

10 Tips when buying your new home before saying YES

- Check for structural issues.** Cracks in walls and sagging ceilings. – Are they structural or superficial?
- Identify defects** – will this blow your budget?
- Straight roof lines** – Do they look like they have been repaired? Or have they deteriorated.
- Drainage, seeping** or wet ground and roof – Is there water pooling in one place?
- Check for internal moisture**, damp smells and or mould – Can you physically see or smell it?
- Check the site levels.** Is the ground level or sloped?
- Fences and retaining walls** - Are they in good order , or do they need attention?
- Sales contract conditions** - Have you checked this with your settlement agent
- Adjoining properties** - Are they encroaching or of good stature?
- Check for **Council requirements** on additions and alterations – Has this been approved?



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