



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	



Details of property continued

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	
Plumbing	
Water pressure	
Root damage from trees	
Water tightness in garage	
Dampness in bathrooms	
Roof condition	
Guttering	
Flues	
Chimneys	
Flashings	
Water staining on eaves	



Professional inspections continued

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



Additional notes