



Home Inspection Checklist

Fill in section 1 before leaving home (with reference to the listing and internet research) Complete the rest of page 1 before the inspection (exploring the general area and waiting for the agent). Page 2 to be completed while inspecting the property.

Fundamentals:	Address:		
Agent name:	Number:	Agency:	
Forms of contact:			
Suburb:	Suburb summary: (demographics etc)		
Asking price:	Average rent:	Average capital growth:	
Outgoings:	Strata:	Water:	Council:
Repayments:	Repayments + outgoings: (total expenses)		
Price happy to pay:	Might be forced to pay:	Never pay:	

Area:	Features:	Suit the market?
Major streets:		
Any plans for infrastructure:		
Any plans for developments:		
Federal spending:		
Private industry:		
Population growth:	Surrounding suburbs:	
Average price range:	Average rents:	
What factors affect employment trends?		
Proximity to university:	Walk time:	
Public transport routes: ☐ Bus ☐ Tram ☐ Train		
Proximity to neighbourhood amenities:		
Flooding: Y/N	Overall area impression: /10	Google maps:
☐ Dentist ☐ Doctor ☐ Hospital ☐ Medical centre ☐ Gym ☐ Library ☐ Parks ☐ Pool ☐ Sports club ☐ Child care ☐ Primary ☐ Secondary ☐ TAFE ☐ University ☐ Cafes ☐ Cinemas ☐ Restaurants ☐ Shopping Centres ☐ Other		

Building:	☐ Small boutique ☐ Large iconic ☐ Average ☐ Below average		
Special features, trendiness:			
Car parking:	Privacy:	Aspect:	
Green space:	Traffic noise: ☐ Low ☐ Medium ☐ High		
Common/outdoor areas: Barbeque: ☐ Electric ☐ Gas, Driveway: ☐ Sealed ☐ Unsealed, Fences: ☐ Timber ☐ Metal ☐ Brick, Aspect of garden: N/S/E/W, In-ground sprinkler system: Y/N Landscaping/maintenance: Y/N, Lighting ☐ , Patio/deck/veranda ☐ , Storage ☐ , Swimming pool ☐ Other features, including security:			

Additional notes/sketches:

Apartment/ inside of home:	Impression in first 10 seconds: _____ /10	
Inspection date: _____		Time: _____
Would our target market be happy living here?		
Size: _____	Bedroom: _____	Kitchen: _____
Security features: ☐ Intercom ☐ Alarm		
Bathroom:	☐ Bath ☐ Cupboards ☐ Extraction fan ☐ Heater ☐ Shower ☐ Vanity	Floors: ☐ Floorboards ☐ Tiles ☐ Other Towel rails: ☐ Heated ☐ Standard No. power points _____
Bedroom:	☐ Balcony ☐ Built in wardrobe ☐ Ensuite ☐ Flyscreens ☐ Phone connection ☐ Smoke detector No. power points _____	Heating/cooling: ☐ Airconditioning ☐ Cooling ☐ Heating ☐ Reverse cycle ☐ Ducted system ☐ Split system ☐ Fan Aspect of windows: N/S/E/W Floors: ☐ Carpet ☐ Floorboards ☐ Tiles ☐ Other TV connection: ☐ Cable ☐ Free to air
Kitchen/Living:	No. cupboards _____ No. power points _____ ☐ Balcony ☐ Flyscreens ☐ Phone connection ☐ Rangehood ☐ Smoke detector Benches Flooring Appliances	Cupboard access: ☐ Fixed shelves ☐ Pull out shelves Aspect of windows: N/S/E/W Heating/cooling: ☐ Airconditioning ☐ Cooling ☐ Heating ☐ Reverse cycle ☐ Ducted system ☐ Split system ☐ Fan Cook top: ☐ Gas ☐ Electric Oven: ☐ Gas ☐ Electric Floors: ☐ Carpet ☐ Floorboards ☐ Tiles ☐ Other TV connection: ☐ Cable ☐ Free to air

Vendor:	Why are the vendors selling?
How long has the property been for sale?	
What offers have you had so far?	

Additional notes/sketches: