



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

## RESIDENTIAL PROPERTY INSPECTION CHECKLIST

<u>GENERAL DETAILS</u>	<u>NOTES</u>	
Address		
Date of Inspection		Price \$
Agents contact details		
Agents Web Site Address		
Web site reference No.		
Inclusions/Exclusions		
Vendors contact details		
Street Directory Reference		Time on Market
<u>LAND &amp; TITLE DETAILS</u>		
Title particulars		
Council		Zoning
Land frontage & land area		Subdividable?
Easements, Right of Way, Covenants.		Room to Extend?
Council & water rates		
Land Value		
Rental Value of house		
<u>LAND DESCRIPTION</u>		
Aspect & Views		
Solar Access & Winds		
Neighbours/ development		
Proposed Road widening or Developments		
Slope & drainage		
Flood liability		
Bushfire requirements	Classification	
Vehicle Access	Both ways?	Rear Yard access
Landscaping /requirements		Kerb & Gutter?
<u>BUILDING</u>	Built about	Size
Construction		
Structural faults		
Painting & Repairs incl. Floor coverings		
Accommodation & Sizes -		
Bedroom & Ensuite	1	
Bedroom & Ensuite	2	
Bedroom & Ensuite	3	
Bedroom & Ensuite	4	
Bathrooms/Toilets		

Kitchen Details	Dishwasher -		
Living Area			
Car Accommodation			
Verandah/Balcony			
Outdoor Living			
Pool			
Other			
Visitor Parking			
Security			
Heating & Cooling			
<b>SERVICES</b>	Water supply	Sewer or Septic	Telephone Lines
	Broadband available?	Bus stop	Train
Shops			
Schools			
Clubs/Hotels/Restaurants			
Beach/Lake/Recreation			
<b>RETURNS</b>	Rental Value \$	Gross Return %	10 Year Average Annual Capital Growth % Total Return %
<b>AVAILABLE DETAILS</b>	<b>Notes:</b>		
Survey Certificate			
Building Plans			
Lease details			
Pest Control Details			
Vendors Solicitor			
Building Inspection Report			
<b>STRATA TITLE OR COMPANY TITLE?</b>	<b>Notes:</b>		
Number of Units			
Unit manager			
Body Corporate Contrib.			
Sinking Fund Status			
Anticipated Special Levy			
Concrete Cancer Inspect?			
Number of Tenants			
Car parks			
Number of storeys & lift			
Self Contained Laundry?			
<b>Comparable Sales to Inspect</b>			
	2.		
	3.		
	4.		
<b>Comparable Rents to Inspect</b>	1.		
	2.		
	3.		
	4.		

**Site & House Plan - PTO**