need to park your car at a train station?		
Is the area residentially zoned?		
Is there a lot of noise in the neighbourhood?		
Is there heavy street traffic?		
Is the area free from floods?		
Is street parking important to you? If yes, is there sufficient street parking?		
Does the building meet Council requirements?		
Can you get satisfactory mobile reception?		



SUGGESTION: Check to see how long it'll take you to get to work during peak hour. A lot of inspections are on weekends, when it's generally quieter, so you might be surprised by the travel time needed during weekday peak hour traffic. It's worth doing a dry run so you know what to expect.



OUTSIDE



	Yes	No
House exterior		
Are the stumps in good condition? <i>Replacing house stumps could be costly.</i>		
Is there any damage or cracking on the sides of the house?		
Are the doors and windows watertight?		
Is the paintwork in good condition?		
Foundations/Ground		
Is the foundation cracked, wet or leaning badly? You can get a foundation repair specialist to check it out.		
Is there moss on the ground? <i>Moss could be a sign of poor drainage problems.</i>		
Is the land slanted?		
Roof		
Is the roof in good shape with no missing parts? <i>Check for any signs of water damage or leakages.</i>		
Is the gutter in good condition without any clogs, holes, stains or rust?		
Is the antenna working and in good condition?		
Garden		
Are the trees touching the building or any power lines? <i>If so, consider regular tree trimming costs.</i>		
Are there any large trees you would like to remove? If yes, some trees are protected and you may need council approval and an arborist.		
If you have pets, is the garden secure?		
Deck/Porch		
Is the railing intact?		
Is the flooring even and properly nailed?		
Do the supporting beams of the deck have any signs of insect damage or rot?		
Other		
Are the fences in good condition?		
Are the fence posts firmly intact?		
Is there a pool? <i>Check the filtration, heating and see if the fence meets council regulations.</i>		

INSIDE



Living/Dining	Yes	No
Is the room large enough to accommodate your furniture and other appliances?		
Are the floors level?		
— <i>If the floors are timber, are they firm and not bouncy? Bouncy floors could mean the house stumps need attention.</i>		
— <i>If the floors are concrete, are they without cracks?</i>		
Are there signs of rising damp (any noticeable smells, bubbles in plaster or dark spongy timber floors)?		
Are there enough power points? Are they where you need them?		
Kitchen		
Is the kitchen big enough for your needs (check bench space, cupboard space and pantry).		
Does the sink drain fast enough? Are there any dripping taps?		
Is there sufficient room for white goods (fridge, microwave, dishwasher)?		
Is the stove in good condition? Is it large enough for your needs? Turn it on to see that it works.		
Does the exhaust fan work properly? Is there enough ventilation?		
Bathroom		
Shower/Bath/Taps		
— <i>Is the tap/shower head dripping water?</i>		
— <i>Does the water drain fast enough?</i>		
— <i>Does the shower door leak?</i>		
Is there enough storage?		
Are the bathroom walls and tiles in good condition? <i>Cracked tiles and bad grout could be difficult to repair.</i>		
Does the toilet work properly?		
Is there a steam extractor fan or a window for ventilation?		

Bedroom(s)	Yes	No
Will the room be affected by noise, light, street traffic?		
Will the room be cool in summer?		
Is there enough storage in the built in wardrobes? Will you need to purchase more storage?		
Are there enough power points? Are they where you need them?		



SUGGESTION: As double beds are often used for display, double check if there's enough space for your bedroom furniture if you're planning to have a larger sized bed.

Laundry	Yes	No
Can the electrical wiring withstand the load?		
Does the tap and drain in the laundry sink work? Are there any leakages?		
Is there enough ventilation?		
Other		
Is the house insulated, both walls and ceilings?		
Is there cooling and heating for the whole house or is it only for sections of the house?		
Is the floorboard/carpet in good condition? <i>Listen for any creaks and look out for any edges coming up.</i>		
Are there any cracks in any of the rooms?		
Are there any fly screens?		
Do all doors and windows open and close properly?		
Has the house recently been painted on the inside? <i>Look for ceiling repair because it could indicate a leaky roof and the fresh paint could be covering leaks.</i>		
Is there enough artificial light and natural light available inside and outside the house?		



MISCELLANEOUS

Yes No

Was the house added on as an extension? Was this approved by the Council?		
If needed, is there room to extend the house?		
Is the water heater capacity large enough?		
Are there any hazardous chemicals like asbestos? <i>Not sure? Consider a building inspection.</i>		
Are there any signs of pests? e.g. termites, rats, possums. <i>Not sure? Consider a pest inspection.</i>		
Will the house require any immediate renovations? <i>Consider how much you may need to set aside to do this in addition to the property purchase price.</i>		
Will you need to purchase any new furniture or white goods for the house? <i>Consider how this may impact your budget.</i>		



SUGGESTION: Check in with the local council to see if there are any upcoming local developments that might impact how you feel about the property.

OVERALL IMPRESSION

Note: This checklist may be detailed but it is not an exhaustive guide. The questions are a starting point only and you may need to seek professional advice to answer some of them. Anyone using this checklist should consider making their own enquires and consider their own circumstances.

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LIKE WHAT YOU SEE?

It can be beneficial to have pre-approval¹ when house hunting for your first home.

Pre-approval can help you understand your potential borrowing power and may give you extra confidence when making an offer.



An **ANZ First Home Coach** can help you understand and apply for pre-approval as well as support you through the home-buying process from start to finish. Talk to an ANZ First Home Coach today. It's **free and with no obligation.**



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1. ANZ can provide pre-approval (also known as Approval in Principle) to eligible customers who apply for an ANZ Home Loan and complete an application form. An Approval in Principle is an approval for a loan subject to conditions being met, including that security is satisfactory to ANZ.