

# Property inspection checklist

Each time you inspect a rental property, bring a photocopy 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. You can use this to compare properties before you make a decision.

	address	address	address
<b>inside the property</b>			
Does the property have gas? (Gas is cheaper than electricity)			
Is there adequate heating? (Winter in Victoria is cold)			
Is the property insulated?			
Are there smoke detectors? (By law all properties MUST have working smoke detectors installed)			
Is it easy to exit the property in case of fire?			
Is the hot water system big enough for the household?			
Is 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 toilet and bathroom?			
Is there space for a washing machine?			
Is there a laundry sink with taps?			
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 fitted with safety glass?			
Do the windows open and close properly?			
Do the windows have key locks?			

Do the front and back doors have deadlocks?			
Do the doors and windows have flyscreens? (Summer in Victoria brings flies and mosquitoes)			
Is there a security door?			
Is the telephone connected?			
Is there a TV antenna outlet?			
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 condition?)			

**outside the property**

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 somewhere suitable for parking?			
Is it close to public transport, shops, doctor etc?			
Will it be convenient for you to travel to school, uni and/or work?			
Is there heavy traffic or other local noise that could bother you?			
<b>Will you be applying for this property?</b>			
<b>Name of real estate agent</b>			
<b>Date of application</b>			

⤷ If the landlord or real estate agent agrees to make any additions or modifications to the property (such as installing flyscreens or heating) make sure this is done before you sign the tenancy agreement (lease) or make sure it is put in writing on the tenancy agreement.

**For more information phone the Tenants Union Advice Line on ☎ (03) 9416 2577.**