

Exterior inspection

- Roof – Any signs of damage, missing tiles dips or level changes
- Gutters and downpipes – Ensure clear of debris, properly attached, no dips or bends.
- Siding or exterior finishing – Look for cracks, damp, rot or damage.
- Foundation – Inspect for cracks, water damage or signs of settling.
- Windows and doors – check for proper sealing, operating and signs of damage.
- Driveways and walkways – Look for crack's potholes or uneven surfaces.
- External burglar bars – look for rust, how they are attached to walls and evidence of break ins.
- External Plumbing – Look for leaks also inspect tanks and water booster pumps.

Interior Inspection

- Walls and Ceilings - Check for Cracks, water stains, or signs of Mold and damp
- Flooring – Inspect for any damage, unevenness or signs of water damage.
- Doors and Windows – Ensure the open and close properly and check for drafts.
- Electrical System – Test Outlets, switches, earth leakage look for outdated wiring and safety hazards. Switch each light on and check roof fans are working.
- Plumbing System – Check for leaks, water pressure and inspect pipes for corrosion.
- Airconditioning – Test aircon units for proper functioning
- Appliances – Test all appliances included in the sale eg. Stove dishwasher and refrigerator.

Basement or Crawl Space

- Check for signs of Water Intrusion, Dampness or Mold

- Inspect the Foundation for Cracks or structural issues.
- Ensure proper insulation and ventilation.

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- Inspect for Proper insulation and ventilation.
- Check for Signs of water leaks or pest infestation, eg borer beetle holes.
- Is the plastic sheeting under the tiles still in good condition?
- Ensure no structural damage to the roof framing, rafters etc.

Structural components

- Inspect beams, columns and load bearing walls for any signs of damage or deterioration.
- Check for signs of termite or pest damage (Are wooden skirtings and window frames hollow when knocked)
- Ensure proper drainage away from the property.

Environmental factors

- Asbestos – Check for asbestos containing materials especially in older homes.
- Mold – Look for signs of Mold or mildew, especially in damp areas like bathrooms.
- Lead Paint – Test for lead based paint in homes built before 1978.

Exterior Features

- Yard and Landscaping – Inspect for proper drainage, grading and any signs of erosion.
- Deck or patio – Ensure proper construction, stability and no signs of rot or decay.
- Fencing – Check for damage or rust.
- Gates – check for rust, does the motor work, do the gates open and close.