



Steps to Buy NI



Inside the property		Notes
Space	<ul style="list-style-type: none">• How many rooms and bedrooms are there?• Is there enough space for my requirements, for my furniture and for storage?• Think about practical things like where will I store my vacuum cleaner and is there space to hang up coats.	
Kitchen and bathroom(s)	<ul style="list-style-type: none">• What is the standard in the kitchen and bathroom(s)?• Do they require any repairs or need to be replaced?	
Heating	<ul style="list-style-type: none">• What type of heating is installed?• How old is the system?• Are all the radiators working?• When was the boiler last serviced?• Are the necessary certificates available i.e. gas safety certificate?	
Wiring	<ul style="list-style-type: none">• When was the property last rewired? Is there a certificate?	
Windows and doors	<ul style="list-style-type: none">• Are the windows and doors in good condition with no leaks or drafts and do they all open and close properly?	
Chimneys	<ul style="list-style-type: none">• Do any chimneys work and if so when were they last swept?• Are there any gas fires and if so do they have a current gas safety certificate?	
Extensions and alterations	<ul style="list-style-type: none">• Has any work been done to the home such as alterations, extensions or repair work?• If yes, does the work have/need planning permission or building control approvals?• Are there any certificates or guarantees for the work?	
Energy efficiency	<ul style="list-style-type: none">• Ask for a copy of the Energy Performance Certificate (EPC) for the property.	
Is the property an apartment?	<ul style="list-style-type: none">• Are there any common areas such as internal hallways, corridors, stairwells and lifts?• Who maintains these areas?• Is there a service charge, and if so, how much is it?• Does the management company insure the property?	

Outside the property		Notes
Garden	<ul style="list-style-type: none"> Does the garden meet my requirements? 	
Parking	<ul style="list-style-type: none"> Do I have my own driveway or parking spaces? Or is the parking shared? 	
Maintenance	<ul style="list-style-type: none"> Is the exterior in good condition? Check the following: driveway, paths, hedges, fences, walls, fascias, drains, guttering, windows, and paintwork. 	
Shared/common areas	<ul style="list-style-type: none"> Are there any shared areas such as lawns, gardens, play areas, roadways and paths? Is there a management company to look after these areas or are there other arrangements in place? Is there a service charge, and if so, how much is it? 	
Is the property an apartment?	<ul style="list-style-type: none"> Services such as sewers and drains and any waste disposal services are also likely to be shared. There may also be facilities for all apartment owners such as security, maintenance and cleaning services to deal with the shared areas. You should check out the position here. 	

New build property		Notes
Warranty	<ul style="list-style-type: none"> Ensure the property comes with a structural warranty. This usually provides warranty and insurance protection for newly built properties for up to 10 years. 	
Specification	<ul style="list-style-type: none"> Make sure you receive a specification as to how your home will be finished and check that everything has been included during construction and at the completion stage. 	
Turnkey package	<ul style="list-style-type: none"> A turnkey package means that everything is included in the purchase price and usually this includes kitchen, bathroom(s), floor coverings and internal painting. Sometimes a builder provides a PC sum (prime cost sum). This is a monetary allowance towards fitting out the property i.e. kitchen and bathroom. With either option, check what is included in the price or what you have to pay extra for. 	
Kitchen and bathroom(s)	<ul style="list-style-type: none"> In some cases the builder/developer will allow you to pick your kitchen, bathroom, floor coverings and other fixtures and fittings from a list of suppliers. You should check out the position here. 	
Extras	<ul style="list-style-type: none"> Check if you want any extras such as additional electrical sockets or an outside water tap. Usually this will incur an additional cost. 	

New build property continued		Notes
Decoration	<ul style="list-style-type: none"> Ask if the interior of the property will be painted and if you have any choices to make. 	
Exterior	<ul style="list-style-type: none"> Ask how the exterior surfaces such as paths and driveways will be finished i.e. tarmac or paving. Ask if the boundary of your home includes any fencing, walls or hedges. Ask how the garden will be finished i.e. will it be seeded or turfed. 	
The neighbouring area	<ul style="list-style-type: none"> If your home is part of a larger development or in an area with vacant land, check what will be built in the surrounding area in the future. 	
Snagging list	<ul style="list-style-type: none"> Once you move in have a good look around to make sure everything is as you expect. Draw up a list of any issues and give this to your builder. 	

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