

Rental property inspection checklist

Use this checklist to check each property you inspect and to compare up to four properties. You can use this for both stand alone properties and share properties.



Add a tick or cross when each feature fits your needs and add any notes that you think relevant or may be helpful to make your decision.

General

What to check	Property #1	Property #2	Property #3	Property #4
Property details (address, rent, bond, available, rooms etc)				
Walls (are they brick or plaster, do they provide good sound and heat insulation?)				
Smoke alarms (are they installed, do they work?)				
Smell (are there any distinct smells, is it too fragrant [this could hint that a smell is being masked]?)				
Car park (does the property come with a garage or car space, is it secure, is there visitor parking or substantial on-street parking?)				
Balcony (does the property have a balcony or outdoor area, is it a reasonable size, will it be protected from outside dirt?)				
Outdoor area (is there a specific outdoor area for the property, does it require much maintenance?)				
Fly screens (do all external doors and windows have fly				

screens, are they in good condition, if needed, are they security screens?)				
Entrance (are the main doors well maintained and working properly, is there adequate security, are there any obstructions or other concerns?)				
Additional storage (is there any additional storage space for things such as bikes or other equipment?)				
Hot water system (what size is it, is it sufficient for your needs, is it gas or electric?)				
Communal areas (what communal areas are there, are there special facilities like a pool or gym, are the communal areas well-maintained?)				
Security (is the building secure, is there an intercom system, are the windows all lockable, do the locks work, are there additional security measures in place?)				
Direction/facing (does the property face N, S, E or W, are windows located near busy thoroughfares?)				
Noise (is there a large amount of street noise, is there sufficient protection from this?)				
Is there sufficient airflow through the				

property?				
Is the apartment NBN ready?				
Mobile service (is there good reception, can you get a 4G connection?)				
Is the property pet friendly?				
Is the mailbox secure?				
Bins (where are the communal bins located, will this create a lot of noise on bin collection days, can you smell them?)				
Does the property fit your individual needs? If you're a taller person, are the shower fixtures suitable? If you're shorter, will you be able to reach storage areas easily? Check for anything else you may need to consider in your situation.				

Other stuff

What to check	Property #1	Property #2	Property #3	Property #4
Neighbours (can you meet any, are they nice, are there any passive aggressive notes on the communal notice board?)				
Do you get along with the real estate? Are they open to answering your questions?				
Neighbourhood (is it the kind of area you want to live in, do you know anyone else				

who lives around the area, have you had any awkward Tinder dates with anyone from the area?)				
What is the building management's stance on Airbnb or similar schemes?				

Living room

What to check	Property #1	Property #2	Property #3	Property #4
Size (is the room big enough for your furniture?)				
Walls (check for cracks, peeling paint, uneven paint, marks, skirting boards in good condition)				
Lights (make sure they all work, that there is a reasonable amount for the area, that there is good natural light)				
Flooring (are floorboards marked, is carpet worn, can you see any breaks?)				
Windows (do the windows open and shut properly, are any parts broken or in need of maintenance?)				
Window treatments (what is the state of the curtains or blinds?)				
Ventilation (is there enough airflow?)				
Doors (are there doors that section off the room, are they in good condition, are				

the frames in good condition?)				
Sockets (is there a suitable number of power sockets, is there an aerial socket, is there a phone socket, do all sockets work?)				
Extras (is there air conditioning or in-built heating or ceiling fans?)				

Kitchen

What to check	Property #1	Property #2	Property #3	Property #4
Size (does it serve as a dining area, is there room for a table, can you fit a fridge?)				
Walls (check for cracks, peeling paint, uneven paint, marks, skirting boards in good condition)				
Lights (make sure they all work, that there is a reasonable amount for the area, that there is good natural light)				
Flooring (are tiles cracked, are floorboards marked, can you see any breaks?)				
Windows (do the windows open and shut properly, are any parts broken or in need of maintenance?)				
Window treatments (what is the state of the curtains or blinds?)				

<p>Doors (are there doors that section off the room, are they in good condition, are the frames in good condition?)</p>				
<p>Appliances (is the oven old or new, is there a range hood, does it look well maintained, is the stove gas or electric, is there a dishwasher, what is included?)</p>				
<p>Taps (do the taps work, do they drip, are hot and cold clearly labelled?)</p>				
<p>Cupboards (is there enough space for storage, a good drawers to cupboard ratio, a reasonable pantry area, are all the doors and drawers in working order and well maintained, is there mould, animal droppings or signs of infestation or poor ventilation?)</p>				
<p>Benchtops (is there sufficient bench space for use and any benchtop appliances?)</p>				
<p>Space for appliances (if you already own a fridge or microwave, check the width, depth and height of the fridge/microwave space)</p>				
<p>Sockets (are there sufficient power outlets for benchtop appliances, do they all work?)</p>				

Bathroom

What to check	Property #1	Property #2	Property #3	Property #4
Walls (check for cracks, peeling paint, uneven paint, marks, skirting boards in good condition)				
Lights (make sure they all work, that there is a reasonable amount for the area, that there is good natural light)				
Flooring (are there any cracks in the tiles, is the sealant well maintained, is there mould?)				
Ceiling (check for peeling paint or any black marks that could be a sign of mould)				
Storage (is there sufficient storage, is it enough for the number of people who will be sharing the bathroom?)				
Windows (do the windows open and shut properly, are any parts broken or in need of maintenance, do they offer good airflow?)				
Ventilation (is there enough airflow/cross ventilation, is there an exhaust fan?)				
Window treatments (is there something to create privacy?)				
Doors (is the door to the bathroom in good order, does it lock for privacy?)				
Taps (are all taps				

working, do they drip, are hot and cold clearly labelled, is the water pressure in the shower sufficient?)				
Other fixtures (can you see any issues with the toilet, are there any drips from the shower fixtures, is there a bath, is it sealed properly?)				

Bedroom

What to check	Property #1	Property #2	Property #3	Property #4
Size (is the room big enough for your bed and other furniture?)				
Walls (check for cracks, peeling paint, uneven paint, marks, skirting boards in good condition)				
Lights (make sure they all work, that there is a reasonable amount for the area, that there is good natural light)				
Flooring (are floorboards marked, is carpet worn, can you see any breaks?)				
Windows (do the windows open and shut properly, are any parts broken or in need of maintenance?)				
Window treatments (what is the state of the curtains or blinds?)				
Doors (are they in good condition?)				
Storage (is there any				

in-built storage, is there room for additional storage, are there any secret notes or warnings from previous tenants?)				
Sockets (is there a suitable number of power sockets, is there an aerial socket, do all sockets work?)				
Extras (is there air conditioning or in-built heating or ceiling fans?)				

Laundry

What to check	Property #1	Property #2	Property #3	Property #4
Is it internal or shared?				
Internal (is it in its own room or inside the kitchen or bathroom, is it big enough?)				
Shared (do you have to pay to use it, is it shared with many people, is it easy to access?)				
Washer and dryer (are they included with the property?)				
Storage (is there enough/any storage?)				
Washing line (are there communal washing lines, do you have your own, can you dry on your balcony?)				