

# Things to see before collecting the key.

Pre-settlement inspection checklist.



# Don't forget to inspect.

## General / every room

- Walls/Ceiling:** Check for new cracks, damp, damage and paint condition.
- Floors:** Inspect for new scratches or stains.
- Windows/Doors:** Ensure they open, close, and lock properly. Check no new cracks.
- Lights/Power Points:** Test all switches and outlets.

## Kitchen

- Oven heats up
- Stovetop / burners
- Rangehood
- Dishwasher / seals
- Taps / hot water
- Under-sink plumbing / basin drainage
- Bench tops
- Open / close cabinet and drawers
- Other fixed appliances

## Bathrooms

- Taps / hot water
- Under-sink plumbing / basin drainage
- Flush toilet
- Shower screen / door
- Shower taps / plumbing
- Bathtub
- Exhaust fan

## Laundry

- Taps / hot water
- Under-sink plumbing / basin drainage
- Clothes washer taps / connection

## Outdoor areas

- External paint / woodwork
- Fences / gates
- Garage door / remote driveway gate
- Balcony / verandah / decking
- Gardens / lawns
- Irrigation system / pond
- Pool / pump / cover / safety barriers / self-closing gates
- Foundations / stumps
- Shed
- External blinds
- External lights / power points

## Utilities and safety

- Heating system
- Cooling system
- Hot water heater / instant gas
- Fuse box / safety switches
- Test smoke detectors
- CCTV / alarm systems

## Other

- Any agreed-upon repairs
- Any furniture / items included in sale

Notes:

# Pre-settlement inspection FAQs.

## What is a pre-settlement inspection?

A pre-settlement inspection is your final opportunity to check the property before the settlement date. It ensures that everything is in the agreed-upon condition and that any repairs or special conditions have been completed.

## Do I have to do a pre-settlement inspection?

No, it's not legally required, but it's highly recommended. It's your last chance to ensure everything is in order before you take ownership of the property.

## When should I do my pre-settlement inspection?

You can schedule your inspection up to 7 days before settlement. It's best to book it with the selling agent as soon as possible.

## Can I ask the seller to fix issues found during the inspection?

Yes, if you find any issues that weren't disclosed or repairs that haven't been completed as agreed, you can request that they be fixed before settlement. This gives the seller time to address concerns.

## How long does a pre-settlement inspection take?

Typically, it takes around 30-60 minutes, depending on the size of the property. It's a good idea to bring along your checklist to ensure you don't miss anything.

## What happens if I miss the pre-settlement inspection?

If you miss the inspection, you might lose your chance to check the property condition before settlement. This could result in surprises after you take possession, so it's best not to skip it.

## What if the property isn't in the condition I expected?

If the property isn't as expected or there are issues (such as damage or missing items), you can contact your lawyer or conveyancer to advise on next steps, which may involve negotiations or delaying settlement.

## Do I need to bring anything to the inspection?

Bring your inspection checklist, a pen, and a camera or smartphone to take notes or pictures of any issues. It's also helpful to have a tape measure if you need to check room sizes.

## Can I bring someone with me to the inspection?

Yes, you can bring a friend, family member, or even a building inspector to help you spot any issues that might be missed during the inspection.