

CHECKLIST FOR THE FINAL INSPECTION OF A PROPERTY BEFORE YOU SETTLE

Generally, on exchange of a contract, a vendor must:

1. Not willfully damage the property. This includes depositing rubbish on the property or removing fixtures or any goods included in the sale
2. Take reasonable care to maintain the property in its condition AS AT THE DATE OF EXCHANGE. The vendor must maintain it in a reasonable state of repair after having regard to its condition at the date of exchange including the garden. The vendor cannot replace any fixtures or goods included in the sale with cheaper ones.
3. Take reasonable care to prevent loss or damage to the property.
 - Check that no damage has been done to the property by the vendor especially on removal of their furniture (especially walls and doors).
 - Check that no goods or fixtures included in the sale have been removed. (Get a copy of the front page of your contract from your solicitor to confirm what is included in your purchase).
 - Check that no goods or fixtures included in the sale have been replaced (especially the light fittings).
 - Check that the vendor has not removed any goods or furniture included in the sale and any rubbish (especially look under the house and in roof cavities).
 - Check goods or fixtures included in the sale are working
 - Check all inbuilt appliances included in the sale are working like
 - Oven
 - Stove
 - Range Hood
 - Dishwasher
 - Heater
 - Clothes Dryer
 - Air conditioner
 - Exhaust fan
 - Alarm system
 - Pool filter
 - Check that all electrical points are working – use a power point tester or small appliance like a hairdryer
 - Check all plumbing is working
 - Turn on all taps (both inside and outside) to check they are working and there is no hammering
 - Check all sinks drain properly
 - Check hot water is working
 - Check lights are working
 - Check smoke alarms are working
 - Check manuals are available for all goods or fixtures included in the sale
 - Check all keys are available (especially for every window)
 - Check the automatic garage door works properly

This guide is provided for information purposes only and should not be relied upon as legal advice. You should obtain independent legal advice prior to entering into any contract for sale.