Circle Green Community Legal

Inspecting a Property Checklist

When looking at a property, it is easy to feel rushed and overlook problems or the absence of important amenities or facilities. Before signing your agreement, it is important to take time to inspect the property, read and understand the lease, and consider all aspects of your tenancy (such as costs, length etc).

Moving into a new house can be expensive. Make sure you take into account your personal financial situation when deciding on a budget and choosing a property, to ensure that your tenancy is going to be sustainable.

The following list may assist you to consider your budget:

- Moving costs – removalist truck or transport costs, storage, temporary accommodation, taking time off work if required, any cancellation fees for services
- Rent in advance (2 weeks' rent)
- Bond – 4 weeks' rent (plus pet bond if applicable)
- Insurance
- Connection fees – electricity, gas, phone, internet
- House needs – furniture, appliances, crockery, bedding.

During a tenancy you may need to budget for:

- Rent
- Electricity
- Gas
- Phone and internet
- Water
- Travel costs (consider whether your new house is close to school, work, medical services, public transport)

Think about what type of property you want to live in and for how long.

Remember: Breaking a fixed term agreement early can be expensive.

INSPECTING A PROPERTY

When you inspect a property, make sure you are thorough. Take your time, ask questions, and do not let the landlord or property manager rush you.

Rent bidding is prohibited in Western Australia. A property should be advertised at a specific amount and not 'from' or 'offers above'. An agent or landlord must not encourage you to pay or offer more than the listed price. If the agent or landlord asks or suggests that you offer more than the listed price, you can report them to Consumer Protection.

When inspecting a property, you may want to check:

General:

- Whether everything works – stove, lights, power points, water, air conditioning
- Insulation and temperature – are there ways to heat and/or cool the property?
- Signs of pests or vermin
- The garden – will it take a lot of work or water to maintain?
- Security
- Hot water capacity – is the hot water system adequate?
- Mould/dampness/leaks – does the bathroom have adequate ventilation?
- Noise levels
- Is there an internet connection and phone reception at the premises?

Safety:

- Is the property fitted with smoke alarms?
- Are there two (2) residual current devices (RCDs) fitted in the meter box?

All Rooms:

- Do all the doors and windows open and shut properly?
- Do the external windows and doors have secure locks as required by law?
- Do opening windows have fly screens?
- Are there security screen doors?
- Are there adequate power points?
- Are there adequate blinds/curtains on the windows?
- Is it easy to exit the property in case of an emergency?
- What type of heating/air conditioner is there? Does it work? Is it affordable?
- Are there keys for all locks?

Living Room:

- Is there an antenna outlet for your TV? Is there an antenna?
- Is there a phone connection? Is there a phone line to the property?
- Are there enough power outlets?

Kitchen:

- Is there an extractor fan over the stove?
- Is there adequate space for your fridge?
- Is there a dishwasher provided? Is there a space for a dishwasher?
- Is there enough bench space for food preparation?
- Does the stove work?

Bathroom/Toilet:

- Does the toilet work properly?
- Does the shower work properly?
- Is there an extractor fan?
- Are there signs of mould?
- Are there any signs of leaking taps/pipes?

Laundry:

- Are there taps for your washing machine?
- Is there space for your appliances?
- Is there a laundry sink with working taps?

Outdoor Area:

- Are there outdoor lights/security lights?
- Are there taps/garden hoses?
- Is there reticulation?
- Is there a clothesline?
- Are the fences and gates suitable?

Miscellaneous:

- Is the property close to public transport, shops, parks etc?
- Are there any potential noise problems? (Neighbours, busy roads, live music venues etc)
- Do you need parking? If so, what are the parking facilities?
- Is the property fenced and secure?
- Will it be convenient to travel to work/school?
- Are there any maintenance issues that need to be addressed prior to signing the agreement?

If you cannot check all of these things yourself before signing the agreement, ask the landlord or property manager about them. If you identify any issues, ask the landlord to rectify the issue, and get any agreement in writing.

It is very important to read your tenancy agreement before signing it and check whether there are additional terms in your lease (these will usually be at the end of the document, after the standard form).

FURTHER HELP – TENANTS ADVICE AND ADVOCACY

Circle Green Community Legal
(08) 6148 3636
www.circlegreen.org.au

Consumer Protection for consumer and tenancy related matters
commerce.wa.gov.au/consumer-protection | 1300 304 054

To find a tenant advocate in your area, visit our website or use the QR code →

https://circlegreen.org.au/resource/find-a-tenant-advocate

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