HOME INSPECTION CHECKLIST

As you inspect the home, score each item below out of ten. This will give you a figure between 0 and 120. At the bottom of the scorecard you can record any obvious faults and as you leave the property try to find one word that sums up your first impression. This will be helpful later to trigger your memory about that particular property.

Address				
Price Range				
Agent and phone number				
Auction date or private treaty				
Aspect				
Kitchen				
Bathroom/s				
Living rooms, indoor entertaining area				
Bedroom/s				
Ensuite				
Land size & garden				
Garage and/or off-street parking				
Storage space				
Outdoor entertaining				
Pool				
Floor plan? (does it suit you)				
TOTAL				
Any obvious faults				
First impression				

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INSIDE THE HOME

	YES	NO
Are the walls and ceilings in good condition?	☐	☐
Are the walls free from signs of damp? (Check window sills, ceilings and floors to spot signs of damp).	☐	☐
Is the floor in good condition? (Check for springy floorboards, cracks in concrete).	☐	☐
Is the property insulated? (Check the ceiling and walls).	☐	☐
Is there enough natural light?	☐	☐
Is the home well ventilated?	☐	☐
Are there enough power points?	☐	☐
Is natural gas connected?	☐	☐
Is the home air-conditioned?	☐	☐
Are smoke alarms fitted?	☐	☐
Do all windows and doors open and close properly?	☐	☐
Is the home secure?	☐	☐
Are there fly screens?	☐	☐
Will your furniture fit and suit the new home? (if not you will have to add this cost).	☐	☐
Is pay TV and/or broadband internet connected?	☐	☐
Kitchen		
Is the kitchen big enough? (Check bench space, cupboard space and pantry).	☐	☐
Will your appliances fit, including the refrigerator, microwave etc?	☐	☐
Is natural gas fitted? If not, is it available?	☐	☐
Do the appliances work as they should?	☐	☐
Bedrooms		
Does the home have the number of bedrooms you need? (If not, could another room be easily converted without too much additional cost or negative effect on the living space of the home?)	☐	☐
Are the wardrobes built in?	☐	☐
Will the bedrooms be free from noise?	☐	☐
Will the bedrooms be cool in summer?	☐	☐
Bathrooms		
Are there enough bathrooms?	☐	☐
Are they well ventilated? (Check for exhaust fans, windows etc).	☐	☐
Are they heated?	☐	☐
Are the bathrooms in good condition? (Check for leaking shower recess, water pressure, cracked tiles, signs of damp).	☐	☐
Other		
Is the laundry big enough? And is there enough bench space?	☐	☐
Is the laundry water pressure adequate?	☐	☐
Is there a study? (Check for adequate internet connection and powerpoints).	☐	☐
Is there a workshop?	☐	☐
Is there adequate storage?	☐	☐

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OUTSIDE THE HOME

	YES	NO
Does the building meet council regulations?	☐	☐
Is the building and land free of any restrictions that may affect you in the future?	☐	☐
Is the exterior paintwork in good condition?	☐	☐
Are the walls free from cracks? (Cracks might just be paintwork, signs of more serious structural faults, or landslip).	☐	☐
Is the roof in good condition? (Check guttering, downpipes and eaves for signs of water leakage).	☐	☐
If the home has a view, might it be built out or obscured by trees in the future?	☐	☐
If needed, is there room to extend the home? (You may want to check the local council regulations).	☐	☐
Is the land free from landslip? Check with the council; in landslip areas you may need a geotechnical report.	☐	☐
Does the home have easy access? (Stairs may not bother you, however they could affect your potential resale value).	☐	☐
Does the home have light for long periods? (It may be worthwhile visiting at different times of the day).	☐	☐
Is there internal access from the garage and/or carport?	☐	☐
If there is a pool, is it in good condition? (Check the filtration, heating and make sure the fence meets council approval).	☐	☐
Does the garden suit your needs, and is it adequately fenced?	☐	☐
Is the outdoor entertaining area in good condition?	☐	☐
Are pavers in good condition?	☐	☐
Is the block free from excess seepage or other noticeable drainage problems?	☐	☐
Is the home free from any potential threat from trees? (If there is a potential problem check to see if the council will let you remove them).	☐	☐
Is the home free from anything else that may affect your lifestyle? (Barking dog next door, noisy neighbours).	☐	☐
Is there access to the property under the floor and adequate ventilation under the house?	☐	☐
Is the hot water service adequate?	☐	☐

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