



Property Inspection Checklist



Property hunting can be a lot to take in.
This checklist keeps things simple, helping you focus on what matters most, spot red flags, and feel confident about your first or next move.

This checklist is a general guide only. Make your own enquiries and take your personal situation into account before acting.

Property Details

Address:



Bedrooms



Bathrooms



Car Spots

Price Range:

Year Built:

Age:
years

Sale Type:

Auction Date:

Real Estate
Agent

Contact:

Property Features:



Aircon



Garage



Bathtub



Garden



Solar Panels



Pool



Deck/Pergola

Categories

2. Area



2. Exterior



3. Inside



4. Other



AREA



Consider convenience, comfort, and long-term liveability.
Visit at different times of day to assess traffic and noise.

	Yes	No
Area has what you need and is nearby		
— Shops / Supermarkets		
— Parks		
— Schools		
— Public transport		
<i>Quick and easy access to public transport</i>		
<i>Part of an express line?</i>		
<i>Adequate parking at station if needed</i>		
Area is residentially zoned		
Noise levels are acceptable (day and night)		
Street traffic not excessive		
Flood-free area		
Street parking available if important		
Building meets Council zoning / requirements		
Mobile and internet reception satisfactory		
Safe, well-lit streets		
Close to work or family support networks		

CONSIDER:



- Visit the area at night
- Do a weekday “peak hour” drive to check commute times and traffic noise.



EXTERIOR



Exterior condition shows maintenance history.
Look for signs of water damage, movement, and costly repairs.

	Yes	No
Building Exterior		
Is there any damage or cracking on the sides of the house?		
Are the doors and windows watertight?		
Is the paintwork in good condition?		
Foundations		
Are the stumps in good condition? Replacing can be costly.		
Is the foundation cracked, wet or leaning badly? You can get a foundation repair specialist to check it out.		
Is there moss on the ground? Moss could be a sign of poor drainage problems.		
Is the land slanted?		
Roof		
Is the roof in good shape with no missing parts? Check for any signs of water damage or leakages.		
Is the gutter in good condition without any clogs, holes, stains or rust?		
Is the antenna working and in good condition?		
Garden		
Are the trees touching the building or any power lines? If so, consider regular tree trimming costs.		
Are there any large trees you would like to remove? If yes, some trees are protected and you may need council approval.		
If you have pets, is the garden secure?		
Deck/Porch		
Is the railing intact?		
Is the flooring even and properly nailed?		
Do the supporting beams of the deck have any signs of insect damage or rot?		
Other		
Is there a pool? Check the filtration, heating and see if the fence meets council regulations.		



INSIDE

Check overall comfort and the function of fixtures and fittings. Look for damp, ventilation, and power access.

Living/Dining	Yes	No
Is the room large enough to accommodate your furniture and other appliances?		
Are the floors level?		
— If the floors are timber, are they firm and not bouncy? Bouncy floors could mean the house stumps need attention.		
— If the floors are concrete, are they without cracks?		
Are there signs of rising damp (any noticeable smells, bubbles in plaster or dark spongy timber floors)?		
Are there enough power points? Are they where you need them?		
Kitchen		
Is the kitchen big enough for your needs (check bench space, cupboard space and pantry).		
Does the sink drain fast enough? Are there any dripping taps?		
Is there sufficient room for white goods (fridge, microwave, dishwasher)?		
Is the stove in good condition? Is it large enough for your needs? Turn it on to see that it works.		
Does the exhaust fan work properly? Is there enough ventilation?		
Bathroom		
Shower/Bath/Taps		
— Is the tap/shower head dripping water?		
— Does the water drain fast enough?		
— Does the shower door leak?		
Is there enough storage?		
Are the bathroom walls and tiles in good condition? Cracked tiles and bad grout could be difficult to repair.		
Does the toilet work properly?		
Is there a steam extractor fan or a window for ventilation?		

Bedroom(s)	Yes	No
Will the room be affected by noise, light, street traffic?		
Will the room be cool in summer?		
Is there enough storage in the built in wardrobes? Will you need to purchase more storage?		
Are there enough power points? Are they where you need them?		



CONSIDER:

As double beds are often used for display, double check if there's enough space for your bedroom furniture if you're planning to have a larger sized bed.

Laundry


Can the electrical wiring withstand the load?		
Does the tap and drain in the laundry sink work? Are there any leakages?		
Is there enough ventilation?		
Other		
Is the house insulated, both walls and ceilings?		
Is there cooling and heating for the whole house or is it only for sections of the house?		
Is the floorboard/carpet in good condition? Listen for any creaks and look out for any edges coming up.		
Are there any cracks in any of the rooms?		
Are there any fly screens?		
Do all doors and windows open and close properly?		
Has the house recently been painted on the inside? <i>Look for ceiling repair because it could indicate a leaky roof and the fresh paint could be covering leaks.</i>		
Is there enough artificial light and natural light available inside and outside the house?		
Is the home networked with Ethernet wall ports in key rooms?		

OTHER



Consider convenience, comfort, and long-term liveability.
Visit at different times of day to assess traffic and noise.

	Yes	No
Was the house added on as an extension? Was this approved by the Council?		
If needed, is there room to extend the house?		
Is the water heater capacity large enough?		
Are there any hazardous chemicals like asbestos? <i>Not sure? Consider a building inspection.</i>		
Are there any signs of pests? e.g. termites, rats, possums. <i>Not sure? Consider a pest inspection.</i>		
Will the house require any immediate renovations? Consider how much you may need to set aside to do this in addition to the purchase price.		
Will you need to purchase any new furniture or white goods for the house? <i>Consider how this may impact your budget.</i>		



CONSIDER:

Check with the local council for any approved or proposed developments that could affect the area such as; multi-storey apartments, large subdivisions, late-night venues, or major road upgrades.

OVERALL THOUGHTS

Important: While this checklist covers many key points, it isn't exhaustive. Use it as a helpful starting point and seek professional advice where needed. Be sure to make your own enquiries and take your individual situation into account.

WHAT NEXT?

Ticking off this checklist is a great start, and getting pre-approval can make your next move even easier.

It helps you understand your borrowing power and gives you extra confidence when making an offer.

Pre-approval clarifies your borrowing power and strengthens your confidence when making an offer.

Your dedicated lending expert can streamline the process, offer **tailored lender options**, and guide you through each step without any sales pressure.

Connect with your dedicated lending expert to get your pre-approval underway, in minutes.