



Personalised Settlements

Where you're a name, not a number!

Licensed real estate settlement agent.
Licensee - JML (WA) Pty Ltd ACN 119 335 830
ATF Liley Family Trust trading as Personalised Settlements

Ph (08) 9370 3315 Fax (08) 9370 3319
PO Box 499, Inglewood 6932
98 First Ave, Mount Lawley
jml@iinet.net.au

FINAL INSPECTION CHECKLIST

The General Conditions that apply to most standard REIWA contracts allow the buyer to undertake one final inspection within 5 business days before Settlement Date (clause 5). The intent of the final inspection is twofold:

1. To ensure the property is in the same condition as when the offer was made
2. To ensure any special conditions are satisfied.

It important to understand the difference between a condition & a warranty:

- If a condition of the contract is not met, then the party that is in breach is arguably not ready, willing and able to complete settlement. The "innocent" party is entitled to refuse to settle until such time as that breach is remedied.
- A breach of a warranty will not entitle the "innocent" party to refuse to settle, or terminate the contract.

More information is available here:

<http://personalisedsettlements.com.au/wp-content/uploads/2015/12/Conditions-and-Warranties-Article.pdf>

When undertaking the final inspection you may wish to consider the following.

Take a power-point tester (available from a hardware store) or a small electrical appliance (eg. hairdryer).

Electrical/Gas

- Check all light switches work
- Test all power points (with Tester or hairdryer)
- Check all inbuilt appliances are functioning:
 - Oven/hot plates
 - Air conditioners
 - Dishwasher
 - Heaters
 - Exhaust fans
 - Pool filter

Plumbing

- Ensure that the hot water system is functioning – is the water from the hot tap hot?
- Turn on 2 or 3 internal taps and ensure sufficient pressure is maintained.
- Partially fill all sinks & laundry trough. Remove plug and ensure water drains properly – if not pipes/drains may be blocked.

Other

- Check operation of bore pump (if applicable)
- Check operation of sprinkler heads
- Request copies of instruction manuals for stove, dishwasher, security system

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