

Pre Settlement Inspection Checklist

Clause 3.2 (1) gives the purchaser the right to enter the property once before settlement for the purposes of examining the property and the chattels and fixtures included in the sale.

INTERIOR

General

- Check there has been no damage to any walls which was not previously present.
- Check there has been no damage to any carpets or curtains, stains or burns.
- Look at ceilings for signs of any leaks
- Electrical sockets working?
- Have there been any broken windows?

Kitchen

- Does the kitchen sink drain?
- Do the oven and oven lights work?
- Does the extraction fan turn on, do the lights work?
- If dishwasher included, does it turn on and run?

Bathroom/Toilets

- Does the toilet drain - check by flushing with toilet paper. If it is slow to drain it indicates a blockage.
- Does the water run in the shower/ bath/ vanity and are there any leaks?

Living & Dining Areas

- Check the fireplace, door opens and shuts and the dampers turn.
- Any heating appliances turn on (if a heat pump check the outside unit while on).

Laundry

- Do the Laundry taps work, does the Laundry tub drain?
- If the washing machine and dryer are included as chattels are these in working condition, do they drain?
- If there is a ventilation fan is this working?
- Are there fittings to connect a washing machine? Is there a proper air venting system for the dryer?
- What's the tub like?
- Is there adequate storage for buckets and mops, cleaning stuff, shoe cleaning gear, pet paraphernalis etc?

Hot Water Cupboard

- Hot water cylinder - is this on? Are there any leaks?

Attic/Roof Space

- Any sign of leaks?

EXTERIOR

- Check there is no damage to any walls or fences
- Locate the vent in the sewer pipe and see if any material is coming out (can occur if a blockage)
- Check any exterior drains, to ensure they are draining
- If there is a garage check for any leaks. Check any electrical sockets are in working condition.

VENDOR OBLIGATIONS

The Vendors obligation is to keep the property in the same condition as it was at the time the agreement was entered into. So if any damage occurs to the property between entering into the agreement and signing the agreement, the Vendor is required to fix the damage. I.e. if the roof develops a leak, a window is broken, or a hole put in the wall while moving the Vendor must remedy this.

The Vendors will often clean a property, but there is no requirement for them to do so.

The Vendors may also leave rubbish in the wheelie bins, and garden waste in the compost bins. Again there is no requirement that they remove this. However some Vendor will do this

VENDOR WARRANTIES

Clause 7.2 (1) of the agreement provides that at settlement all chattels (ovens, cook tops, dishwashers), any systems or devices that provide services or amenities (heating, cooling, security) are in the condition they are in when the agreement is entered into but must be in "working condition"

So if any chattels are not working during the pre purchase inspection, you may request these are repaired.

If you do locate any issues these should be discussed prior to settlement, with your agent and lawyer.