



EAST COAST CONVEYANCING

making good things happen

Phone: 1300 327 826

Monday to Friday

Home Inspection Checklist

We have put together this checklist to help you when reviewing your new property before exchange. There is a high probability that not all the items you should inspect are on this list as every property is different. We've created this sheet purely for reference purposes only. We suggest you add additional items in the NOTES section at the bottom of the page.

Please remember, anything in your Contract for Sale of Land over-rides items in this list.

Doors and locks - where are the keys? Try a couple of them to make sure they work

Windows - Are there any broken? Are there any locks on the windows? Does the current owner have the keys?

Lights - Do all the light switches work?

Oven/Stove/Range Hood - Do they work?

Taps/basins/sinks - Turn the taps on and off. Do they work?

Drains flowing - after testing the taps & sinks, does the water drain away?

Cabinets/Ceilings/Walls - If there is any damage to any of these, make a note or ask to take a photo for your records. *FYI - The agent or owner does have the right to refuse you taking a photo.*

Dishwasher - Are there instructions available? Does it work?

Hot Water System - Where is it? Ask if it's working? Test by turning on a tap to hot.

Security System - If there a security system, does it work? Is it a back-to-base system? Is the vendor able to show you how to operate it, should you buy the home?

Air Conditioner - Does the air conditioner work?

Garage Door - Does it have a remote control? Does it work?

Pool/spa - Is there any sign of damage? Does the pool pump work?

Pool/Spa Equipment - What equipment is included in the sale?

Yards/Outdoors - If there is rubbish left in the yard, make sure you ask for it to be removed. This is the vendor's responsibility. If this is the case, please advise your conveyancer, as they are able to include this as a special condition in the contract.

Notes:
