

## Purchaser inspection

As a purchaser in NSW, it is crucial that you understand the property is sold under the rule of '*caveat emptor*', which means 'let the buyer beware'.

This means you are responsible for thoroughly inspecting the land, property, or unit to your complete satisfaction. This inspection must be done **before you sign the contract, during your cooling-off period, or prior to bidding at an auction.**

Once the contract is unconditional, you accept the property in its current state. You cannot make claims or complain at settlement about the physical condition of the property, the working order of the inclusions (like ovens or air conditioners), or even about items or rubbish left on the land or attached to the walls. If you want something **changed, replaced, or removed**, please advise us urgently. This allows us to formally request it on your behalf and, if the vendor agrees, add it to the contract **before** it becomes legally binding.

## Checklist for Vacant Land

When inspecting vacant land, you're looking for anything that could increase building costs or limit what you can build.

- **Boundaries:** Try to locate the survey pegs that mark the corners of the block. Do the fences (if any) seem to be in the right place according to the plan?
- **Slope and Terrain:** Walk the entire block. A steep slope will significantly increase site and foundation costs. Note any large rocks or uneven areas.
- **Drainage:** Look for evidence of how water flows. Are there low spots that look damp or marshy? This could indicate drainage problems.
- **Services:** Locate the connection points for water, sewer, electricity, and NBN/gas. Are they right at the boundary, or will you need to pay thousands to have them extended to your building site?
- **Vegetation:** Note any large or significant trees. Check with the local council for any Tree Preservation Orders that may prevent their removal and restrict where you can build.
- **Neighbours:** Observe the condition of neighbouring properties and the general upkeep of the area. This can give you an insight into the local community.

## Checklist for a House or Townhouse

This is a detailed inspection of the structure and its inclusions. Be methodical and take your time.

### Inside the Property

- **Walls and Ceilings:** Look for significant cracks, water stains, or peeling paint. Pay close attention to any **stickers or decals on the walls**, as these can hide holes or damage and may be difficult to remove without marking the paint.

- **Floors:** Walk firmly across all rooms. Do the floors feel level and solid? Listen for any excessive creaking or **squealing**, which could indicate issues with floorboards or stumps.
- **Doors and Windows:** Open and close every single one. Do they stick or jam? Do they lock properly?
- **Lights and Power:** Flick every light switch on and off. Bring a phone charger to test a few power points in each room.
- **Kitchen:** **Test all appliances.** Turn on the oven, the cooktop, the rangehood fan and light, and the dishwasher. Check under the sink for any leaks.
- **Bathrooms:** Turn on all taps and showers to check the water pressure. Flush the toilets. Look for mould or damaged grout. **Test the exhaust fan, any heat lamps**, and heated towel rails.
- **Storage:** **Open all wardrobes and built-in cupboards.** Look inside for any signs of mould, dampness, or pests.

### Outside the Property

- **Structure:** Walk around the entire building. Look for cracks in the brickwork or foundation slab.
- **Roof and Gutters:** From the ground, look for any cracked or missing tiles, rust, or sagging gutters.
- **Garage and Sheds:** Test the **garage door** to ensure it opens and closes smoothly, both manually and with the remote. Inspect any **garden sheds** for structural integrity and leaks.
- **Neighbours:** Observe the general atmosphere of the street. If possible, visit at different times (e.g., a weekend evening) to check for potential noise issues.

## Checklist for a Unit / Apartment

This includes all the internal checks for a house, with a focus on aspects unique to strata living.

- **Internal Inspection:** Follow the detailed checklist for a house/townhouse for the inside of the apartment itself.
- **Parking and Storage:** Do not just assume. **Find the exact car space and storage cage** on the strata plan and inspect them physically. Check for size, access, and security.
- **Common Property:** Walk through the building's common areas. Are the lobby, lifts, and hallways well-maintained? This reflects on the management of the strata scheme.
- **Noise:** Listen carefully for noise from neighbours above, below, and next door, as well as from the street or common areas.

## Key Questions for the Agent/Vendor

Your personal inspection should be followed up with direct questions.

- **Exclusions:** "What, if anything, is specifically **excluded from the sale?**" This should be listed in the contract, but always confirm things like dishwashers, special light fittings, or curtains.
- **Remote Controls:** "How many sets of **remote controls** for the garage door and any air conditioning units will be provided at settlement?"

- **Security Systems:** "Are the **CCTV cameras** and/or **video doorbell** included in the sale? Are they in full working order, and will any associated accounts or cloud storage be transferred?"