

I.O.U. Checklist INSIDE : OUTSIDE: UNDERSIDE

TIPS Prior to Inspection:

- #1 Your inspection starts when you are in the car 2 minutes prior to arriving at the site. Look at streetscape, neighbours houses, schools shops. Even try to speak to the Real Estate Agent about prior sales in the area
- #2 There are 6 key things to look for in each of the I.O.U checklist areas – and 10 minutes should be taken in each area. (Inside – 10min, Outside – 10 min & Underside 10 min)
- #3 Use the following senses when inspecting:
Sight – something doesn't look right, not level, rusty, broken.
Listen – Creaking floorboards, running taps, leaking toilets.
Smell – Musty, dampness.
Touch – Subfloor damp, doors open close, etc.....
- #4 Handy Tools to Take: Marble, Tape measure, Torch, I.O.U checklist

Property address: Date of Inspection:

Asking price: Land Size:

Agent name: Council:

Agent contact details: Age of House:

INSIDE (10 mins)

- 1. Doors & Windows
- open, shut, lock, level?
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- 2. Floors
- level – use marble, bouncy, spring, dirty/damaged carpet?
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- 3. Walls
- cracks, paint – turn lights on in room to see any defects?
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- 4. Wet Areas
 - KITCHEN
- appliances work, water damage?
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 - BATHROOM
- cracked tiles, mouldy ceilings / shower screens?
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 - LAUNDRY
- mouldy ceilings, water damage?
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- 5. Electrical – Light switches & Powerpoints
- discolouration?
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- 6. Margins
- spaces/gaps around doors, architraves?
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OUTSIDE (10 mins)

- 1. Roof
- metal/tile – rusty/wear in roof?
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- 2. Walls
- brickwork – cracks, movement.
- weatherboard – paintwork, movement?
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- 3. Appliances
- heating, cooling, hot water service
date of manufacturer, age?
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- 4. Garage
- structurally sound?
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- 5. Spouting/Downpipes/Fascia boards
- leaks, cracks, paint work?
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- 6. Electrical switchboard
- safety switch, age of the board?
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UNDERSIDE(10 mins)

- TIP:** A torch is very handy!
- 1. Drainage/Pipes
- PVC – old pipes, blocked?
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 - 2. Subfloor Structure
- timbers: water damage, white ants?
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 - 3. Water Pipes
- old pipes ie. gal/copper/plastic?
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 - 4. Electrical Wiring
- neatly tied down – nothing loose?
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 - 5. Stumps
- wooden, concrete?
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 - 6. Damp
- water issues: leaking pipe or pooling. Water flowing under home?
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Initial Property Summary: Pass Not Pass