



PRACTICAL GUIDE

Pre-Purchase Inspection Checklist

Walk every property with this. Exterior, interior, plumbing, electrical, paperwork, overlays, printed and ticked.

Exterior and structure

- Roof line: sagging, lifted tiles, rusted gutters, downpipes draining away from foundations.
- Walls: cracks wider than 3mm, fresh paint patching, render bubbling, weep holes blocked.
- Stumps and subfloor: rot, slope, ventilation, moisture, signs of past leveling.
- Drainage: standing water near footings, raised garden beds against walls, sealed-up vents.

Interior

- Doors and windows close cleanly; gaps indicate movement.
- Ceiling stains, especially around vents and chimney lines.
- Bathroom and laundry tiles, silicone seals, water pressure both hot and cold, drain speed.
- Switchboard: presence of safety switches, ceramic fuses, evidence of aluminium wiring.

Documents to request on the day

- Section 32 vendor statement and contract of sale.
- Owners corporation records (apartments and townhouses).
- Council building permits for any extension or structural change.
- Energy rating, asbestos register (pre-1990 homes).

What to do before bidding

- Independent building & pest inspection by a licensed Victorian inspector.
- Plumbing camera inspection for any home over 40 years old.
- Electrical compliance check if switchboard looks pre-2000.
- Verbal estimate from a builder if anything needs immediate work, before you set your auction ceiling.

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