

Property Inspection Checklist

Michael Kalinowski | Century 21 Bayview

Exterior and Structure

- Check roof for tiles, rust, sagging
- Inspect gutters and downpipes
- Look for cracks in walls/foundation
- Check windows, doors, frames
- Assess fencing and outdoor areas

Interior Condition

- Look for cracks in walls or ceilings
- Check floors for squeaks or damage
- Test all doors and windows
- Look for water damage or mould
- Check wardrobes and storage

Plumbing and Electrical

- Turn on taps - check water pressure
- Flush toilets - check drainage
- Look under sinks for leaks
- Test power points and switches
- Check hot water system age

Kitchen and Bathroom

- Test appliances if included in sale
- Check benchtops, cabinets, tiles
- Look for pest damage in cabinets
- Inspect exhaust fans, ventilation
- Check fixture age and condition

Overall Assessment

- Note orientation (north-facing ideal)
- Assess natural light in living areas
- Check mobile phone reception
- Visit different times for noise
- Talk to neighbours about area

343 Bay Street, Brighton-Le-Sands NSW 2216