

Buying a Home

When buying a property, as well as finding something that will suit your lifestyle, there are a lot of other factors that you will need to check. Check out our handy checklist – perfect for open homes, by checking out the points below, you may save you a lot of time and money in the long run.



House Hunting Checklist

- Noise – anything loud or annoying that may affect your ability to live comfortably in the house. This could be anything from airports or motorways close by, to noisy neighbours.
- Sun – Sun can play a big part in heating your house. Look for where the sun hits at certain points throughout the day. You may prefer morning sun through the main bedroom but afternoon sun through the living room for example. Think about how much sun the house will get in winter as well as summer.
- Insulation – as much as sun can heat the house you need to make sure the house has adequate insulation through the walls and roof. This can also be aided by double glazing of the windows. Without it, in winter especially, you may end up with a very cold house or high power bills.
- Water or damp issues – Look out for any areas of dampness throughout the house and any areas that may be letting water through. You may also need to look out for any issues that could point to the property being a leaky home.
- Significant damage or cracks – some damage might be superficial, in that it would just cost to fix the visible issue. But some damage or cracks may be pointing to more serious issues, like the floor not being level.
- Electrics – do the electrical fittings look modern? You may need to look at getting older fittings replaced.
- Water pressure – check the taps and showers to see if the water pressure is as expected.
- Windows and doors – do they open easily? Are they well sealed? If not, this might be fairly easy to fix or could be an unnecessary headache.

One thing you may also want to determine is why the current owner is selling. This may be something simple like they want to upsize with a growing family, but it may also point to something more sinister like problems with the house or neighbourhood.

Other things to consider

- Transport links – do you need to be able to access public transport regularly to say commute into the city for work?
- Schooling – If you're bringing up a family buying within the zones for certain schools can be very important. It is also a good selling point even if you don't need a school yourself.
- Amenities – Being close to shops, supermarkets and parks can be more convenient and practical.
- Safety of neighbourhood – is the neighbourhood safe? This can be especially relevant information if bringing up children.
- Proximity to your friends and family or to work – for some this might not matter but others may like being near to people they know and trust. Also, being close to your work may reduce the length of your commute, leaving you more time at home.
- Parking – is there sufficient parking for you and any visitors?

Weighing up properties

It's unlikely you'll be able to find, or afford, a property that has absolutely everything you'd like. Try to agree the things you need to have and the things you'd like to have. You might decide you need 3 bedrooms and a garage but on top of that you'd like a 4th bedrooms and a large section.

You'll probably have to compromise on some things with the property you buy but the right one should ideally have all of your needs and a good amount of the extras.