

Open Home Checklist

Take the same list to every home so you can compare like with like.

PROPERTY

Address: _____

METHOD OF SALE

BEFORE YOU GET ATTACHED

- ☐ Ask for the LIM / property file and title if available.
- ☐ Confirm the method of sale and key dates.
- ☐ Check what chattels are included: heat pump, curtains, dishwasher, etc.
- ☐ Ask whether a builder's report or other due-diligence documents are available.

INSIDE THE HOME

- ☐ Natural light and winter sun: which way do the main living areas face?
- ☐ Heating, insulation, ventilation and any signs of moisture.
- ☐ Condition of roof, windows, flooring, kitchen and bathrooms.
- ☐ Storage, room sizes and whether the layout works for your day-to-day life.
- ☐ Anything that looks recently repaired or renovated - ask what was done and why.

OUTSIDE + LOCATION

- ☐ Garage, off-street parking and room for a boat / trailer if that matters to you.
- ☐ Fences, retaining, drainage, decks, paths and general exterior maintenance.
- ☐ Traffic, neighbourhood noise and what the street feels like at different times.
- ☐ Walkability to schools, shops, beach, parks and the routes you actually use.

BEFORE YOU MAKE AN OFFER

- ☐ Ask why the vendor is selling and what timing matters to them.
- ☐ Look at recent comparable sales - not just asking prices.
- ☐ Confirm your finance position with your bank or mortgage adviser.
- ☐ Talk to your lawyer about the agreement, title, LIM and conditions you may need.
- ☐ Buying at auction? Complete your due diligence before bidding - auction bids are unconditional.

YOUR QUICK READ

What did you love? _____

What would you need to investigate? _____