



# Property Inspection Form

Provided for landlords to use while doing a property inspection, noting current condition of residential rental home. (Action with a 14 day notice to remedy if any tenant issues found, or organise maintenance work as needed.)

Inspection details			
Address:			
Date:			
Exterior	N/A	Good	Work needed
Walkways free of clutter, toys, weeds etc?			
Fences, gates painted/stained and working?			
Letterbox numbered and attached straight?			
Gutters clear and fastened?			
House looks freshly painted/ brickwork fine?			
Roof in good condition?			
Chimney and TV antennas firmly secured?			
Windows clean, not cracked, working?			
Is the front door accessible?			
All exterior lights & plugs working?			
Rubbish bins clean and out of sight?			
Patio, outdoor living, decking etc good condition?			
Lawn & Garden	N/A	Good	Work needed
Is the lawn green, mowed, edges trimmed?			
Are shrubs and trees trimmed?			
Flowering plants & shrubs where needed?			
Planting beds weeded and neat?			
Garage & driveway	N/A	Good	Work needed
Stains & weeds removed from driveway?			
Garage clean and Tidy?			
Garage door remotes working?			
Suitable storage area/ shed?			
Number of cars present?			

<b>Laundry</b>	<b>N/A</b>	<b>Good</b>	<b>Work needed</b>
If provided - washing machine working?			
Tub & laundry area clean & tidy?			
Is dryer vented well?			
Washing line in good condition?			
<b>Interior</b>	<b>N/A</b>	<b>Good</b>	<b>Work needed</b>
All locks and alarm in good working order?			
Heat pump water drain working and filter cleaned?			
Fireplace clear of clutter & chimney cleaned?			
<b>Lounge</b>	<b>N/A</b>	<b>Good</b>	<b>Work needed</b>
Ceiling clean & in good condition?			
Walls clean & in good condition?			
Flooring clean & in good condition?			
Paint & /wallpaper look new?			
Light fittings clean and functional?			
Provided furniture clean & functional?			
<b>Kitchen &amp; dining</b>	<b>N/A</b>	<b>Good</b>	<b>Work needed</b>
Ceiling clean & in good condition?			
Walls clean & in good condition?			
Floor clean & in good condition?			
Paint & / wallpaper look new?			
Blinds &/ curtains clean & functional?			
Sink &/ in-sinkarator working, no leaks, under bench drips?			
Bench top &/ counters undamaged?			
Refrigerator & oven clean?			
Pantry and Cabinetry clean & all working?			
Light fittings clean and functional?			
Smoke alarm tested working battery?			
Adequate ventilation ( presence of mould)?			
<b>Entranceway, dining, office, hall or other rooms (as applicable)</b>	<b>N/A</b>	<b>Good</b>	<b>Work needed</b>
Ceiling clean & in good condition?			
Walls clean & in good condition?			
Flooring clean & in good condition?			
Paint/ wallpaper looking new?			
Lighting and Electrical working and in good condition?			
Blinds/curtains clean and functional?			
Shelving/ furniture provided good condition?			

Doors and hardware in good condition?			
<b>Main bathroom &amp; toilet</b>	<b>N/A</b>	<b>Good</b>	<b>Work needed</b>
Ceiling clean & in good condition?			
Walls clean & in good condition?			
Flooring clean & in good condition?			
Paint & / wallpaper look new?			
Blinds &/ frosted glass clean & functional?			
Hand basin, cabinets & bath clean & good condition?			
Sealant around basin, bath & shower watertight & no show of wear?			
Shower working, no leaks, or drips?			
Adequate ventilation & no presence of mould?			
Towel rails/ heated towel rail & fan working?			
Mirror in good condition (demisting working?)			
No cracked tiles & grout in good condition?			
Lighting and electrical fittings working & in good condition?			
Toilet clean & and functioning well?			
<b>Ensuite</b>	<b>N/A</b>	<b>Good</b>	<b>Work needed</b>
Ceiling clean & in good condition?			
Walls clean & in good condition?			
Flooring clean & in good condition?			
Paint & / wallpaper look new?			
Blinds &/ frosted glass clean & functional?			
Hand basin & cabinet clean & good condition?			
Sealant around basin & shower watertight & no show of wear?			
Shower clean with no leaks, or drips?			
Adequate ventilation & no presence of mould?			
Towel rails/ heated towel rail & fan working?			
Mirror in good condition (demisting working?)			
No cracked tiles & grout in good condition?			
Toilet clean & and functioning well?			
Lighting & electrical fittings clean & all working?			
<b>Bedroom 1</b>	<b>N/A</b>	<b>Good</b>	<b>Work needed</b>
Ceiling clean & in good condition?			
Walls clean & in good condition?			
Flooring clean & in good condition?			
Curtains & windowsills clean & functional?			
Paint/wallpaper looking new?			

Light fittings and electrical clean & functional?			
<b>Bedroom 2</b>	<b>N/A</b>	<b>Good</b>	<b>Work needed</b>
Ceiling clean & in good condition?			
Walls clean & in good condition?			
Flooring clean & in good condition?			
Curtains & windowsills clean & functional?			
Paint/wallpaper looking new?			
Light fittings and electrical clean & functional?			
<b>Bedroom 3</b>	<b>N/A</b>	<b>Good</b>	<b>Work needed</b>
Ceiling clean & in good condition?			
Walls clean & in good condition?			
Flooring clean & in good condition?			
Curtains & windowsills clean & functional?			
Paint/wallpaper looking new?			
Light fittings and electrical clean & functional?			
<b>Bedroom 4</b>	<b>N/A</b>	<b>Good</b>	<b>Work needed</b>
Ceiling clean & in good condition?			
Walls clean & in good condition?			
Flooring clean & in good condition?			
Curtains & windowsills clean & functional?			
Paint/wallpaper looking new?			
Light fittings and electrical clean & functional?			