

Perfectly manicured gardens, cleverly placed mirrors, lighting to set a cozy scene and fresh licks of paint are all things sellers use to make their home more appealing. Making that big decision to start looking for a home is extremely exciting; in fact it's so exciting that we sometimes get carried away and overlook things that could cost us in the long term. Here is a list of things that you should remember to check when you're househunting.

## THE LOCATION

GOOD FAIR DEAL BREAKER

Evaluate future plans for the area (business rights, shopping centres, freeways etc)

Traffic (to and from)

Crime occurrence – over the last year

Policing / private security presence

Neighbourhood – check noise levels during the day and night

Proximity to informal settlements

Proximity to amenities (school, work, shops)

If there are views, check if there are building height limits for neighbouring buildings that could impact on your views.



## THE PROPERTY

GOOD FAIR DEAL BREAKER

House Orientation on Property (North or South facing – this will impact on warmth and light)

Structures legal according to plan and title deed restrictions

Security (alarm system, burglar proofing)

Provision for sewerage

Provision for storm water drainage

Road access (steep driveway, access onto busy road etc)

Closeness to neighbours – ensure you have adequate privacy

Pet friendly

Additional parking

Rates and taxes/levies - find out if it fits within your budget



## THE BUILDING

NOTE: It is advisable to have a home inspection done by a professional before final signing

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