

First Home Buyer – 30-Minute Inspection Checklist

Use this at inspections to stay focused on fundamentals that affect livability and value.

BUYER'S AGENT

Property:

Date:

Light & Ventilation

- ☐ Aspect / orientation checked
- ☐ Cross-breeze potential
- ☐ Overshadowing to living/bedrooms
- ☐ Skylights (natural light to key rooms)
- ☐ Adequate ventilation to kitchen & wet areas (bathroom, laundry)

Noise & Privacy

- ☐ Traffic / rail noise check (day & night)
- ☐ Aircraft noise (flight paths)
- ☐ Commercial interfaces assessed
- ☐ Sightlines / privacy from neighbours
- ☐ Boundary fencing condition
- ☐ Fence heights compliant/practical

Structure & Moisture

- ☐ Roofline / gutters condition
- ☐ Subfloor ventilation (where applicable)
- ☐ Damp clues (staining, mould, musty smell)
- ☐ Crack patterns (size, direction, location)
- ☐ Floors are level
- ☐ Walls are plumb

Services

- ☐ Electrical board capacity/condition
- ☐ Hot water age/condition
- ☐ Visible plumbing (leaks, water pressure)
- ☐ Internet readiness (NBN/FTTP availability)
- ☐ Solar installed
- ☐ EV-ready (switchboard capacity/conduit)

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Services (cont.)

☐ Battery in situ

External Risks

☐ Trees near footings

☐ Stormwater drainage path

☐ Retaining walls integrity

☐ Nearby substation

☐ Sewer ventilation/vents

☐ High-voltage powerlines

☐ Water reservoir proximity

Apartment Extras (if applicable)

☐ Strata noticeboard & recent issues

☐ Common-area condition (lighting, paint)

☐ Lift maintenance/records

☐ Parking practicality & access