



### Inspection checklist

Address: \_\_\_\_\_

Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Agent \_\_\_\_\_

Agent's phone \_\_\_\_\_

#### HOUSE

Year house was built	
Size of block	
Number of Bedrooms	
Family Room	Yes / No
Ensuite	Yes / No
Second toilet	Yes / No
Garage	Yes / No
Car Port	
<b>General Exterior</b>	
Is the Fencing in good repair?	Yes / No
Which way is the house facing?	
Does the house need painting?	Yes / No
Are there any obvious cracks?	Yes / No
Does the roof seem to be in reasonable condition?	Yes / No
Is there any obvious rust on the underside of the gutters?	Yes / No
Is there water lying against any exterior walls?	Yes / No
<b>General Interior</b>	
Do the doors open and close easily?	Yes / No
Are the fly screens in good repair?	Yes / No
Are the floor covering/Timber in good condition?	Yes / No
Do the windows open and close easily?	Yes / No
Do the floors and stairs squeak when you walk on them?	Yes / No
Is there any cracking major/minor in the walls, ceiling, and cornices?	Yes / No
Is there any wall panelling?	Yes / No
What condition are the walls and painting in?	Yes / No
Does the overall décor suit you?	Yes / No
Is there any fixed furniture?	Yes / No

Which rooms get the afternoon light?	Yes / No
Are these rooms shaded, protected and cool or are they open to the sun?	Yes / No
Does the house have sufficient heating and cooling?	Yes / No
Are there enough power points in the living areas?	Yes / No
Is there enough storage space?	Yes / No

Kitchen	
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Is the kitchen big enough for your needs?	Yes / No
Has it been updated or upgraded?	Yes / No
Is the stove in reasonable working order?	Yes / No
Is the stove gas or electric?	Gas      Electric
Is there a sink or double draining board?	Yes / No
Is there adequate cupboard space	Yes / No
Is there a dish washer?	Yes / No
If so is it included in the sale?	Yes / No
Will your fridge/ freezer fit in the space provided?	Yes / No

Bathroom	
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Is there a bath?	Yes / No
Is there a shower?	Yes / No
Does the shower have good water pressure?	Yes / No
Is the hot water service adequate?	Yes / No
Is there adequate ventilation in the bathroom?	Yes / No
What is the state of the bathroom tiles and floor is there any water damage?	Yes / No
Is there a separate toilet?	Yes / No

Bedrooms	
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Do the bedrooms have built-in robes?	Yes / No
Do they get enough natural light?	Yes / No

Garden	
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Is the garden big enough for your needs?	Yes / No
Is the garden fenced?	Yes / No
Are the gardens well laid out and maintained?	Yes / No
Is the garden low or high maintenance?	Low    Middle    High
Is the garden private enough?	Yes / No
How close are the neighbours?	Yes / No
Are there any garden lights?	Yes / No
Where is the clothes line located?	Yes / No
If there is a pool is the equipment included in the sale?	Yes / No
Does the pool have a safety fence around it?	Yes / No

Parking	
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Is there enough undercover parking?	Yes / No
Does the garage/carport have a roller door?	Yes / No
Does the garage/carport have power to it?	Yes / No

<b>Safety</b>	
Is there a safety switch in the meter box?	Yes / No
What kind of smoke alarms does the property have?	Yes / No
<b>Neighbourhood</b>	
What is the neighbourhood like?	Yes / No
Are the other homes in the street well maintained?	Yes / No
	Yes / No
Are the neighbouring properties owner occupied or rentals?	Yes / No
Does there seem to be a general air of neglect or pride in the street?	Yes / No
Are other gardens well maintained?	Yes / No
How does the property sit in the local market in regards to price and condition?	Yes / No
Are you buying the worst house in the best street?	Yes / No
Is the house situated in on the high side of the street?	Yes / No
Is there any noise pollution?	Yes / No
<b>Questions for the agent</b>	
Is there any furniture fixed to the walls?	Yes / No
If so is it included in the sale?	Yes / No
If not what is the owner going to do to fix the walls after the furniture is removed?	Yes / No
Has the house ever been treated for termites?	Yes / No
If so does the agent have a copy of the inspection?	Yes / No
Have all the additions/alterations been done with council approval?	Yes / No
If so does the agent have a copy of the approval?	Yes / No
If not, is the work of a standard that the council is likely to approve?	Yes / No
How much are the council rates?	Yes / No
How much are water rates?	Yes / No
How much are the body corp. fees?	Yes / No
How much is in the sinking fund? (for units and town houses)	Yes / No
Is the property insulated	Yes / No
Does the property have a security system	Yes / No
If so is it included?	Yes / No
Are there any keyed window locks?	Yes / No
Are there deadlocks on the doors?	Yes / No
Are the phones included?	Yes / No
Is there any other problems that the sales person is aware of?	Yes / No

Last but not least was this property affected in the  
flood?

Please do NOT HESITATE to give me a call:

0410 000 689

Nathan Vecchio  
Mortgage Broker

