

Home inspection checklist

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Steve Morrison - The Loan Operator

I have compiled the following checklist to assist you with your property search and narrow down your preferred property.

PROPERTY DETAILS

Address

Price estimate

Agent

Contact name

Auction/private sale

Auction date

Land size

Dwelling size

No. bedrooms

No. living rooms

No. bathrooms

Water pressure

Roof condition

Solar panels

Structural condition

Hot water system

PROPERTY EXTERIOR

(NA, Poor, Average, Good or Excellent)

Fencing

Privacy

Footings/stumps

Garage

Roof

Exterior doors

Driveway

Walls

Termite damage

Security

Gutters/downpipes

Sub-floor ventilation

Garden

Paving

Pool

Shed

Patio

Gazebo

Comments

PROPERTY INTERIOR

(NA, Poor, Average, Good or Excellent)

Floors and coverings

Storage and cupboards

Cooling

Ceilings (cracks/leaks)

Window coverings

Windows - ease of use

Walls (cracks/leaks)

Doors - ease of use

Light fittings and switches

Paint and wallpaper

Heating

Natural light

Comments

BEDROOM

	Main	2	3	4	Comments
Adequate size	Y / N	Y / N	Y / N	Y / N	
Power points sufficient	Y / N	Y / N	Y / N	Y / N	
Robe (built in or walk in)	Y / N	Y / N	Y / N	Y / N	
Privacy	Y / N	Y / N	Y / N	Y / N	
Window covering	Y / N	Y / N	Y / N	Y / N	
Floor covering	Y / N	Y / N	Y / N	Y / N	
Natural light	Y / N	Y / N	Y / N	Y / N	

BATHROOM

	Main	2	3	4	Comments
Tiles - cracks/grouts	Y / N	Y / N	Y / N	Y / N	
Walls - damage/mould	Y / N	Y / N	Y / N	Y / N	
Plumbing/water pressure	Y / N	Y / N	Y / N	Y / N	
Natural light	Y / N	Y / N	Y / N	Y / N	

KITCHEN

(NA, Poor, Average, Good or Excellent)

Tiles - cracks/grout

Gas/electric

Bench space

Plumbing/water pressure

Cupboards

Oven/cook top

Dishwasher

Lighting

Comments

LAUNDRY

(NA, Poor, Average, Good or Excellent)

Tiles - cracks/grout

Dryer space

Taps/basin

Plumbing/water pressure

Bench space

Window

Cupboards

Comments

LOCATION

Traffic - light/heavy

Night time safety

Recreation (parks etc)

Parking

Public transport

Distance to medical

Distance to shops

Schools

Childcare centres

Noise levels (ambient/white, trains, airplanes, traffic, neighbours)

Other

Comments

SOME QUESTIONS TO CONSIDER

1. Are the rooms big enough - will your bed fit into the bedroom with enough space for a wardrobe if there is not one built in already?
2. Is there room for future expansion / renovations?
3. Are there any easements* running through the property? This might prevent you from either extending the property or possibly putting a pool into the backyard).
4. Ask the Real Estate Agent as to why the property is on the market? The answer may give you an indication as to how fast the owners are looking to sell.
5. What is the council zoning # for the block?
6. Are there any cracks in the walls? This may indicate shifting foundations and costly work may be required.
7. Is there a musty smell? This may indicate either rising damp or water damage so you will need to look for signs of this.
8. What is the wall on the other side of the bathroom like? If there is damage to the paint, this maybe a sign of water damage.
9. What is the water pressure like?
10. Are there amenities close by?
11. Are there enough power points in each room?
12. Check if pets are allowed if you are buying in a complex - units/apartments.
13. Check the Property Strata for restrictions and fees.

Easement* A right which a person has to use land belonging to another in a particular manner not involving the taking of any part of the natural produce of that land or of any part of its soil; or a right to prevent the owner of that land from using his land in a particular manner. This right must be appurtenant to (ie attached to) another piece of land, called the dominant tenement. The most usual easements are rights of way, easements for light, easements for the flow of water over and through another's land, and easements of support.

Zoning# Local Government or Planning Authority control of the use of land, such as business, residential, light, offensive or heavy industrial etc, as well as regulating the type and density of the improvements upon it. Local Government or Planning Authority control of the use of land, such as business, residential, light, offensive or heavy industrial etc, as well as regulating the type and density