

Property Inspection Checklist



This checklist is intended for property buyers to use during a 20 to 30 minute property viewing, focusing on potential signs of structural defects, water damage, pest issues, and major building design and livability issues. It is not intended for use by professional inspectors and it doesn't cover areas like the subfloor, roof void, and the roof. Its main purpose is to help with your decision making process using an objective approach, and help you pick up on things you may normally not notice during a typical inspection.

By scoring each property, this checklist can assist you in comparing the properties you inspected from a building standpoint, as well as highlighting the areas that potentially need work post-purchase. Once you decide on a property you would like to purchase, engage a high-quality building and pest inspector for a comprehensive inspection. This will help you make an informed decision and negotiate a better purchase price by knowing all major and minor defects to account for rectification costs post purchase.

The questions are colour coded:

Blue: Major Defects - focus on these as the cost implications are significant, and there may be knock-on effects to other parts of the house. Rectification costs should be used in negotiation.

Green: Minor Defects - Some additional cost implications post-purchase to be aware of and factored into when negotiating the price with the selling agent.

Red: Livability - These are both major and minor issues. Some of the major issues may impact on the decision to proceed with the purchase as the cost to rectify may be significant such as orientation of the living room to capture natural light. Minor issues can add to the post-purchase costs so be aware of those too.





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Date:

Property Address:

Total Score (one mark for every tick):

General Notes:



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Entrance & Living Room:

- Are the walls and ceilings free of any cracks, bulges, or water stains?
- Do the windows and doors work properly?
- Are there smoke alarms installed and appear to be in working order?
- Is there sufficient natural light and adequate ventilation?
- Is there sufficient storage space like closet, cupboards, and shelves?

Comments:

Kitchen:

- Are the walls and ceilings free of any cracks, bulges, or water stains?
- Are the floors, cabinets, and countertops free of water damage?
- Do all fixed appliances work properly?
- Is there a sufficient layout and available workspace in the kitchen?
- Does the kitchen require remodelling?

Comments:



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Bathroom 1 (main):

- Are the tiles around the shower, bath, and vanity free of cracks and signs of water penetration? (Cracks can cause extensive floor and floor frame damage and are conducive to termite infestation if water is leaking).
- Is the shower recess clear of silicone sealant in the interface of the floor and walls? (considered a temporary repair and may need further waterproofing).
- Are the walls and ceilings free of any signs of moisture or mould? See Appendix A.
- Is there adequate ventilation, and is the exhaust fan working properly?
- Do the taps and showers work properly and are free of leaks?

Comments:



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Bathroom 2:

- Are the tiles around the shower, bath, and vanity free of cracks and signs of water penetration?
- Is the shower recess clear of silicone sealant in the interface of the floor and walls? (considered a temporary repair and may need further waterproofing).
- Are the walls and ceilings free of any signs of moisture or mould? See Appendix A.
- Is there adequate ventilation, and is the exhaust fan working properly?
- Do the taps and showers work properly and are free of leaks?

Comments:

Bathroom 3 / ensuite:

- Are the tiles around the shower, bath, and vanity free of cracks and signs of water penetration?
- Is the shower recess clear of silicone sealant in the interface of the floor and walls? (considered a temporary repair and may need further waterproofing).
- Are the walls and ceilings free of any signs of moisture or mould? See Appendix A.
- Is there adequate ventilation, and is the exhaust fan working properly?
- Do the taps and showers work properly and are free of leaks?

Comments:



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Bedroom 1 (Main):

- Are the walls and ceilings free of any cracks, bulges, or water stains?
- Are the floors free of dips or bulges that may indicate uneven or sloping subfloors?
- Are the windows and doors in good condition & working order?
- Is there sufficient natural light and ventilation?
- Is there a built-in robe? If not, is there sufficient space to install one?

Comments:

Bedroom 2:

- Are the walls and ceilings free of any cracks, bulges, or water stains?
- Are the floors free of dips or bulges that may indicate uneven or sloping subfloors?
- Are the windows and doors in good condition & working order?
- Is there sufficient natural light and ventilation?
- Is there a built-in robe? If not, is there sufficient space to install one?

Comments:



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Bedroom 3:

- Are the walls and ceilings free of any cracks, bulges, or water stains?
- Are the floors free of dips or bulges that may indicate uneven or sloping subfloors?
- Are the windows and doors in good condition & working order?
- Is there sufficient natural light and ventilation?
- Is there a built-in robe? If not, is there sufficient space to install one?

Comments:

Bedroom 4:

- Are the walls and ceilings free of any cracks, bulges, or water stains?
- Are the floors free of dips or bulges that may indicate uneven or sloping subfloors?
- Are the windows and doors in good condition & working order?
- Is there sufficient natural light and ventilation?
- Is there a built-in robe? If not, is there sufficient space to install one?

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Bedroom 5/study/rumpus/living 2:

- Are the walls and ceilings free of any cracks, bulges, or water stains?
- Are the floors free of dips or bulges that may indicate uneven or sloping subfloors?
- Are the windows and doors in good condition & working order?
- Is there sufficient natural light and ventilation?
- Is there a built-in robe? If not, is there sufficient space to install one?

Comments:

Additional Spaces:

- Are the walls and ceilings free of any cracks, bulges, or water stains?
- Are the floors free of dips or bulges that may indicate uneven or sloping subfloors?
- Are the windows and doors in good condition & working order?
- Is there sufficient natural light and ventilation?
- Is there a built-in robe? If not, is there sufficient space to install one?

Comments:



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Outdoor Space:

- Are all outdoor structures such as decks, pergolas, and fences free of any damage, deterioration, or rust?
- Is the exterior of the building free of any signs of pest activity or damage? (Refer to the appendix for example).
- Is the yard sloping away from the house structure to prevent water pooling and flooding?
- From what you can see from the ground, are the gutters and roof free from damage or disrepair? For example: eave lining stains (normally this occurs due to overflow in blocked gutters)
- Is the roof free from overhanging tree branches? (These should be cut back away from the roofline and gutters as it is conducive to termite infestation).
- Are downpipe/s connected to stormwater discharge? (Downpipes not connected to stormwater have the potential to cause differential settlement to the footings, cause rising damp and is also conducive to termite infestation).
- Are hot water services and air conditioning units which release water alongside or near to building walls connected to a drain? (if this is not possible then their water outlet needs to be piped several meters away from the building as the resulting wet area is highly conducive to termites).

Comments:



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Appendix A:

1. Signs of water damage on internal walls and ceilings:

1. Discoloration: Water damage can cause visible staining or discoloration. The colour can range from white to yellow or brown.



Figure A: White/yellow water stain



Figure B: Brown water stain

2. Swollen or Cracked walls and ceilings: This can cause the wall surface to appear uneven, and plasterboard may become soft or crumbly to the touch.



Figure C: Swollen ceiling from water



Figure D: Crack in wall due to water ingress



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3. Peeling Wallpaper or Paint: This is caused by water infiltration.

This can happen in localised areas or throughout entire walls.



Figure E: Water damage causing paint to peel

4. Musty Odours: When there is moisture in walls, a musty or damp odour can develop.

This can be the result of mould growth or simply the presence of excess moisture.



Figure F: Mould on ceiling

5. Increased Humidity: Water damage in walls can result in an increase in humidity. This can cause air to feel thicker and heavier, and windows may fog up.



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Appendix B:

Signs of Pest activity to the exterior of the house:

1. Visible Damage to Wood - Termites often leave sawdust-like droppings (termite frass) around the wood they chew through, leaving behind jagged or flaky wood surfaces. Additionally, rodents may create visible gnaw marks on wooden surfaces.



Figure A: Termite Frass



Figure B: rodent gnaw marks

2. Holes - Termites create small holes in wood and plaster, while rodents may chew through walls and create larger holes. Bees and wasps may build nests and leave visible holes in exterior walls as well.



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Figure C: Termite Holes



Figure D: rodent hole



Figure E: Wasps nest hole

3. Peelings: Termites can cause paint to peel off on window sills or walls.



Figure F: Paint peeling due to termites



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4. Burrows - Rodents may dig burrows, shred vegetation, or create depressions, mounds, or mounds in the soil, particularly near the foundation. Ants can leave visible trails along walls and foundations.



Figure F: Burrowing



Figure G: Ant trail

5. Chewing - Rodents often chew through wires, insulation, and plastic pipes, leaving visible gaps or gnaw marks.



Figure H: Rodent hole through insulation

6. Noises - Rodents are active at night and can create scratching or scurrying sounds which could be audible in the walls and ceilings.



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7. Droppings - Rodents can leave visible droppings in attics, crawl spaces, base on exterior walkways.



Figure I: Rodent droppings

8. Nests - Birds, rodents, and insects can create nests in gutters, on the roof, or in other areas around the exterior of the house.



Figure J: Nest in gutter