

What to look for at your pre purchase apartment inspection

Before you purchase an apartment, it's important to know exactly what you're buying. What condition is the property in? Does it need repairs? Is the location right? What price do the sellers want?

Your pre purchase inspection is a chance to ask all those important questions.

But will you remember what ground to cover when you're actually viewing the property? Whether that gorgeous view distracts you or you're just too shy to speak up, we've got you.

Take our checklist with you and you won't forget a single thing.



Location

Is there public transport nearby?

What school zone is the home in?

Are there local shops and other amenities?

How heavy is the traffic in the area, especially in peak hours?

Are there green spaces nearby, such as parks, walking trails or playgrounds?

How long will it take you to get to your workplace?



Common property

Is the garden in good condition?

Are you assigned one parking space or two?

Is the parking covered and/or secure?

Do you have access to a storage cage?

What arrangements are there for removal of waste?

Are common areas like the lobby, elevators and hallways well maintained?

Does the building have security?

Are there amenities such as a gym, pool or common rooms? Feccident?



Exterior of Building

- Do the walls look straight or is there evidence of sagging?
- Are the eaves water stained or badly fitted?
- Does the roof have missing or broken tiles, or a sagging roof line?
- For Colorbond roofs, are there patches of rust or evidence of repair?
- Are the gutters corroded or rusty?
- Are there large trees close to the building, which could cause structural problems?
- Does water pool on the ground, indicating a lack of drainage?



Interior of Apartment

- Are there visible water stains or mould on bathroom walls?
- Do the ceilings show signs of sagging?
- Is there damp, mould or mildew inside cabinets?
- Are there cracks in the walls, especially cracks over 2mm?
- Do doors and windows, including cupboards, open easily?
- Do appliances work?
- What flooring and insulation is there?
- Can you hear street noise or neighbours from inside the apartment?
- Is there enough natural light?



Sale process and fees

- What price is the vendor hoping for?
- Will the property be sold at auction, private treaty or another method?
- What are the strata fees on the property?
- How much money is in the sinking fund?
- Are there any big repairs coming up?
- What rules and regulations apply to the unit?