

HOME BUYER'S CHECKLIST

Buying your first home is very exciting. It can be so exciting that we tend to get carried away and overlook things that could cost us a lot of money in the long run. With a few strokes with a paintbrush, some gardening and mirrors placed on the right places is just a few of the things sellers make their house more appealing. This list will help you in making the best choice when buying your next property. Keep these points in mind when you're houshunting.

THE PROPERTY

GREAT	FAIR	BIG NO	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	House orientation to property (North or South facing - will impact warmth and light)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Structures legal according to the plan and Title Deed restrictions
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Security (alarm systems, burglar proofing, fences, etc.)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Provision & access to sewerage
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Provision for storm water drainage
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Road access (steep driveway, access onto busy road, etc.)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Closeness to neighbours (do you have adequate privacy)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pet friendly (will you able to own cats and dogs)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Additional parking
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rates and taxes/levies (will you be able to cover with your monthly budget)

LOCATION, LOCATION, LOCATION

GREAT	FAIR	BIG NO	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Evaluate future plans for the area (business rights, shopping centres, etc.)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Traffic (to and from)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Crime occurrence (over the last year)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Policing / Neighbourhood Watch / Security patrols
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Noise levels during day and night
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proximity to informal settlements
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proximity to amenities (schools, work, shops, etc.)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Views - check for building height limits that could impact your view

THE BUILDING

GREAT	FAIR	BIG NO	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Check for cracks (especially above windows & arches)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dampness (check walls, ceilings, sinks & cupboards for any water patching)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electrical (check for plugs in every room and test light switches)

THE BUILDING... continued

GREAT	FAIR	BIG NO	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heating and/or cooling systems
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Condition of doors, window frames and cupboards
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Condition of flooring, especially wooden floors
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Condition of roof, fascias and gutters
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Condition of swimming pool and/or water features
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Quality of kitchen finishings
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Number of bedrooms
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Number of bathrooms
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequate storage space
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Number of garages / carports
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage door height
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway length and width
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Age of the building
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Paint inside and outside the home
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing (water pressure, leaks and make sure all toilets flush)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Potential to renovate or expand on building

TAKE NOTE: It is advisable to have a home inspection done by a professional before final signing

GENERAL

GREAT	FAIR	BIG NO	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Reason for sale by current owners
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electrical Certificate
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electrical Fence Compliance Certificate (EFCC)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing / Water Certificate (required for Western Cape only)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Entomology Certificate
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gas Certificate (if gas has been installed)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Insurance: between occupation and transfer
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Occupational rent
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Price of similar homes in the same area

