

Final Inspection Checklist



Electrical Fixtures:

You may like to take a power point tester (available from your local hardware store) or a small appliance (e.g. a lamp or hairdryer) with you to check the power points.

Items we recommend you check:

- All lights & light switches throughout the property
- All power points throughout the property
- Electric Oven and/or Stove
- Range hood, including exhaust fan & lights
- Dishwasher
- Exhaust fans & ceiling fans
- Air-conditioning units, on both heat & cool settings (if applicable)
- Air-conditioning remotes
- Garage door, including remotes
- Alarm system
- Swimming pool / Spa equipment (electric cleaners, pump, filter)
- Electric Hot Water System

Plumbing Fixtures:

- All taps inside & outside the home. We suggest running 2 – 3 taps concurrently to check that there is adequate water pressure.
- You should also test both the hot & cold function on each tap, and that the sinks drain properly.
- Toilet (flush each one, and check that it refills properly)
- Reticulation system / bore, including sprinklers & water pump for bore

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You may wish to turn off the water at the main to ensure that the water is completely off and there of no signs of any major leaks.

Gas Fixtures:

Gas Hot Water System

Gas Oven (if applicable) and stove hot plates

Heaters

Other Items to consider:

What day is the rubbish collected? What are the sprinkler days? Has all furniture included in the sale been left at the property in appropriate condition? Are all access devices (keys, remotes, security codes) available?

Please note, this is a guide only and is not to be taken as an exhaustive list. Some items may not apply to your particular contract. We recommend that you speak to our office should you have any queries.

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What is a final inspection?

Unless there is a condition on the Contract of Sale, when you purchase a property in Western Australia, you are entitled to complete a final inspection prior to settlement. Generally, it is around 5 business days before settlement.

The inspection is completed at a time suitable to both you and the Seller. Generally, the Real Estate Agent or a representative from their office will open the property for inspection.

You can take someone with you if you wish, however, we would always recommend notifying the agent prior to the inspection.

What is the purpose of the final inspection?

Subject to the terms of your Contract of Sale, the inspection is your opportunity to:

1. Check that the property is in the same condition as when you first inspected it.
2. Test the gas, electrical and plumbing fixtures to ensure that they are all in working order as specified in your Contract. This may include items such as the stove, oven, taps, lights and reticulation, etc.
3. Ensure that any relevant Special Conditions have been attended to. This includes things such as any repairs that the Seller was required to complete under the Contract.

What happens if I discover an issue during the final inspection?

Should you find something that needs to be repaired, replaced or otherwise attended to, the Real Estate Agent should note the issue and contact the Seller to and their Settlement Agent to reach an appropriate outcome for all parties.

This may include having the repairs completed by the Seller prior to settlement or it may be preferable for all parties that you are provided with a credit of funds from the Seller at settlement in lieu of having the issue rectified and you will be fully responsible to fix the issue.

Can I go back to check a repair made by the Seller after the final inspection?

In Western Australia, the Joint Form of General Conditions attached to the Contract of Sale covers this.

You will need to speak to this office or check yourself to verify which Conditions relate to your Contract.

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Real Estate agents either use the 2011 version or the most current 2018 version.

Under the 2011 standard Contract, you are only entitled to one final inspection:

If the Seller is required to complete any repairs, they will need to liaise with the Real Estate Agent and advise them once completed. The Real Estate Agent may return to the property and check the work.

Alternatively, the Seller may provide a receipt or invoice from the contractor confirming that the work has been carried out.

In some cases, the Seller may oblige your request to re-visit the property and check the repairs. We would recommend discussing the possibility of whether a second inspection is possible with the Real Estate Agent. However, you should be aware that the Seller is entitled to decline this request.

Under the 2018 standard Contract, you may be entitled to reinspect the property:

You are entitled to a second inspection, if during the first inspection, you identify items that required attention, that are pursuant to the terms of your Contract to purchase the property. The items under the Contract that are required to be fixed by the seller. If you are unsure whether an item is covered under your Contract, you may wish to check with our office.

Once the Seller has completed the necessary repairs, you can arrange a suitable time for the second inspection with the Real Estate Agent.

Can I delay settlement until the Seller makes the necessary repairs:

It is important to note that generally, issues raised at final inspection may not entitle you to delay settlement. That is, if the Seller is not willing or able to fix the problem before settlement, please contact this office immediately to discuss.

Do you have a checklist that I can use at my final inspection?

We have compiled a list to support Buyers during the final inspection, however, we wish to bring to your attention that our checklist is generic and may not cover all items listed in your Contract. If you are unsure, speak with the Real Estate Agent or this office.

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My final inspection all went well. What now?

Congratulations! A successful final inspection is the last stage of the process before settlement. Return our final inspection form to let us know that the inspection went well, and we will proceed to settlement on your behalf as scheduled.