



Property Inspection Checklist

Use this essential checklist whenever checking out a property to purchase.



Visit us at: www.homeloanexperts.com.au



Property details



Address:



Asking price:



Real-estate agent/vendor:



Agent/vendor contact number/email:



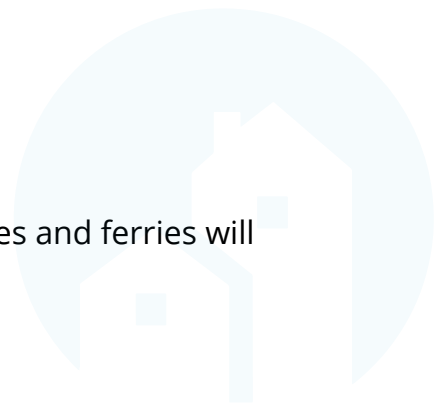
Date and time inspected:



Something to help you remember the property (pool, walk-in wardrobe, etc):

Location

- ☐ Is there public transport nearby? Easy access to trains, buses and ferries will make it easy to get to work and other destinations.
- ☐ How good are the local schools?
- ☐ Are there good restaurants/cafes nearby?
- ☐ Properties next to a housing commission property can suffer from declining value.
- ☐ Don't discount emerging suburbs that are in the process of gentrification.
- ☐ Consider crime rates for your suburb. You can get a feel for this by speaking to locals but you can also check your state's bureau of crime statistics.
- ☐ Talk to the neighbours about the area:
 - ☐ Are they pleasant?
 - ☐ Is there much noise at night?
 - ☐ Is there crime?
 - ☐ Are there other problems with the block (if it is a unit/townhouse)?
 - ☐ Anything else you should know about the area?



Property details



- ☐ Does the building meet Council requirements?
- ☐ Is there enough space to expand the house if necessary?
- ☐ Is the water heater's capacity large enough?
- ☐ Are there any potentially harmful chemicals, such as asbestos? Consider doing a building inspection.
- ☐ Is there evidence of pests? Termites, rats, and possums, for example. Consider having a pest inspection done.
- ☐ Is there any renovation that needs to be done to the house right away? Consider how much money you'll need to set aside in addition to the property purchase price to make these upgrades.
- ☐ Will you need to purchase any new furniture or white goods? Think about how this might affect your finances.
- ☐ Does the property run on electricity only, or does it also use gas?
- ☐ Is there sufficient parking, whether it's a lock-up garage or street parking?
- ☐ Are the outdoor areas, such as balconies, north-facing?
- ☐ Is the property, as a whole, facing north, west or east? This will affect how much natural sunlight the property will receive throughout the year. Is it worth buying a poorly positioned property to get a great deal?
- ☐ Is the house insulated on all sides, including the walls and ceilings? Are cooling and heating available throughout the house, or only in certain areas?
- ☐ Is the carpet/floorboard in decent condition? Listen for any creaks and keep an eye out for any sharp edges.
- ☐ Are there any fly screens? Do all doors and windows open and close properly?
- ☐ Is the interior of the house freshly painted? Look for ceiling repairs, as this could signal a leaking roof, and the fresh paint could be hiding leaks.
- ☐ Is there enough artificial light and natural light available inside and outside the house?
- ☐ If the property is carpeted, what is under the carpet? In many old properties, the timber floor is priceless and the vendor may not have factored this into the price.

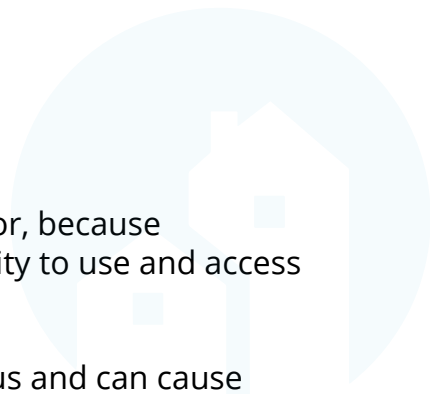


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- ☐ For a unit/townhouse, are pets allowed? Is the property suitable for pets?
- ☐ Could you live here for the next five years? For example, if you are planning on starting a family in the near future and, if so, is there enough room for children?
- ☐ Are the trees on the property touching the building or any power lines? If this is the case, you should factor in the cost of regular tree cutting. Is the yard secure if you have pets?
- ☐ Will the bedrooms be affected by noise, light, or street traffic?
- ☐ Is there enough storage in the built-in wardrobes? Will you need to purchase more storage?
- ☐ Is the kitchen large enough for your needs? Look at the counter space, cabinet space, and pantry.
- ☐ Is there enough space for a refrigerator, microwave, and dishwasher? Is the stove working? Check that it works by turning it on.
- ☐ Is the bathroom tap/shower head dripping water? Does the water drain fast enough? Does the shower door leak?
- ☐ Is the condition of the bathroom walls and tiles satisfactory? It may be tough to repair cracked tiles and bad grout.
- ☐ Does the toilet work properly? Is there a window or a steam extractor fan for ventilation?



Land

- 
- ☐ Complete your check for easements with help from a solicitor, because sometimes they are unregistered, which can affect your ability to use and access the property.
 - ☐ Is the land affected by landslips? This is potentially dangerous and can cause severe damage to your home.
 - ☐ Will the soil quality affect your ability to grow grass and plants?
 - ☐ Is the block of land on a slope? Note the location of stormwater drainage and sewerage pipes because you risk overflow through your property if drainage hasn't been properly installed. Some real-estate agents keep this information hidden from buyers.
 - ☐ Is the property street-facing? If so, consider the noise from traffic, mainly if it's situated on the main road. If you're considering buying a corner block, is privacy an issue?

\$ Suitability for finance

Many lenders require a property to have the following characteristics before they will agree to finance a loan for it. If your property doesn't tick any of these boxes, call us on [1300 889 743](tel:1300889743). We can find a lender that accepts out-of-the-ordinary properties.

- ☐ The internal area excluding balconies and car spaces should be more than 50m².
- ☐ Could the property be rented out as it is now without the need for major repairs?
- ☐ The property must be in a major capital city or a regional centre with more than 10,000 people.
- ☐ If the property is a unit, is the building up to three stories tall OR does it contain less than 30 units? Large high-density blocks of units may have lending restrictions.
- ☐ Is the property under 2 hectares in land size?
- ☐ Is it at least 50 metres away from high-voltage power lines?
- ☐ Is it an existing property? i.e. the property is not brand new and is not off the plan.
- ☐ Is it a Strata or Torrens title property? i.e. not a Company or Leasehold title.
- ☐ The property is not bushfire prone, a display home, a farm, flood zoned, heritage listed, NRAS, a serviced apartment, student housing, a warehouse conversion or vacant land.

For more information on what property types are acceptable to banks, go [here](#).

Remember, our brokers are here to help and have extensive knowledge in buying property. Call us on [1300 889 743](tel:1300889743).

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Contact us



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