

# The Ultimate Property Viewing Checklist

Your secret weapon for finding the perfect home in the East Rand.

## Phase 1: The Pre-Viewing Reconnaissance

- ☐ **Digital Drive-By:** Use Google Maps/Street View to check out the neighbouring properties, roads, and any potential issues not seen in the listing.
- ☐ **Neighbourhood Scout:** Arrive a few minutes early and drive the surrounding streets. Get a feel for the community, the upkeep of other homes, and the general atmosphere.

## Phase 2: The Exterior Inspection

- ☐ **Roof & Gutters:** Any loose, cracked, or missing tiles? Are the gutters rusted or pulling away?
- ☐ **Walls & Foundation:** Look for any large, jagged, or "stair-step" cracks in the exterior walls.
- ☐ **Paint & Woodwork:** Note any peeling paint or rotting wood on window frames and doors.
- ☐ **Garden & Drainage:** Does the ground slope away from the house to prevent water issues?

## Phase 3: The Interior Deep Dive

### General Checks (For Every Room):

- ☐ **Ceilings:** Check for water stains or bubbling paint, especially in corners.
- ☐ **Floors:** Do they feel level? Any loose tiles, damaged carpets, or water stains?
- ☐ **Walls:** Look for signs of damp (flaking paint, musty smell).
- ☐ **Windows:** Do they open and close smoothly? Any condensation between panes?
- ☐ **Electrical:** Flick light switches. Are there enough plug points for your needs?
- ☐ **Cell Signal:** Check your phone's reception in different parts of the house.

### Room-Specific Checks:

- ☐ **Kitchen:** Check under the sink for leaks. Open and close all cupboards. Note the condition of the stove and countertops.
- ☐ **Bathrooms:** Check water pressure in taps and shower. Flush the toilet. Look for mould or mildew.
- ☐ **Bedrooms:** Open built-in cupboards to check for space and any signs of damp.

## Phase 4: The Crucial Questions

- ☐ How old is the geyser?
- ☐ Why are the current owners selling?
- ☐ Have there been any major, recent repairs or renovations?
- ☐ What are the average monthly costs for rates, water, and electricity?
- ☐ (For Sectional Title) Any special levies planned? Can we see the Body Corporate financials?