

find your better place, property checklist

Address _____

Property type House Unit Duplex Other: _____

Exterior condition _____ Score out of 10

Interior condition _____ Score out of 10

Heating / cooling Split System Reverse Cycle Fire Place Other: _____ Score out of 10

Property Size: Land _____ sqm Interior _____ sqm Score out of 10

Auction or Private Treaty _____

Traffic & Area Noise (1) High (5) Medium (10) Low Score out of 10

Overall score **TOTAL (A)**

Real Estate Agents Details

Company _____

Agent's Name _____ Phone _____

email _____

Nearby amenities		Score out of 10	
Public Transport	<input type="text"/>	Shopping Centre	<input type="text"/>
Schools	<input type="text"/>	Restaurants	<input type="text"/>
Child Care	<input type="text"/>	Cinemas	<input type="text"/>
Medical Centre	<input type="text"/>	Recreation (gym, parks)	<input type="text"/>
(1) Far - (10) Near			
Overall Score (D)			<input type="text"/>

Bathrooms	Bathroom 1	Bathroom 2
Shower	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Bath	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Cupboards	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Heater	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Extraction fan	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Toilet	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Score out of 10		Overall Score (C) <input type="text"/>

Kitchen	
Cooktop	Gas <input type="checkbox"/> Electric <input type="checkbox"/>
No. of cupboards	<input type="text"/>
Dishwasher	Yes <input type="checkbox"/> No <input type="checkbox"/>
Flooring	
Carpets <input type="checkbox"/>	Floorboards <input type="checkbox"/> Tiles <input type="checkbox"/>
Other _____	
Oven	Gas <input type="checkbox"/> Electric <input type="checkbox"/>
Phone point	Yes <input type="checkbox"/> No <input type="checkbox"/>
No. of power points	<input type="text"/>
Rangehood	Yes <input type="checkbox"/> No <input type="checkbox"/>
Overall Score (D) <input type="text"/>	

Bedroom(s)	1	2	3	4	5
Built in wardrobe	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walk in wardrobe	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ensuite	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flooring					
Carpets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floorboards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tiles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flyscreens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Window treatments					
Blinds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Curtains	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
None	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequate lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Score out of 10					Overall Score (E) <input type="text"/>

Hot Water System

Gas Solar Electric
Storage Instantaneous

Security

Alarm Deadbolts
Smoke Detectors Yes No
How Many?

Comments

Score out of 10

Overall Score (F)

Gardens & Courtyards

Garage Single Double
Carport Size sqm

Fences

Timber Metal Brick
Other

Reticulated gardens Yes No
Patio / Veranda Covered Exposed

Flooring

Decking Brick Paved
Shed Yes No
Is it powered Yes No
Swimming Pool Yes No

Score out of 10

Overall Score (H)

Living Room

Window Treatments

Blinds Curtains None

Flooring

Carpets Floorboards Tiles

Other

Flyscreens Yes No

TV Connection Cable Free to Air

Gas outlet Yes No

Adequate lighting Yes No

No. of Power points

Score out of 10

Overall Score (G)

Laundry

Laundry Size sqm

No. of Cupboards

Trough Plastic Steel

Linen Cupboard Yes No

Score out of 10

Overall Score (I)

TOTAL SCORES

TOTAL (A+B+C+D+E+F+G+H)

Now compare all the total scores of other properties you have inspected.

When you find the highest scoring house, you'll find your better place.

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Questions to consider

1. Are the rooms big enough - will your bed fit into the bedroom with enough space for a wardrobe if there is not one built in already?
2. Is there room for future expansion / renovations?
3. Are there any easements* running through the property? (It might prevent you from either extending the property or possibly putting a pool into the backyard).
4. Ask the Real Estate Agent as to why the property is on the market? - the answer may give you an indication as to how fast the owners are looking to sell.
5. What is the council zoning# for the block?
6. Are there any cracks in the walls? This may indicate shifting foundations and costly work may be required.
7. Is there a musty smell? - this may indicate either rising damp or water damage so you will need to look for signs of this.
8. What is the wall on the other side of the bathroom like? If there is damage to the paint, this maybe a sign of water damage.
9. What is the water pressure like?
10. Are the amenities close by?
11. Are there enough power points in each room?
12. Check if pets are allowed if you are buying in a complex (units / apartments).
13. Check the Property Strata for restrictions and fees.

Easement* A right which a person has to use land belonging to another in a particular manner not involving the taking of any part of the natural produce of that land or of any part of its soil, or a right to prevent the owner of that land from using his land in a particular manner. This right must be appurtenant to (ie attached to) another piece of land, called the dominant tenement. The most usual easements are rights of way, easements for light, easements for the flow of water over and through another's land, and easements of support. Zoning# Local Government or Planning Authority control of the use of land, such as business, residential, light, offensive or heavy industrial etc, as well as regulating the type and density of the improvements upon it. Local Government or Planning Authority control of the use of land, such as business, residential, light, offensive or heavy industrial etc, as well as regulating the type and density