

PURCHASER CHECKLIST

It is important to complete an inspection of the property before contracts are exchanged/ binding and another one the day of settlement. This is to ensure that you are completely aware of what you are paying for at the start and to make sure that what was once working at the first inspection is still working upon the time of settlement.

All contracts of sale include a special condition which confirms that the purchaser is to rely on their own inspections and enquiries. This includes accepting the property in its present, state and condition. This includes latent or patent and defects to the property. Below is a checklist to assist to look for things you would not always think to look for. It is ideal to take this, along with the front page of the contract to cross check everything that is there. Please notify your conveyancer of any defects you have found that you were not privy to at the time of your offer being accepted. This is to ensure that negotiations can take place (to be fixed, replaced or compensated) before contracts become binding.

At settlement, our office will ask you to complete your final inspection as close to the settlement date as possible (if possible, the morning of) to ensure the property is clean, tidy and free from rubbish, debris & belongings not noted on the contract. The property should be in the same condition as it was at the time of exchange. Once completed, you must contact your conveyancer to notify them of your findings so they can discuss next steps or prepare your file for settlement.

ITEMS TO LOOK FOR:

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| <input type="checkbox"/> Test the Dishwasher, Oven and Cook top to ensure all the jets are working. | <input type="checkbox"/> Check that all the taps turn on and off and the water is draining properly. |
| <input type="checkbox"/> Test all electrical items including Lights, Air conditioner, Ceiling fans and any Automatic garage doors. | <input type="checkbox"/> Check that the toilet flushes. |
| <input type="checkbox"/> Check for damaged Windows or Carpet that may have changed between the time your first inspection and now. | <input type="checkbox"/> Test that all the doors, cupboards and windows open and close. |
| <input type="checkbox"/> Check the Pool or Spa is working (pumps, heating, cleaners, etc.) | <input type="checkbox"/> The property has been left clean and tidy. |
| <input type="checkbox"/> Test any Intercoms and Electric gates. | <input type="checkbox"/> Check behind furniture and under rugs for any form of damage to the walls and/ or floors. |
| | <input type="checkbox"/> Check the power points work. |

This checklist compliments the Contract that 'what you see is what you get' and for the process to run smoothly, we want and encourage the purchaser to know what they're paying for.

Please note that the house is to be in the same condition as when you entered into the Contract so any damage that was there before cannot be changed. Any further damage, we can try to obtain compensation for you or have the vendors correct it before completion. Settlement can not be held up due to cleanliness as all levels of cleanliness are different and can not be defined.