

# Inspection checklist

## Kitchen:

• 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:

• 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

## Bedrooms:

• Is there a separate toilet?	Yes / No
• Do the bedrooms have built-in robes?	Yes / No
• Do they get enough natural light?	Yes / No
• 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

## Parking:

• 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
• Is there enough undercover parking?	Yes / No

## Safety:

• Does the garage/carport have a roller door?	Yes / No
• Does the garage/carport have power to it?	Yes / No
• Is there a safety switch in the meter box?	Yes / No
• What kind of smoke alarms does the property have?	Yes / No

# Inspection checklist

## Neighbourhood:

- |  |          |
|--|----------|
| • What is the neighbourhood like?  | Yes / No |
| • Are the other homes in the street well maintained?                               | 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 |

## Questions for the agent:

- |   |          |
|---|----------|
| • 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?

