



The 58 Point Inspection Checklist

Entranceway / Hall

Door/Handle/Doorstop	Present / Fixed Securely / No dent or hole from handle
Floor / Walls /Ceiling	No damage. No marks, stains, or scratches, flaking or mould. No fly dirt.
PowerPoints/Fixtures/Cables	Power points secure. Faceplates present & intact. Cables safe – no exposed wires.
Lights/Bulbs	Lights fixed securely to ceiling/walls. Free from dust/fly dirt. No damage. Working bulbs.
Sills/Panes/Latches/Joinery	Latches firmly fixed. No cracks in glass. Security stays firmly fixed. Joinery free from mould.
Curtain/Nets/Blinds	No mould. Tracks secure. Curtains hung correctly. In good working order. Photo of backs.

Kitchen

Stove / Oven; Photo of oven

Stove Top / Hob Top	No damage, marks, or scratches. Knobs firmly attached. Element bowls - No holes or rust.
Oven	Door hinges smooth. All seals are intact. Warmer drawer opens/closes freely.

Dishwasher; Photo

Dishwasher	No damage/dents to door. No rust. No leaks. Trays & Cutlery basket present.
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Cabinetry

Interior	Hardware, hinges, and drawer sliders firmly attached and adjusted correctly. No chips, marks, or scratches. No peeling of clashing strip. Check for swelling of the shelves.
Exterior	Panels/Doors/Drawers: No chips, marks, or scratches. Check for swelling of the cabinetry. Silicone free of mould, continuous and watertight. Handles all present & firmly attached.

General Kitchen

Floor / Tiles / Vinyl	No marks, stains, chips, or scratches. Grout intact. Vinyl edges sealed.
Walls	No marks, chips or mould. Paint in good condition. Nothing fixed to wall.
Ceiling	No marks, stains, scratches, flaking or mould. No fly dirt.
Benchtop	No burns, chips, scratches, marks, or cracks. Silicone free of mould, and watertight
Lights / Bulbs / Power Points	Lights fixed securely. Bulbs working. No fly dirt on shades or surrounds. Power points secure. Faceplates present & intact.
Range Hood	Fixed firmly to wall. Filters free from grease. No rust. Bulbs working.
Sink / Drains / Taps	Drain flowing freely. Free from debris. Taps firmly fixed. Aerator present. No drips or leak. No stains, or dents to sink. No leaks from under bench pipes.
Blinds	No Mould. Track fixed securely. Operational.
Sills/Panes/Latches/Joinery	Latches and security stays firmly fixed. No cracks in glass. Joinery free from mould.

Lounge / Dining Room (report as separate areas if they are)

Floor / Walls / Ceiling	No stains on carpet. Walls and ceiling free from fly dirt, chips, flaking and mould.
Door/Handle/Doorstop	Present / Fixed Securely / No dent or hole from handle
Heating / Fan	Free from dust. Remotes present.
Lights/PowerPoints Fixtures/Cables	Lights fixed securely. Bulbs working. No fly dirt on shades or surrounds. Power points secure. Faceplates present & intact. Cables safe – no exposed wires.
Sills/Panes/Latches/Joinery	Latches firmly fixed. No cracks in glass. Security stays firmly fixed. Joinery free from mould.



Curtain/Nets/Blinds	No Mould. Tracks secure. Curtains hung correctly. In good working order. Photo of backs.
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Hallway / HWC / Door Frames

Hallway	No swelling of the skirting boards or door frames throughout
Hot Water Cylinder	No leaks. No rust. In good working order. HWC Ajax Valve - No leaks.

Bedrooms

Door/Handle/Doorstop	Present / Fixed Securely for wardrobe and all / No dent or hole from handle
Floor / Walls /Ceiling	No stains on carpet. Walls and ceiling free from fly dirt, chips, flaking and mould.
PowerPoints/Fixtures/Cables	Lights fixed securely. Bulbs working. No fly dirt on shades or surrounds. Power points secure. Faceplates present & intact. Cables safe – no exposed wires.
Wardrobe/Door/Handles/Shelving	Handles firmly fixed. Sliders/hinges secure & move freely. Shelves secured to wall.
Curtain/Nets/Blinds	No Mould. Tracks secure. Curtains hung correctly. In good working order. Photo of backs.
Sills/Panes/Latches/Joinery	Latches firmly fixed. No cracks in glass. Security stays firmly fixed. Joinery free from mould.

Bathroom/Ensuite

Vanity

Vanity / Sink / Tap	Drains: Not blocked, draining freely. Taps: Firmly fixed. No drips/leak. Aerator present. Basin – no cracks/stains/leaks. Waste pipes free from leaks. Silicone no mould, watertight. Cabinet - Hardware, hinges, and drawer sliders firmly attached and adjusted correctly. Good working order. No peeling of clashing strip. No swelling of the shelves due to water.
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Shower

Shower	Door/Seals: No scale, water spotting, soap scum, bacteria, or mould. Hinges and frame free of grime, mould, and bacteria. Door seals are intact. Shower spray head - no scale/leaks. Slider and shower hose intact. Free from leaks. Shower walls. No scale, water spotting, soap scum, bacteria, or mould. No scratches or damage. All silicone free of mould and watertight. Shower waste drains OK. No blockages/hair. Drains freely.
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Bathroom General

Toilet	Toilet Bowl & Cistern - No stains, cracks, or damage. No water running (valve leak) Toilet Seat & Lid. No damage, discolouration, or cracks. Firmly attached. Toilet flushes and drains freely. Roll holder secure, no rust or damage
Door/Handle/Doorstop	Handle/lock in good working order. Fixed tightly to door. Doorstop fixed firmly so door handle does not hit wall.
Floor / Walls /Ceiling	No marks, stains, chips, or scratches. Grout intact. Vinyl edges sealed.
Lights/PowerPoints/Fixtures	Lights fixed securely to ceiling and walls. Towel rails and any additional fixtures all secure. Bulbs working. Power points secure. Faceplates present & intact
Sills/Panes/Latches/Joinery	Latches firmly fixed. No cracks in glass. Security stays firmly fixed. Joinery free from mould.
Curtain/Nets/Blinds	No Mould. Tracks secure. Curtains hung correctly. In good working order. Photo of backs.

Laundry

Tub / Waste / Drains/ Sink	Drains: Not blocked, draining freely. Taps & Hoses Firmly fixed. Look in cabinet for drips/leak. Aerator present. Waste pipes free from leaks.
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Garage

Door/Handle/Doorstop	Present / Fixed Securely for wardrobe and all. No dent or hole from handle.
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Floor / Walls /Ceiling	No damage, oil, or paint stains. No marks, stains, or scratches, flaking or mould.
Garage Door	Free from dents. Operates freely. Seal in-tact. Opener works.
Sills/Panes/Latches/Joinery	Latches firmly fixed. No cracks in glass. Security stays firmly fixed. Joinery free from mould.

Garden

Front Lawn & Front Gardens	Free from weeds. Mown recently. Clippings removed from property.
Back Lawn & Back Gardens	Free from weeds. Mown recently. Compost removed. Clippings removed from property.

Exterior

Entrance/Steps	Check for any signs of moss/mould (H&S) Ensure all secure.
Letterbox	No lock present. Or key provided. Weathertight.
Gates / Fences / Driveway	No panels missing. Gates, latches & hinges all work correctly. Driveway free from potholes.
Outdoor Living	Tidy. Free from weeds and moss. Deck/Pavers all fixed securely, not loose.
Gutters/Downpipes/Hose/Taps	Fixed securely to the house. No sign of rust/leaks.
Roofing	Photos. Look for any water staining or rust spots.
Exterior Cladding	Look for cracked bricks or boards. Check soffits & base boards are fully sealed
Clothes Line	Check strings are firm, and clothesline is secured and stable.