

Property inspection checklist



Item	Comments (Size & layout, décor, need for renovations? List as many pro's and con's as you can see.)
Address of property	
Time & date inspected	
Name of real estate agent	
Contact details	

Details of property	
Kitchen	
Living / lounge room	
Dinning room	
Bedroom # 1	
Bedroom # 2	
Bedroom # 3	
Bedroom # 4	
Bathroom #1	
Bathroom #2	
Bathroom #3	
Laundry	
Out door areas	
Cupboard space	
Inbuilt wardrobes	
Garage	
Appearance of building	
Appearance of grounds	
Easy access to the property	

General considerations	
Internal décor & appearance	
Need for renovations?	
Air flow	
Air conditioning	
Insulation	
Brightness	
Nth, East, Sth, West position	
Stairs	
Security	
Solar panels	
Rain water tank	
Fencing	
Noise from neighbours	
Noise from traffic	
Railway / aircraft noise	
Neighbouring facilities	
Visitor parking	
Other	

Professional Inspections	
Building Inspection	
- Foundations	
- Structural soundness	
- cracks in walls & floors	
- leaks in roof or walls	
- exposed perimeters on concrete floors	
- mildew	
- rising damp	
- dry rot	

- ventilation under dwelling	
- locks on windows & doors	
- general condition	
- weatherboard sag/rot	
- mortar quality	
- roof condition	
- guttering	
- flues	
- chimneys	
- flashings	
- water staining on eaves	
- plumbing	
- water pressure	
- Root damage from trees	
- water tightness in garage	
- dampness in bathrooms	
Pest Inspection	
- white ants / termites	
- black ants	
- spiders	
- borers	
- cockroach infestations	
- flees	
- rats & mice	
- possums	
- signs of past pest activity	
Electrical & gas inspection	
- wiring	
- power points & switches	

- safety overload switches	
- fire alarm	
- gas piping / leaks	
- oven / stove quality	
- water system & pressure	
Other	

Other things to check	
General:	
RTA / state & Fed. Gov. for infrastructure plans	
Water Rates	
Land taxes	
Crime Rate	
Fire & flood risk	
Units & townhouses:	
Management Committee details	
Body corporate regulations	
Minutes from body corporate meetings	
Insurances	
Cost of levies	
Level of funds for maintenance	
Deeds	
Policy on pets	
Other	