



INTERFACE

FACE TO FACE WITH YOUR CHOICE OF BANKS

**About to buy?** Use this list to make sure you're buying the right house.

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Buying a house is an emotional decision and one of the biggest investments you can make. Many buyers have been so busy dreaming of themselves in a new home that they neglect to take a good look around the house before putting in an offer.

Take your time when walking through the house and use the checklist below to make sure you don't miss an important item.

### **The house**

**How old is the house?**

**How solid are the foundations?**

**Are there obvious cracks?**

**Any apparent shifts in the foundation?**

**Are there any trees (or roots) encroaching on the foundation?**

**Are the floors of the house level? Uneven flooring may indicate sinking foundations.**

**Are the stairways solid? Tilted stairways may indicate sinking foundations.**

**Does the house leak? Does it appear tightly sealed?**

**Is there damp? (If time allows, check after rainfall)**

**Check inside as well as outside. Check all ceilings and areas around windows.**

**Feel the walls for moisture. Look for moisture stains on ceilings. Musty odours are also a sign of water damage.**

**Look out for new paint or wallpaper?**

**Check wooden window frames and doors for rot and woodworm**

**Check window and door frames aren't loose. Look for light around exterior doors; they may be insulation or refitting.**

**Are window and door frames perfectly aligned?**

**What is the overall condition of the roof? Are any tiles missing?**

**Is there adequate insulation?**

**What is drainage like? Does it flow away from the house?**

**What are the gutters like?**

**What is the quality of the workmanship in general?**

**What is the quality of the workmanship of any additions?**

**Are any windows broken?**

**What is the plumbing like?**

**Any unusual noises and malfunctions?**

**When last was the geyser serviced?**

**What is the water pressure like?**

**Do the taps work and toilets flush?**

**Are bathrooms well ventilated?**

**Does the electrical system work? Is there loose wiring?**

**Any obvious malfunctions?**

Number and location of plug points?  
Does the under floor heating and/or fireplace work?  
Do the heating and/or cooling systems work?  
Do the fans work?  
If appliances are included: what is the age and condition of each one?  
Do the locks work?  
Are keys available?  
Does the alarm work?  
Who is the alarm company?  
Check the alarm contract can be/is transferred  
Is there a telephone point? Internet point?  
Check the existing phone contract can be/is transferred  
Is there a TV antenna? Satellite dish?

#### The garden and outside area

Does the swimming pool motor work?  
Do the electric gates/garage doors work? Does the intercom work?  
Does the borehole and sprinkler system work?  
When last was this serviced?  
Are there boundary walls?  
Check if the sellers will be removing any plants or trees.  
Does the house get enough light?

#### The neighbourhood

Is it a well-established area?  
What are the neighbours like?  
What are the conditions of nearby properties like?  
What pets do the neighbours have?  
What is the traffic like in the area?  
What are the noise levels like? (If time allows, visit the house at different times)  
What is crime like in the area?  
Is there a neighbourhood watch?  
Is the area boomed off?  
Check proximity to work, schools, local police station, neighbourhood shopping centres, shopping malls, highways, hospital, public transport, restaurants, churches.