



GMS LEGAL & CONVEYANCING

SOLICITORS & CONVEYANCERS



GMS Legal and Conveyancing Services Pty Ltd ACN 624 011 552
38 Canton Beach Road, Toukley NSW 2263 • Mail: PO Box 270 Toukley NSW 2263 DX 22614 Toukley
Tel: 02 4397 2233 Fax: 02 4397 2555 Email: gms@gmslegal.com.au Web: www.gmslegal.com.au

Michele Joncourt BA (Hons) LLB (USyd) Wills & Estates Solicitor / Director
Kerrie O'Malley Licensed Conveyancer (Licence No. 1412806) / Director
Geoffrey Morgan-Smith LLB Solicitor / Consultant

HOME BUYERS CHECKLIST

Date property visited: _____

Address: _____

Suburb: _____

Real Estate Agent: _____

Representative's Name: _____

Contact No.: _____

Asking Price / Auction Range: _____

Council Rates: _____

Water Rates: _____

Body Corporate Contributions: _____

Included in price:

- | | |
|--|--|
| <input type="checkbox"/> Floor Coverings | <input type="checkbox"/> Curtains |
| <input type="checkbox"/> Oven/Stove | <input type="checkbox"/> Refrigerator |
| <input type="checkbox"/> Blinds | <input type="checkbox"/> Light Fittings |
| <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Washing Machine |
| <input type="checkbox"/> Garage/Carport | |

Does the property:

- Meet your requirements? _____
- Have serious faults? _____
- Need renovations? _____
- Have potential for extensions? _____
- Offer value for money? _____

Condition of:

Exterior Walls: _____

Guttering and Downpipes: _____

Ceilings: _____ Walls: _____

Floors: _____ Windows: _____

The land:

Approximate size: _____

- | | |
|---|---|
| <input type="checkbox"/> Flat | <input type="checkbox"/> Sloped |
| <input type="checkbox"/> Steep Grad | <input type="checkbox"/> Paths / Driveway |
| <input type="checkbox"/> Subject to Flooding | <input type="checkbox"/> Swimming Pool |
| <input type="checkbox"/> Boundary Fence / Walls | <input type="checkbox"/> Barbeque |
| <input type="checkbox"/> Clothes Line | <input type="checkbox"/> in sunny area |

Tick each service:

- | | |
|---|---|
| <input type="checkbox"/> Electricity | <input type="checkbox"/> Telephone |
| <input type="checkbox"/> Gas | <input type="checkbox"/> Hot Water System |
| <input type="checkbox"/> Home Heating | <input type="checkbox"/> Sewage |
| <input type="checkbox"/> Air Conditioning | |

The property:

- Approximate size: _____
- Construction - Roof: _____ Walls: _____
- No. of Rooms: _____
- No. of Bedrooms: _____ No. of Bathrooms: _____
- Water Pressure: _____ No. of Power Points: _____

The neighbourhood:

Street Traffic: Light / Heavy / Dead End

- | | |
|--|--|
| <input type="checkbox"/> Public Transport | <input type="checkbox"/> Day Care |
| <input type="checkbox"/> Medical Facilities | <input type="checkbox"/> Schools |
| <input type="checkbox"/> Parking | <input type="checkbox"/> New road developments |
| <input type="checkbox"/> Shopping | <input type="checkbox"/> Other |
| <input type="checkbox"/> Parks / Sporting Facilities | |

Sketch floor plan:

