

House Inspection Checklist

1. Property details

Address	<input type="text"/>									
Price Range	<input type="text"/>	Auction Date	<input type="text"/>	<input type="text"/>	/	<input type="text"/>	<input type="text"/>	/	<input type="text"/>	<input type="text"/>
Bedrooms	<input type="text"/>	Bathrooms	<input type="text"/>	Parking	<input type="text"/>					
Key Pros	<input type="text"/>									
Cons	<input type="text"/>									

2. Outside

- Is the foundation of the house stable? (Check if on a slab or on stumps).
 - If on stumps, when were they last checked and reinforced?
 - If on a slab, when was it last checked for cracks?
- Is there room to extend the house if you need? (Check the local council regulations).
- Is the block free from excess seepage or other noticeable drainage problems?
- Is the house free from potential threats from trees? (Check with local council for removals).
- Does the backyard suit your needs, and is it securely fenced?
- If there is an outdoor entertaining area, is it in good condition?
- Is there adequate ventilation under the house?
- If a view is a drawcard, might it be built out or obscured by trees in the future?
- How is the parking on the street?
- Is there any construction going up nearby?
- Is it a flood zone? (Speak to the local council)
- Which direction is the yard facing? Will you get the morning or afternoon sun?

3. Inside

- Is the house secure?
- Has there been a full pest inspection?
- Are the walls and ceilings in good condition? (make sure there are not large cracks)
- Is the internal space free from signs of damp? (Check window sills, inside cupboards, ceilings and floors).
- Is the floor in good condition? (Check for springy floorboards, cracks in concrete).
- Do all windows and doors open and close properly?
- Is the property insulated? (Check the ceiling and walls).
- Is there enough natural light?
- Is the house well ventilated?
- Are there enough power points in key areas?
- Is natural gas connected?
- Is electrical wiring adequate for modern appliances?
- Are smoke alarms fitted and tested?
- Does the heating/cooling work?
- Are any of the bedrooms west-facing so that they get very hot during the day?
- Is there adequate storage?

4. Kitchen

- Is there enough space for your needs? (Appliances including the refrigerator, microwave etc)
- Is the oven and stove in working order?
 - If gas powered, is the connection reliable and safe?
- Is the space functional for your needs?

5. Bedrooms

- Are there built-in wardrobes?
- Are the bedrooms well insulated for both summer and winter temperatures?
- Is there adequate privacy?
- Is there adequate storage?

6. Bathrooms

- Are bathrooms adequately ventilated? (Check for exhaust fans, windows etc).
- Is the plumbing in good condition? (Check water pressure).
- Are all wet areas properly sealed? (Check for leaking shower recess, cracked tiles, signs of damp).
- Is the hot water service adequate?

7. Other

- Are there any easements on the title? (Check with your real estate agent)
- Are there body corporate fees?
- Is there adequate space for a washer and dryer in laundry?
- Is there adequate internet and cable outlets?
- Is there a garage?
 - Is it secure?
- Is there adequate storage?
- Is there internal access to the house?

8. House Structure

- Does the house meet council regulations?
- Does the house meet the construction regulations
- Is the house and land free of any restrictions that may affect you in the future?
- Is the land free from landslip? (Check with the local council, you may need a geotechnical report).
- Is the roof in good condition? (Check guttering, downpipes and eaves for signs of water leakage).

Not sure on any of the above?

It's important to speak with your conveyancer and consider scheduling a building inspection prior to purchasing a property.

It's also a great idea to check out the house during the day and at night so you get a feel for it in all conditions. It's even worth driving past on different days of the week to get a sense of the neighbourhood activity (barking dogs, noisy neighbours or low flying planes). Consider chatting to the neighbours as they will know the area best.