

## Pre-Settlement Inspection

Purchasers will carry out a pre-settlement inspection prior to the settlement date. The pre-settlement inspection is to see that the house is as it was when the agreement was declared unconditional. The agent will accompany the purchaser to the pre-settlement inspection.

### What to check at the pre-settlement inspection

At the pre-settlement inspection the purchaser will should check that the property has not been damaged since they agreed to purchase, and that the various appliances are all in reasonable working order. This inspection is purchaser's opportunity to identify defects and ask for them to be fixed.

### Pre-Settlement Inspection Checklist

When you carry out a pre-settlement inspection, these are the general things to check:

- **Vacant possession** – have the previous occupants vacated the property? The vendor is required to give the purchaser vacant possession before settlement (unless the property is being sold tenanted).
- **General condition of property** – is the general condition of the property as it was when you agreed to purchase?
- **Chattels present and working** – floor coverings, window coverings, stove and any other chattels listed in the chattels list should be checked to make sure they are in working order.
- **Repairs or maintenance carried out as agreed** – if the vendor agreed to complete repairs or maintenance before settlement, check that these have been completed.
- **No new damage** – it's not uncommon for damage to be caused by moving, so check there are no new holes in walls and doors, for example.