



the detea

the department of economic
development, tourism and
environmental affairs
FREE STATE PROVINCE

Inquiries: Mr. Timothy Radikeledi – 082 773 9949

CONSUMER PROTECTION OFFICE

TIPS ON WHAT TO LOOK FOR WHEN BUYING A HOUSE

There are many things that consumers should and must look for when buying a house; and these are relatively the same as what consumers must be wary of when buying a house.

Most importantly, consumers are advised **NOT** only to rely on what the estate agents say, (bear in mind that estate agents are as anxious to sell the house quickly to get a commission).

The fundamental tips are the following

1. Satisfy yourself about the quality of paint work and wood work. Most of the houses' walls have got chipped-off paint. Another thing, do check if the plaster is not damp or cracked.
2. Do check if the doors and windows open and close with ease. If they do not, then it may be due to the dampness or the foundation of the house indicating that it has moved quite a bit.
3. Make sure if there are any signs of holes which may imply that the wood is being attacked by insects and termites. In addition, examine the wood to see if it is rotten or damp.
4. Some of the houses have got chipped baths and basins.
5. Check the tiles if they are not missing or cracked.
6. Consumers are warned to examine all the taps in and around the house and see if they are working properly. See if the geyser is working and there is more than enough hot water. Another tip is to check whether the water pressure is strong enough to fill the bath and the kitchen sink at the same time. Again do investigate whether the toilet is in proper working condition as is usually the case that leakages do occur from time to time.
7. The other noticeable tip is that of checking if all the electrical wiring is in good condition as well as all the lights and plugs' switches are working properly.
8. See if gutters, drains from the bathroom, toilet, kitchen and all other drain-pipes are not broken or blocked.
9. Do ask to be furnished with the monthly water and electricity accounts as well as the property tax account. Do not proceed to buy the house if these accounts have not been sufficiently paid up.
10. Lastly, do make sure that the quality of the roof-top and ceiling is up to standard. Check again if there are stained patches on the ceiling and if there are, then it will be indicative of the fact that there are leaks.

It is extremely important that consumers must and should check these themselves, and are not advised to ask anybody to do the checks and balances because; you alone are the buyer and not the other person.