

Inspection checklist for an investment property

Property address		
Things to look out for	Details	✓ satisfied X unsatisfied
External of the property		
Orientation and aspect	Living and the alfresco areas and the backyard should ideally be facing north to utilise the sunlight at the right angles throughout the year and reduce the need for artificial light, cooling and heating. If heat is an issue, inspect the property in the middle of the day to get an idea of how much light and heat the home might get at its strongest.	
Slope and elevation	Flat sites are easier to access and live on, especially if you want the tenants to utilise the backyard fully. Property should ideally be on the higher side of the street, as water runoff from the road or higher land will naturally flow toward the lower-lying ground. It can affect the soil movement and stability of the site. Dampness also provides ideal conditions for termites to thrive.	
Driveway	The driveway should be slightly sloping away from the house. A steep driveway facing the home increases the chances of the garage or home being flooded. Also, check its overall condition. If the cracks in the driveway are bigger than 6mm wide, the driveway might require replacing in the future.	
Parking	Does the property have secure parking or side gate access to fit more than one car, a boat or a caravan? This usually has a big tenant appeal.	
Garden beds	Garden beds are positioned away from the house and not touching the house foundations, increasing the risk of termites.	
Water runoff	Water runoff from gutters, downpipes and aircon should be positioned away from the foundations of the home. Moisture can attract termites and unsettle the foundations over time.	
Gutter and downpipes	Look out for drip marks, rusk marks, or watermarks along the gutter and downpipes. These are signs of leaking or debris-filled gutters.	
Stormwater and sewage access points	If you see any stormwater and or sewage access points, look into these possible easements with the local council and their plans. This can be particularly important if you are looking to add further value to the block by building a pool and re-developing the site in time.	
Drainage	Is there sufficient drainage surrounding the property? If there are pools of water surrounding the property a day or so after rain, these are signs of poor drainage. You do not want water pooling near the house.	
Renovations or extensions	Are there any significant external renovations (i.e. carports, decks, house extensions)? Check for council approvals to ensure they were built to specifications.	
Internal of the property		
Entrance	Is the entrance (front door, foyer and hallway) appealing?	
Kitchen	Fridge: <ul style="list-style-type: none"> Does the kitchen have plumbing for the fridge (water filter and ice)? Can the space accommodate a double door fridge? Appliances <ul style="list-style-type: none"> Check the condition of the dishwasher and stove to see whether they need repairing or replacing. 	
Cracks	Check for any visible cracks in the walls or ceilings.	
Cupboards and storage	Open cupboards near wet areas (i.e. kitchen, bathroom and laundry) as they can hide water damage or leaks.	
Shower	Check the shower and the doors for the condition of the seals and any signs of rust.	
Blinds	Check the condition of the blinds to see whether they need replacing.	