# Buyer Inspection Checklist

**PRINT ONE PER PROPERTY, USE AT THE FIRST WALK-THROUGH**

A room-by-room walk-through record, with the rural extension city checklists forget. Print one per property and compare like with like.

Property Address / Postcode

Inspection Date

Asking Range ($)

## INSIDE

- [ ] Roofline, ceilings and cornices: stains, cracks, sag
- [ ] Walls and floors: cracks, moisture, levels
- [ ] Wet areas: water pressure, drainage, seals, ventilation
- [ ] Windows and doors: operation, locks, draughts
- [ ] Power points, switchboard age, smoke alarms
- [ ] Storage, natural light, phone reception inside

## OUTSIDE

- [ ] Roof, gutters and downpipes
- [ ] Drainage away from the house, signs of damp
- [ ] Fencing and boundaries against the plan
- [ ] Trees near structures, retaining walls
- [ ] Garage, sheds and their condition

## RURAL EXTENSION

- [ ] Water sources: tanks, bores, dams, licences
- [ ] Fencing condition paddock by paddock
- [ ] Access in wet weather, road frontage
- [ ] Power to sheds, pumps working
- [ ] Mobile coverage across the block
- [ ] Professional building inspection to be booked
- [ ] Professional pest inspection to be booked

Three Strengths

Three Concerns

Questions For The Owner

Reports Or Documents To Obtain

Fees vary with the property and the state, and disbursements are set by the authorities rather than the firm. Two or three quotes is normal; the cheapest is not always the one that answers the phone. This is a general template provided by Title Sales Pty Ltd for convenience only. It is not legal, financial or conveyancing advice, it is not a contract, and nothing in it binds any party. Binding documents are prepared by your own conveyancer or solicitor. Title Sales is an advertising platform and is never a party to your transaction.