

CHECKLIST

HOME INSPECTION
HOUSES

#McGRATHKNOWLEDGE



McGrath

Finding your ideal house is easier with this handy checklist.

Simply check off the features as you're inspecting the property to ensure you get a complete picture and find your home of choice.

PROPERTY & CONTACT INFORMATION

Address of property	
Name of agent	
Name of real estate agency	
Agent contact number	
Agent email	
Inspection details	Day / Time
How long has the property been on the market	
Reason for selling	
Sale price	
Auction date	
Auction price guide	
Any offers	<input type="checkbox"/> Yes <input type="checkbox"/> No
If so how much	
Overall rating of suitability out of 10	

GENERAL PROPERTY DETAILS

Land size (sqm)	
Internal living space (sqm)	
When was the house built	
Are there approved development plans?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Front yard aspect	North / South / East / West
Back yard aspect	North / South / East / West
Any views	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there natural light	<input type="checkbox"/> Yes <input type="checkbox"/> No
Any easements on the property	<input type="checkbox"/> Yes <input type="checkbox"/> No
How many levels / stories	
Proximity to: Schools Shops Public Transport Lifestyle e.g. parks, beaches	
Hot water system	Gas / Solar / Electric
Air conditioning	Ducted / Wall Unit / Window Unit
Fees: Council Land tax Strata Other	
Security	Back to Base / Security Doors / Bars
Solar panels	<input type="checkbox"/> Yes <input type="checkbox"/> No
Rain water tank	<input type="checkbox"/> Yes <input type="checkbox"/> Nos
Parking / no. of spaces	
Privacy from neighbours	<input type="checkbox"/> Yes <input type="checkbox"/> No
Overall condition	
Need for renovations	<input type="checkbox"/> Yes <input type="checkbox"/> No

BEDROOMS

	1	2	3	4
Number of bedrooms				
Size of bedrooms				
Ensuite	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Built in storage	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Air conditioning	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Ceiling fan	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Flooring				
Overall condition	Poor / Good / Excellent	Poor / Good / Excellent	Poor / Good / Excellent	Poor / Good / Excellent
Need to renovate	<input type="checkbox"/> Yes <input type="checkbox"/> No			

BATHROOMS

	1	2	3	4
Number of bathrooms				
Size of bathrooms				
Bath	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Shower	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Storage space	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does shower have good water pressure	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Good ventilation / fans	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Overall condition	Poor / Good / Excellent	Poor / Good / Excellent	Poor / Good / Excellent	Poor / Good / Excellent
Need to renovate	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

LIVING SPACES

	Family Room	Formal room	Dining	Study
Size				
Flooring				
Storage				
Overall condition	Poor / Good / Excellent	Poor / Good / Excellent	Poor / Good / Excellent	Poor / Good / Excellent
Heating				
Air conditioning / fans				
Need to repaint	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Need to renovate	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

OUTDOOR SPACE

	Front	Back
Size		
Fencing / walls	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Landscaping	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Pool	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Pool fence compliant	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Balcony	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Deck	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Courtyard	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Storage	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Security	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Aspect	North / South / East / West	North / South / East / West

KITCHEN

Is it big enough for your needs	
Cooktop	Gas / Electric / Solar
Hot water	Gas / Electric / Solar
Dishwasher	<input type="checkbox"/> Yes <input type="checkbox"/> No
Rangehood	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there adequate storage	<input type="checkbox"/> Yes <input type="checkbox"/> No
Overall condition	Poor / Good / Excellent
Need to repaint	<input type="checkbox"/> Yes <input type="checkbox"/> No
Need to renovate	<input type="checkbox"/> Yes <input type="checkbox"/> No

LAUNDRY

Is there an internal laundry	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is it a separate room	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the size of the laundry adequate	<input type="checkbox"/> Yes <input type="checkbox"/> No
Can you fit a washing machine	<input type="checkbox"/> Yes <input type="checkbox"/> No
Can you fit a dryer	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there room to dry laundry	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there direct access outside	<input type="checkbox"/> Yes <input type="checkbox"/> No
Need to repaint	<input type="checkbox"/> Yes <input type="checkbox"/> No
Overall condition	Poor / Good / Excellent
Need to renovate	<input type="checkbox"/> Yes <input type="checkbox"/> No

PARKING

Parking	<input type="checkbox"/> Garage <input type="checkbox"/> Street <input type="checkbox"/> Carport
Number of spaces	
Driveway	<input type="checkbox"/> Yes <input type="checkbox"/> No
Permits required	<input type="checkbox"/> Yes <input type="checkbox"/> No

EXTERIOR STRUCTURE

Material of structure	Wood / Brick / Stone / Other
Are there visible cracks in the walls	<input type="checkbox"/> Yes <input type="checkbox"/> No
Excessive peeling paint	<input type="checkbox"/> Yes <input type="checkbox"/> No
Do the roof, guttering or drain pipes look like they need replacing	<input type="checkbox"/> Yes <input type="checkbox"/> No
Evidence of missing, rotten or broken tiles	<input type="checkbox"/> Yes <input type="checkbox"/> No
Roofing material	<input type="checkbox"/> Yes <input type="checkbox"/> No
Overall condition	Poor / Good / Excellent

ADDITIONAL THINGS TO CHECK

RTA / State & Federal Government for infrastructure plans / changes to zoning	
Water rates	Wood / Brick / Stone / Other
Land taxes	<input type="checkbox"/> Yes <input type="checkbox"/> No
Council rates	<input type="checkbox"/> Yes <input type="checkbox"/> No

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