

PRE-SETTLEMENT INSPECTION PROCESS



A pre-settlement inspection provides you with an opportunity to look at the property in the week leading up to settlement. During the inspection, you should check that the vendor has complied with their obligation to ensure the property is in the same condition it was in when you first exchanged contracts.

INSPECTION CHECKLIST

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| <input type="checkbox"/> Door, handles and locks operational | <input type="checkbox"/> Signs of pest infection |
| <input type="checkbox"/> Curtains and blinds in good condition | <input type="checkbox"/> Property is clean and tidy |
| <input type="checkbox"/> Windows and glass intact | <input type="checkbox"/> All agreed repairs have been carried out |
| <input type="checkbox"/> The hot plate, oven, grill and extractor fan | <input type="checkbox"/> All rubbish removed |
| <input type="checkbox"/> All lights work including the bathroom heat lamp | <input type="checkbox"/> No damage or deterioration since contract was signed |
| <input type="checkbox"/> Power points functioning | <input type="checkbox"/> All special conditions in the contract of sale have been met |
| <input type="checkbox"/> Air conditioning and heating systems working | <input type="checkbox"/> The dishwasher is working |
| <input type="checkbox"/> Smoke alarms and alarm system working | <input type="checkbox"/> Where the hot water system is located |
| <input type="checkbox"/> Garage door remote - check batteries | <input type="checkbox"/> Where the water and gas meter are located |
| <input type="checkbox"/> Copies of appliance operation manuals | <input type="checkbox"/> Sinks drain properly and don't leak |
| <input type="checkbox"/> Toilets flush and not leaking | <input type="checkbox"/> Pool and spa filters and pool pump functioning |

Bring the contract of sale with you on the day of the pre-settlement inspection

The contract of sale can assist you in ensuring the property contains all the items the vendor agreed to leave (inclusions) and is free from all the items the vendor agreed to take away (exclusions).

If you encounter any major problems with the property at the pre-settlement inspection, please contact our office on 1300 892 237.



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