

Checklist

Open homes and home viewings



What to expect:

Our checklist is designed to guide you through open homes and viewings, highlighting key things to check and keep an eye out for.

It's not a substitute for professional advice, so be sure to consult your lawyer and other experts.

Outside the house

- Building materials**
Take note of what materials the home is constructed from, including the exterior wall cladding and roofing.
- Drainage, guttering and spouting**
Check drains for any blockages or visible damage.
Where practical, inspect guttering and spouting for cracks or any build-up of leaves and debris.
- Building exterior**
Check the condition of walls, roofing, decks, fences, chimneys, gardens, and lawns. Inspect wooden windows for rot or repairs, assess exterior paintwork, and watch for cracks in plaster cladding.
- Under the house**
If accessible, inspect the piles and check for underfloor insulation. It's also helpful to see whether the area is dry and free from any damp or musty smells.
- Retaining walls**
Look for any cracks, sagging, or bowing that may indicate movement.
- Parking**
Consider whether there is sufficient parking available both on the property and on the street for you and your visitors.
- Access**
Check the condition of the paths, steps and any other access to the property.





Inside the house

- Insulation, ventilation and heating**
Understand how the home is insulated and ventilated, along with the heating sources available. It's also helpful to check the condition of the windows and how well they support airflow and warmth.
- Floors**
Review the condition of floor coverings and check whether the floors feel level underfoot.
- Doors and windows**
Check that all doors and windows are in good condition and open and close smoothly.
- Electrical and gas**
Test power points, lighting, and cooking facilities. If the home is connected to gas, check that the outlets are working as expected.
- Plumbing**
Check the water pressure in showers and taps, and ensure toilets flush properly.
- Layout**
Picture yourself living in the space and consider how you would move between rooms and whether the layout suits your lifestyle.
- Storage**
Assess the available storage throughout the home, including rooms, hallways, and the garage and cupboards.
- Appliances**
Make sure you know what is included in the sale of the property and take note of the condition of these items.
- Security**
Look for an alarm system and check locks and window catches.
- Foul odours**
Check if you smell any mould, cigarette smoke, or pet urine.

Other things to consider:



Sunlight

- Check the home's orientation**
Homes that face north tend to receive more natural sunlight throughout the day, particularly in winter.
- Notice where the sun falls**
Pay attention to which rooms get the most light. For example, does the living area get afternoon sun, or does it stay quite dark? Natural light can make a home feel warmer and more inviting.
- Consider the time of your visit**
A home that feels bright in the morning may be cooler and darker later in the day.
- Visit more than once if you can**
If a property stands out, try viewing it at different times of the day to see how the light changes and how usable spaces like outdoor areas feel when you're most likely to enjoy them.

Neighbourhood

- Walk around the neighbourhood**
Take a walk around and check how well nearby homes are looked after.
- Noise levels**
Listen for noise like traffic, dogs, or nearby businesses.
- Transport**
Check access to public transport if that matters to you or figure out how far your commute to work will be.
- Location**
Look at proximity to schools, parks, and shops, great for convenience but can be busier at times.
- Return**
Visit at different times of the day to see how the area changes.



Property history

- Property condition**
Ask when the house was built and if/what renovations have been done since.
- Underlying issues**
Ask if there are any leaks, hidden mould, or structural concerns.
- Reason for selling**
Ensure there are no negative reasons for the sale of the home.
- Any extra information**
Ask if there is anything the owners wish they'd known before buying the property.

You've reached the end of our checklist for open homes and home viewings.

We're here to help if you have any further questions!

More about Home loans:

Contact us

Website: <https://www.policecu.org.nz/>

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