



THE ULTIMATE GUIDE TO **RENOVATION**

MODULE 4

Property Inspection Checklist

Introduction

The Property Inspection Checklist is Step 1 in the property due diligence process.

This checklist is designed to be a quick, initial inspection that seeks to clarify whether a property warrants further investigation.

STEP 1 PROPERTY INSPECTION CHECKLIST

An initial inspection of the property.

STEP 2 PROPERTY APPRAISAL CHECKLIST

A complete appraisal of the property's current and future renovated value.

STEP 3 PROPERTY EVALUATION CHECKLIST

A complete costing of the property.

STEP 4 PROPERTY DUE DILIGENCE CHECKLIST

A complete property due diligence, including council and legal checks.



Checklist

Inspection date:

Property address:

Property overview

	Required (✓/x)	Comments
Block size	<input type="text"/>	<input type="text"/>
Suburb median price	<input type="text"/>	<input type="text"/>
Style/era	<input type="text"/>	<input type="text"/>
Year of construction	<input type="text"/>	<input type="text"/>
Zoning type	<input type="text"/>	<input type="text"/>
Heritage/overlays	<input type="text"/>	<input type="text"/>
Easements/encumbrances	<input type="text"/>	<input type="text"/>
Site description/access	<input type="text"/>	<input type="text"/>
Environmental issues	<input type="text"/>	<input type="text"/>
Distinctive features	<input type="text"/>	<input type="text"/>



Checklist

Agent details

	Required (✓/x)	Comments
Agent's name	<input type="text"/>	<input type="text"/>
Agency	<input type="text"/>	<input type="text"/>
Contact number	<input type="text"/>	<input type="text"/>
Sale type (auction/private treaty)	<input type="text"/>	<input type="text"/>
Agent's estimate price	<input type="text"/>	<input type="text"/>
Has there been any offers?	<input type="text"/>	<input type="text"/>
How long on the market?	<input type="text"/>	<input type="text"/>
Has it been to auction?	<input type="text"/>	<input type="text"/>
Did it pass on a vendor bid?	<input type="text"/>	<input type="text"/>
Has there been price discounting?	<input type="text"/>	<input type="text"/>
Is the property part of a body corporate?	<input type="text"/>	<input type="text"/>
Who is the vendor?	<input type="text"/>	<input type="text"/>
Who is the current occupant?	<input type="text"/>	<input type="text"/>
Why is the vendor selling?	<input type="text"/>	<input type="text"/>
What are the vendor's preferred settlement terms?	<input type="text"/>	<input type="text"/>



Checklist

General internal inspection

The Property Evaluation Checklist will cover every room in depth if the property passes this initial assessment.

	Required (✓/x)	Comments
Can you smell fresh paint? Fresh paint or wallpaper that may be hiding problem areas. Look carefully.	<input type="text"/>	<input type="text"/>
Are the walls and ceiling warped or cracked?	<input type="text"/>	<input type="text"/>
Is the floor level? Look closely for gaps between the floor and skirting boards. This means restumping!	<input type="text"/>	<input type="text"/>
Are the doors and windows square? This is another sign that there has been some movement in the structure of the building.	<input type="text"/>	<input type="text"/>
Is there structural cracking present? Structural cracks often appear as a diagonal line running up a wall or at a door or window opening.	<input type="text"/>	<input type="text"/>
Is asbestos present? Kitchens, bathrooms, laundries and outbuildings are the worst culprits	<input type="text"/>	<input type="text"/>
Which walls are load bearing? Are they walls that you would like to move?	<input type="text"/>	<input type="text"/>
What is the condition of the roof space (via the man hole)?	<input type="text"/>	<input type="text"/>



Checklist

General internal inspection continued

	Required (✓/x)	Comments
Does the property have modern electricity mains? If the fuse box and wiring looks old, its a good idea to arrange an inspection by your electrician.	<input type="text"/>	<input type="text"/>
Are there loose or missing tiles in the bathroom, kitchen or laundry?	<input type="text"/>	<input type="text"/>
Can you reuse the bathroom vanity?	<input type="text"/>	<input type="text"/>
Are there tell-tale signs of water damage which can sometimes be found near bathrooms, laundries and kitchens?	<input type="text"/>	<input type="text"/>
Test the water pressure in both hot and cold taps. Ideally, turn on several taps simultaneously.	<input type="text"/>	<input type="text"/>
Partially fill the bath or sink and observe the drainage of this water. Slow flow could mean damaged sewer drains.	<input type="text"/>	<input type="text"/>
Are there any signs or smells of damp, including rotten carpet, mould or musty odours	<input type="text"/>	<input type="text"/>
Are there any signs of pests such as termites?	<input type="text"/>	<input type="text"/>
Are all of the light switches and power points in working order?	<input type="text"/>	<input type="text"/>



Checklist

General external inspection

	Required (✓/x)	Comments
Is the line of the roof straight? Are there any broken tiles?	<input type="text"/>	<input type="text"/>
What is the condition of the external walls? Are they straight, rotten or cracked? What is the state of the mortar between the bricks?	<input type="text"/>	<input type="text"/>
Can air get under the house? Is there adequate cross flow sub floor floor ventilation?	<input type="text"/>	<input type="text"/>
What is the condition of fences and gates for strength and stability?	<input type="text"/>	<input type="text"/>
Are there roots of large trees near the house? They can cause structural damage if they are close.	<input type="text"/>	<input type="text"/>
Does water pool on the site? Check that the land's water runoff drains away.	<input type="text"/>	<input type="text"/>
What's under the house? Check stumps for rot or signs of termite attack.	<input type="text"/>	<input type="text"/>
What is the condition of the eaves and gutters?	<input type="text"/>	<input type="text"/>



Checklist

Low return items summary

What are the low return items that require attention at this property? Typical low return items include:

	Requires attention (✓/x)	Comments
Roof repair	<input type="text"/>	<input type="text"/>
Gutters	<input type="text"/>	<input type="text"/>
Fencing	<input type="text"/>	<input type="text"/>
Floor levelling/restumping	<input type="text"/>	<input type="text"/>
Plaster cracking	<input type="text"/>	<input type="text"/>
Plumbing	<input type="text"/>	<input type="text"/>
Foundations	<input type="text"/>	<input type="text"/>
Wiring	<input type="text"/>	<input type="text"/>
Termite damage	<input type="text"/>	<input type="text"/>
Existing illegal building works	<input type="text"/>	<input type="text"/>



Checklist

Potential buyer objections

	Requires attention (✓/x)	Comments
Does the property have or have the potential for an attractive facade and street appeal?	<input type="text"/>	<input type="text"/>
Is it located on a busy road?	<input type="text"/>	<input type="text"/>
Is the road used as a thoroughfare or shortcut?	<input type="text"/>	<input type="text"/>
Does the property have overlooking issues?	<input type="text"/>	<input type="text"/>
Does the property have housing commission properties close by?	<input type="text"/>	<input type="text"/>
Is the property affected by noise?	<input type="text"/>	<input type="text"/>
Is the property too close to infrastructure?	<input type="text"/>	<input type="text"/>
Does the property suffer from any other privacy issues?	<input type="text"/>	<input type="text"/>
Is the property on the low side of the street?	<input type="text"/>	<input type="text"/>
Is the property on a sloping block?	<input type="text"/>	<input type="text"/>
Is the property located near power lines?	<input type="text"/>	<input type="text"/>
Is the property located on an intersection?	<input type="text"/>	<input type="text"/>
Is the property close to traffic lights?	<input type="text"/>	<input type="text"/>



Checklist

Locality features

	Comments
What is the impression of the street?	
Is the street well maintained?	
Does the property represent the typical property for the area?	
Is the street a high rental area?	
What cars are present in the street?	
Are there many blocks of units?	
Is there a commercial property presence?	
Is there evidence of children such as swings or toys in yards?	
Who is present in the street after working hours?	
Are there any other notable features of the street?	



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