rm property conveyancing

Things to check before you sign the contract

House Inspection Checklist

When buying a home, it's important to know what works and what doesn't before your cooling-off period expires.

Our inspection checklist is designed to prompt you on what to look for when viewing a property.

Use the camera on your phone

Take photos or video of the property, especially of items that are of concern.

Anything that does concern you, point them out to the agent. This may help in your negotiations or the vendor may agree to fix them before you exchange.

Kitchen

☐ Does the oven, rangehood and stove work? Ask to turn them on.

☐ Check under the sink. Are there any signs of water leaks?

☐ Dishwasher. Is it included? Does it work?

Electrical

☐ Does the air conditioner work?

☐ Have you tested the lights?

☐ Do the ceiling fans work?

☐ Have you taken a look at the meter box?

Garage

- [ ] Does the garage door remote work?

- [ ] Are there shelves in the garage? Are they included?

Plumbing

- [ ] Do all the taps work? Turn them on and see how they drain.

- [ ] Hot water system. Does the hot water work? How old is the system?

Pool and Spa

- [ ] Do the pumps operate?

- [ ] Ask what equipment is included and make a list of the items

- [ ] Is the pool vacuum system included and does it work?

Inclusions on the Contract

- On the front page of the contract, you will see a **BLACK BOX.**
- Inside the black box, there is a list of INCLUSIONS (things staying with the property).
- Go through the list and make sure everything that the agent has agreed to stay with the sale is CROSSED.
- If the box does not have a marking, the item is not included.

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