

Next Address Home Inspection Checklist

As you inspect the home, score each of the below categories out of ten. This will give you the chance to rank each home on reason and logic rather than running with your first impressions. After that you should record any obvious faults with the home, and find one word that sums up your first impression. Copy and complete the second section for each home you visit. Be diligent with notes so you can compare all homes properly. Happy hunting.

	Home #1	Home #2	Home #3
Address			
Price range			
Agent and phone #			
Auction date			
Kitchen			
Bathroom/s			
Living room/s			
Bedroom/s			
Ensuite			
Land size and garden			
Garage and/or off-street parking			
Storage space			
Outdoor entertaining			
Pool			
Floor plan? (does it suit you?)			
TOTAL			
Any obvious faults			
First impressions			

Inside the Home

Home #__

	Yes	No
Are the walls and ceilings in good condition?		
Are the walls, window sills, ceilings, and floors free from dampness and mould?		
Is the floor in good condition? (springy floorboards, cracks in concrete?)		
Is the property insulated? (check the ceilings and walls)		
Is there enough natural light?		
Is the home well ventilated?		
Are there enough power points?		
Is natural gas connected?		
Is there air-conditioning in the home?		
Are there smoke alarms fitted and in working condition?		
Do all windows and doors open and close properly?		
Does the home have a working security system?		
Are there fly screens?		
Will your furniture fit and suit the new home?		
Is the kitchen big enough? (will it fit your appliances, white goods, does it have enough pantry and bench space?)		
Does the home have the number of bedrooms you need?		
Are there built in wardrobes?		
Are the rooms insulated enough so that they will be cool in summer?		
Are there enough bathrooms?		
Are the bathrooms well ventilated?		
Are the bathrooms in good condition? (Check for leaking shower recess, water pressure, cracked tiles, mould and dampness)		
Is the laundry big enough? Is there enough bench space?		
Is the water pressure in the laundry adequate?		
Is there a study? (check for good internet connection and enough powerpoints?)		
Is there a workshop/shed/garage?		
Is there adequate storage?		

Outside the Home

Home #__

	Yes	No
Does the building meet council regulations? If you wanted to make changes to the home, would you be able to get council approval?		
Is the building and land free of any restrictions that may affect you in the future?		
Is the exterior paintwork in good condition?		
Are the walls free from cracks? (cracks could be from paintwork, or more serious such as structural flaws and sinking of the home)		
Is the roof in good condition? (check gutters, downpipes, and eaves for water leakage)		
If the home has a view, might it be built out or covered by trees in the future?		
Is the land free from landslip? Check with local council		
Does the home have easy access? (Walking up stairs to enter the home might be alright now, but could affect your resale value as it limits accessibility)		
Is there internal access from the garage and/or outside the home?		
Is there a pool? Is it in good condition? (check the filters, heating, and make sure the fence meets council approval)		
Does the garden suit your needs? Is it adequately fenced?		
Is the home free from anything that may affect your lifestyle?		
Is the hot water service adequate?		
Are the pavers/decks in good condition?		