

# OPEN HOUSE INSPECTION CHECKLIST

## 10 THINGS YOU NEED TO CHECK

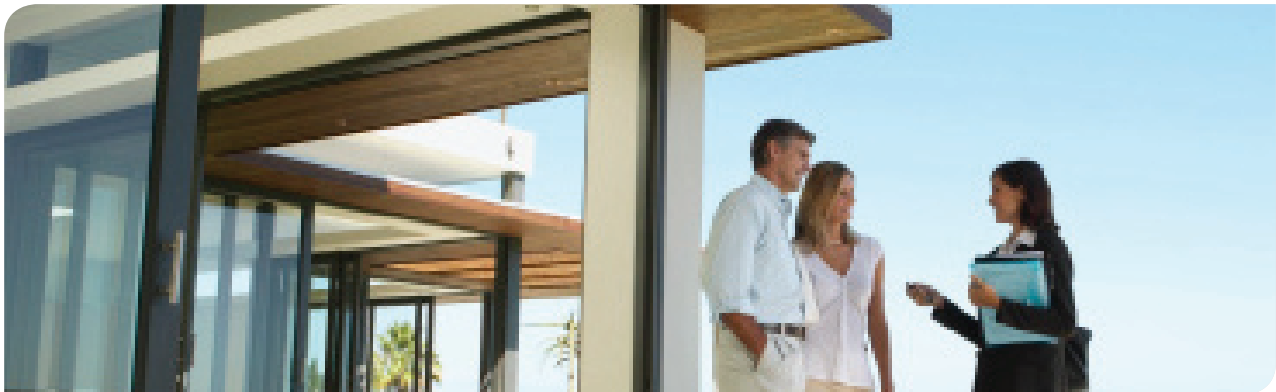
Before deciding to buy  
your dream house

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Check off those items that are in good condition and make notes about those that are not. As you'll see this list describes an ideal step, we've found no home is perfect – not even brand new ones.



## Property Information

Address of property	
Inspection date/time	
Name of Real Estate agent	
Agent contact details	
Sale price	
Sale price negotiable	Yes / No
Auction date	
Expected auction price	
Any offers already made	Yes / No
How much	



# Property Details

Land size (sqmetres)	
Front Yard direction	Nth, Sth, East, West
Back Yard direction	Nth, Sth, East, West
Any approved development plans? What are the plans, when were they approved and how long do you have to commence?	Yes / No
Do you need to renovate? If so what do you need to do	Yes / No
Easements on property	Yes / No
How many levels/ Floors	
Security	Yes / No
Insulation	Yes / No
Noise from neighbours, traffic, railway, aircraft etc	Yes / No
Rain water tanks	Yes / No
Solar panels	Yes / No
<b>Proximity to:</b> <ul style="list-style-type: none"> <li>• Schools</li> <li>• Public transport</li> <li>• Park</li> <li>• Shops</li> </ul>	
<b>Rates/Fees:</b> <ul style="list-style-type: none"> <li>• Council</li> <li>• Body Corporate</li> <li>• Other</li> </ul>	Yes \$ / No  Yes \$ / No  Yes \$ / No



# The Land

The Land	Front	Back
Size		
Is there backfill, loose boulders or excess water seepage	Yes / No	Yes / No
Is there steep grading or dense trees. Nb if building you may need an engineer to assess the block	Yes / No	Yes / No



# Outside the Property

Is the paint work in good condition	Yes / No	
Is the building free from damp	Yes / No	
Are there cracks in the walls	Yes / No	
Are the roof, gutters and down-pipes in good condition	Yes / No	
Are the paths, fences and retaining walls in good condition	Yes / No	
<b>Roof Type</b>		
	<b>Front Yard/ Garden</b>	<b>Back Yard/ Garden</b>
Condition of fencing or walls	Good / Fair / Bad	Good / Fair / Bad
Landscaping	Good / Fair / Bad	Good / Fair / Bad
Deck	Yes / No	Yes / No
Pool	Yes / No	Yes / No
Security gates	Yes / No	Yes / No
BBQ	Yes / No	Yes / No
Storage	Yes / No	Yes / No



## Living Areas

Living areas	Family Room	Dining Room	Formal Living	Study
Size				
Are walls in good condition	Yes / No	Yes / No	Yes / No	Yes / No
Flooring type				
Enough Storage?	Yes / No	Yes / No	Yes / No	Yes / No
Air Con/ Ceiling fan	Yes / No	Yes / No	Yes / No	Yes / No
Media outlets	Yes / No	Yes / No	Yes / No	Yes / No
Telephone points	Yes / No	Yes / No	Yes / No	Yes / No
Heating / fireplace	Yes / No	Yes / No	Yes / No	Yes / No
Need for renovations	Yes / No	Yes / No	Yes / No	Yes / No



# Bedrooms

Bedrooms	1	2	3	4
Size				
Will the room be affected by noise and light eg street lights, trucks, neighbours, etc	Yes / No	Yes / No	Yes / No	Yes / No
Ensuite	Yes / No	Yes / No	Yes / No	Yes / No
Built in Storage	Yes / No	Yes / No	Yes / No	Yes / No
Air Con/ Ceiling fan	Yes / No	Yes / No	Yes / No	Yes / No
Heating	Yes / No	Yes / No	Yes / No	Yes / No
Telephone points	Yes / No	Yes / No	Yes / No	Yes / No
<b>Flooring</b>				
Need for renovations	Yes / No	Yes / No	Yes / No	Yes / No
Need for painting	Yes / No	Yes / No	Yes / No	Yes / No



# Bathrooms

Bathrooms	1	2	3	4
Size				
Ensuite	Yes / No	Yes / No	Yes / No	Yes / No
Shower	Yes / No	Yes / No	Yes / No	Yes / No
Bath	Yes / No	Yes / No	Yes / No	Yes / No
Vanity	Yes / No	Yes / No	Yes / No	Yes / No
Toilet in Bathroom	Yes / No	Yes / No	Yes / No	Yes / No
Ventilation	Yes / No	Yes / No	Yes / No	Yes / No
Exhaust fan	Yes / No	Yes / No	Yes / No	Yes / No
Storage space	Yes / No	Yes / No	Yes / No	Yes / No
Tiled/painted				
Flooring				
Need for renovations	Yes / No	Yes / No	Yes / No	Yes / No
Need for painting	Yes / No	Yes / No	Yes / No	Yes / No





# Kitchen

Kitchen	
Size	
Enough Storage ?	Yes / No
Enough Bench Space?	
Cooktop Condition	Good / Fair / Bad
Oven Condition	Good / Fair / Bad
Exhaust fan	Yes / No
Hot Water	Gas / Electric
Condition of Dishwasher	Good / Fair / Bad
Are there enough power points	Yes / No
Is the lighting adequate	Yes / No
Does it need renovation	Yes / No



## Laundry

Laundry	
Size	
Is it a separate room	Yes / No
Enough cupboards?	Yes / No
Enough room for washing machine?	Yes / no
Enough room for Dryer?	Yes / no
Enough room for clothes to dry?	Yes / no
Are there sufficient power points	Yes / No
Outside Access	Yes / No

## Garaging / Car space

Garaging / Car space	
Garage	Yes / No
Number or spaces	
Remote access	Yes / no
Secure parking	Yes / no
Car Port / driveway	Yes / no
Number of spaces	

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