



# property inspection checklist

Each time you inspect a rental property, bring a copy of this checklist with you. As you go about making the inspection, put a tick or cross in the address column or make a brief note. This will help you compare properties before you put in your application/s.

	address	address	address
<b>Inside the property</b>			
Does the property have gas?			
Does it change their electricity?			
Is there adequate heating?			
Water in kitchen is cold?			
Is the property insulated?			
Are there smoke detectors?			
Do any of the pipes have hot/cold taps working and are they fixed and installed?			
Is it easy to rent the property in case of fire?			
Is the hot water system big enough for the household?			
Are the water quality and water pressure good?			
Are the stove and oven in good working order?			
Is there an exhaust fan in the kitchen?			
Are there exhaust fans in the other bathrooms?			
Is there space for a washing machine?			
Is there a laundry sink with tap?			
Is there enough storage space and clothes hanging space?			
Do the windows have coverings such as curtains or blinds?			
If there are large windows, are they fixed with a safety glass?			
Do the windows open and close properly?			
Do the windows have any lead?			
Do the front and back doors have deadbolts?			
Do the doors and windows have fire-rated glazing in kitchen large fire extinguishers?			

Is there a security door?			
Is the telephone connected?			
Is there a TV antenna cable?			
Are there enough power points?			
Are there enough light fittings?			
Does the property meet any specific cultural or religious needs you may have?			
Is the property in good overall condition?			
Are the floor coverings, paintwork etc in good overall condition?			
<b>Outside the property</b>			
Is there a TV antenna?			
(This is usually on the roof)			
Does the property have a garden?			
If so, will you be able to maintain it?			
Are the fences and gates adequate?			
If you have a car, is there any carports suitable for parking?			
Is it close to public transport, shops, doctor etc?			
Is it too convenient to travel to school/work?			
Is there heavy traffic or other loud noise that could bother you?			
Will you be applying for this property?			
Date of application:			
Name:			

If the landlord or real estate agent agrees to make any repairs or modifications to the property (such as installing a gas stove or heating) make sure this is done before you sign the tenancy agreement (based on make sure it is put in writing on the tenancy agreement).

For more information please the Tenants' Union, Advice Line on 01 800 900 007, Tenants' Union of Victoria Ltd ACN 008 348 217 Hwy 2/18 www.tu.vic.gov.au



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