



COMMERCIAL & INDUSTRIAL - FIELD INSPECTION CHECKLIST EXISTING BUILDINGS

Finance & Property
Research Pty Ltd
www.property-buyers-research.com

GENERAL DETAILS	<u>Time & date of inspection</u>
Building or Estate Name	
Address	
Owners Contact Details	Name: Phone: Email:
Agents Name & Web Site Address	
Agents Contact Details	Phone: Mobile: Email:
Agents Address	
Street Directory Ref:	GPS ref. Lat. Long
Asking Price	
Previous Sale Prices	
Title Particulars	
Zoning & Council	
Land Measurements	Front: Rear: LHS: RHS:
Land Area	
Easements	
ROW	
Covenants/Heritage	
Registered Proprietor	
Council Rates	
Water Rates	
Land Tax	
SITE	Previous usage – pollution evidence, underground tanks etc.
Aspect & View	
Visibility	
Access – (both directions)	
Surrounding Development	
Distance to Services	Meals: Mail: Banks:
Parking	No. Covered:
Support Services for Proposed Use	
Fill	
Slope	

Drainage	
Flood Liability	
Bushfire	
Ground improvements/ landscaping	
Retaining Wall	
Paving	
Fencing	
Semi Trailer Access	
Truck Wash & Drainage	Compliance?
External Lighting	
SERVICES	Water Supply: Elec – 3 Phase? Sewer or Septic Kerb:
	Footpath: Road: Broadband:
	Security Service Availability:
BUILDING	Diagram, measurements & site map on reverse
Building Sizes	
Age of Building	
Structural Faults	
Repairs Required	
Offices	
Office Floor Coverings	
Heating/Cooling	
Staff Amenities	HSW: Toilets: Showers:
Other Amenities	
Wall Height	
Vehicle Access Door	Width: Height: Number
Mezzanine	Area & Height:
Frame	Construction: Portal?
Walls	
Cladding	
Floor Strength	Details:
Floor Height	
Fire Protection	
Roof Type & Materials	
Power Outlets + Lights	
Crane Truss/Hoist Capacity	
Internal Subdivision Possibility	



Tenants fixtures/Plant	Ownership:			
Statutory Compliance				
Ventilation				
Disabled Access				
Repairs & Maintenance				
Pest Control – History				
Heritage				
Car Accommodation				
Security System				
Security Provisions	External Lights:	Window Cover:	Keylocks:	Wall Mesh:
Past Use?	Environmental Residues?			
<u>Available Details?</u>				
Vendors Solicitor				
Lease & Location?				
Survey Certificates				
Building Plans				
Photographs				
Building Depreciation	Sales Contract Figures			
Other Depreciation	Sales Contract Figures			
Property Manager	Fees:			
Insurance				
Weighbridge Certificates etc.				
COMPARABLE SALES TO INSPECT:				
	(1)			
	(2)			
	(3)			
	(4)			
COMPARABLE RENTALS TO INSPECT				
	(1)			
	(2)			
	(3)			
	(4)			

