

Once you have found a home that you are interested in, it pays to have a closer look to avoid any surprises later on.

	Okay	Not Okay	Comments
UNDER THE HOUSE			
Piles			
Condition of piles – are they rotting or uneven?			
Check condition of piles underneath surface – are they rotting underneath?			
Are there any missing piles?			
Does the underneath of the house smell damp?			
Flooring			
Are there signs of excessive borer?			
Are there any gaps in the flooring?			
Is there under floor insulation? If so is it in good condition?			
OUTSIDE THE HOUSE			
Roof			
Is the roof in good condition?			
If iron, any signs of rust? (New paint could be hiding this.)			
If tiles, are there any missing or dislodged?			
Guttering			
Is the spouting and guttering in good condition – any leaks or holes?			
External paintwork			
Is the paintwork in good condition?			
Any sign of cracks or peeling?			
External cladding			
Is the cladding in good condition?			
Any gaps or cracks visible? (New paint could be hiding these.)			
Any evidence of recent repairs? If so find out why.			
Fences and retaining walls			
Are they in good condition?			
Are retaining walls sound?			
Are there any banks which need retaining walls?			
Is the section fully fenced?			
Are fences in good condition?			
Are there any fence palings missing?			
Sheds, garages & decks			
Is the garage/shed in good condition? (E.g. any leaks?)			
Is it secure?			
Does it have a permit/consent?			
If automatic door opener, does it work properly?			
Are there any signs of leaks or repairs?			
Sun			
Visit the property at different times of day. Does it get enough sun?			
Shelter			
Is the property sheltered from prevailing winds?			
Are there clear signs of weather damage or exposure?			
Landscaping/Section			
What is the condition of the garden?			
What is the condition of any lawns or grassed areas?			

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Are plants healthy or struggling?			
If you want a garden, is the soil suitable?			
Are there any trees overhanging the property from neighbouring sections?			
Surface drainage & flooding			
Are there proper drains?			
Is the ground boggy or damp, or prone to flooding?			
Is it near a river?			
Noise			
Is there excessive road or other noise at different times of the day?			
Is the property near a train track, main road or on a flight path?			
Clothesline			
Is there a clothesline?			
Is it easily accessible?			
Privacy			
Is the section sufficiently private from neighbours?			
Access and driveways			
What is access like to the house?			
Are steps, paths and driveways in good order?			
Entrance way			
Is it protected from the weather by a porch or canopy?			
INSIDE THE HOUSE			
Power			
Are there enough power points and are they in the right places?			
Are fittings, switches and sockets in good repair?			
What is the state of the electrical wiring?			
Has it been rewired recently?			
Is the switchboard old?			
Phone and broadband			
Are there enough phone jacks?			
Is the house wired for broadband?			
TV			
Is there a cable installation?			
Is there a TV aerial?			
What is the reception like?			
Doors and windows			
Is there sufficient natural light?			
Do they close (and lock) properly?			
Do they stick?			
Are there any signs of dampness or rot around doors and windows?			
Are there major gaps or draughts?			
Walls and ceilings			
Are there any cracks or gaps?			
Are there any signs of damp, mould or mildew?			
Are there any stains or bulging that could indicate leaks?			
Is there new paint or repairs that could be hiding problems?			

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Roof cavity			
Is there insulation in the roof?			
Are there any stains, holes, gaps or cracks visible?			
Any bird's nests in the roof?			
Are there any signs of leaks or water stains?			
Wardrobes and cupboards			
Do they smell damp?			
Are there any signs of mould or mildew?			
Are they big enough?			
Floors			
What is the state of the floor coverings – e.g. carpets, tiles, and lino? (Look under loose rugs and mats for stains and markings.)			
Is there any sign of lifting or dampness in carpets?			
If bare floorboards, are there signs of lifting, dampness or rot?			
Are the floorboards uneven or buckled?			
Heating			
What is the condition of heaters, heating vents, wood burners, fireplaces and chimneys?			
Test the heating equipment (e.g. central heating). Does it work properly?			
Plumbing			
Turn on several taps at once. Is there good water pressure?			
Is there good water pressure when you turn on the shower, is the water hot?			
Is there plumbing for a washing machine?			
Gas			
Turn on several outlets at once. Are the flames strong and high?			
Are gas fires vented to the outside to avoid condensation?			
Hot water cylinder			
Is the hot water cylinder big enough?			
Is it securely fastened?			
Appliances			
Do the oven, hobs, dishwasher and range hood work?			
Is there room for a fridge and other appliances?			
Bathroom fittings			
Are the fittings (toilet, basin, bath and shower) in good condition?			
Security			
Is there a security alarm?			
Does it work properly?			
Are there sensor lights?			
Are they in working order?			
Additional comments			

If the home still looks good after your initial inspection, you may want to get the experts in to conduct some further checks to make sure you know exactly what you may be getting into. Land Information Memorandum (LIM) reports, building and/or engineering reports and valuation reports are all valuable sources of information.

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