

Inspection Checklist

Address: _____

Date: ____/____/____

Agent: _____

Agent Phone: _____

HOUSE

Year house was built	
Size block	
Number of Bedrooms	
Family room	Yes/No
Media room	Yes/No
Ensuite	Yes/No
Second toilet	Yes/No
Garage	Yes/No
Carport	Yes/No
Solar	Yes/No
General exterior	
Is Fencing in good repair?	Yes/No
Which direction is 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 any water laying against any exterior walls?	
General interior	
Do the doors open & close easily?	Yes/No
Are the flyscreens in good repair?	Yes/No
Are the floor coverings/Timber in good condition?	Yes/No
Do the windows open & close easily?	Yes/No
Do the floors & stairs squeak when walking 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?	Good/redo
Does the overall décor suit you?	Yes/No
Is there any fixed furniture?	Yes/No
Which rooms get afternoon light?	
Are these rooms shaded, protected and cool or are they open to the sun?	Yes/No
Does the house have sufficient heating & cooling?	Yes/No
Are there enough power points in the living areas?	Yes/No
Are there USB points?	Yes/No
Is there enough storage space?	Yes/No
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 electric or gas	Gas / Electric
Does the sink have a draining board?	Yes/No
Is there adequate cupboard space?	Yes/No
Is there a dishwasher?	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?	Yes/No
Is there water damage?	Yes/No
Is there a separate toilet?	Yes/No
Bedrooms	

Do the bedrooms have built-in robes?	Yes/No
Do they get enough natural light?	Yes/No
Is there enough power points	Yes/No
Garden	
Is the yard big enough for your needs?	Yes/No
Is the yard fully fenced?	Yes/No
Are the gardens well laid out and maintained?	Yes/No
Is the garden low or high maintenance?	Low/med/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?	
If there is a pool is the equipment included in the sale?	Yes/No
Is the pool fencing compliant?	Yes/No
Parking	
Is there enough undercover parking?	Yes/No
Does the garage/carport have a roller door?	Yes/No
Does the roller door have remotes?	Yes/No
Does the garage/carport have power to it?	Yes/No
Safety	
Is there a Safety Switch in the meter box?	Yes/No
What kind of smoke alarms does the property have?	
Are the smoke alarms compliant with regulations?	Yes/No
Neighbourhood	
What is the neighbourhood like?	
Are the other homes in the neighbourhood 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 prided in the street?	Yes/No
Are other gardens/yards well maintained?	Yes/No

How does the property sit in the local market in regards to price and condition?	
Are you buying the worst house in the best street?	Yes/No
Is the house situated 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 furniture is removed?	
Has the house ever been treated for termites	Yes/No
If so when was the last treatment and does the agent have a copy of the report?	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?	
How much are Water rates?	
How much are Body Corporate fees? (Units/Townhouses)	
How much is in the Sinking Fund? (Units and Townhouses)	
Is the property insulated?	Yes /No
Does the property have a security system	Yes/No
If so, is it included in the sale?	Yes/No
Are there any key window locks?	Yes/No
Are there deadlocks on the doors?	Yes/No
Is there NBN connected to the house?	Yes/No
Are there any other problems that the sales person is aware of?	Yes/No
Acreage	
Fencing – are the house and boundary fences secure and in good repair?	Yes/No

Property access – Is there a gate and in working order?	Yes/No
Road access – is there an alternate route to the property? Is the road access sealed or unsealed? If unsealed road, can your current vehicles cope with it?	Yes/No Sealed/dirt Yes/No
Flooding – Is there known local flooding that will cut access to the property?	Yes/No
Water – is the property connected to Town water or tank water? If Tank, what is the tank capacity? Water pump looks in good condition Check water pressure using a tap or shower	Town/Tank Yes /No
Waste Water – Is it connected to sewer or have an individual waste tank (septic or envirocycle) If Septic, where is the kitchen sullage pit located and what waste collection company is currently used?	Connected/ waste tank
Fire – is there a requirement for fire fighting equipment on the property?	
Local Shops – where is the nearest general store or shopping centre?	
Solar – if property has it, is it to the Grid or battery storage?	
Outbuildings - are they in good/reasonable condition? Do they have power access? Are there water collection tanks attached or have water access?	Yes/No Yes/No Yes/No

Last but not least, was this property affected in the 1974 and/or 2011 floods?

Please DO NOT HESITATE to give me a call when dealing with Agents



Please contact us on:

1300 499 880

Diamondmine Home Loans

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