



When you are planning to buy a new property, you will likely visit lots of open homes. While you will be focused on whether there are enough bedrooms and whether the garden is big enough, it also pays to have a look for any possible issues with the property. Take this checklist with you for a handy reminder of key things to look for inside and out.

Outside

Notes

- Check the condition of the exterior walls and cladding
- Pay particular attention to the cladding type in case it is a type that may be prone to leaking.
- Look at the gutters and drainpipes. Check to see if they are damaged or severely blocked.
- Look at the condition of the window and door frames, especially if they are wooden.
- Look for obvious signs of damage to the roof such as missing tiles or parts of metal roofing or noticeable sagging.
- Check the condition of any wooden decks.
- Look at the general condition of the section. Is the driveway in good condition?
- Are any boundary fences sturdy and well-kept?
- Are there any retaining walls and what condition are they in?
- Are there any trees that might impact on the light or the property itself?





Inside

Notes

- Check for obvious signs of water leaks or damp such as patches on the walls, damp carpets, patches of mould or mildew or a musty smell.
- Look at the quality of the floor coverings. Do the floors look level across the property?
- Are the carpets worn or laminate flooring lifting?
- Check the quality of the windows. Do they open smoothly and have the required catches and locks?
- Check the water pressure by turning on the taps or flushing the toilet.
- See if the house has good heating and ventilation such as an extractor fan in the bathroom.
- You may not be able to see the insulation, but if you can check that there is insulation and it looks to be an adequate thickness.
- Check that the lights are working in all rooms and that there are no funny noises or smells when you flick a switch.



Don't forget that your observations at the open home should be backed up by a proper pre-purchase inspection

Once you have agreed on a price for the property you usually have several days before the sale goes unconditional. One of the conditions of sale is to get a building inspection during this time. Your inspection should be done by an independent inspector of your choice. They will inspect the inside and outside of the property and will give you a detailed report on any issues that need to be rectified.

InnoHome carries out inspections across Auckland. We can carry out the inspection and provide you a written report within 24 hours. This includes any areas of the property that need attention and recommendations for future maintenance. Kevin from InnoHome is a registered building inspector with many years of experience so you can be sure our inspections are thorough and impartial.

