
Property address

Date

This checklist provides an overview of things to look for during an open home walk-through — no tools, no crawling, no climbing.

First Impressions — Arrive Early

- ☐ Cracking in brickwork, including over window/door lintels
- ☐ Trees close to the house
- ☐ Site drainage — water flowing toward the house?
- ☐ Downpipes — are they connected?
- ☐ Bubbling or peeling paint / render cracking

Roof & Gutters

- ☐ Roofline — dips, waves or sag
- ☐ Tiles — cracked, slipped or missing
- ☐ Gutters — blocked, sagging or rusted
- ☐ Chimney and flashing (if visible)

Exterior Walls & Structure

- ☐ Window and door frames — gaps and rot
- ☐ Timber condition — soil contact, exposed or unpainted areas
- ☐ Eave sheeting condition

Kitchen

- ☐ Under the sink
- ☐ Water pressure and drainage
- ☐ Splashback grout and sealant
- ☐ Powerpoints and rangehood

Stairs & Safety NEW

- ☐ Stair handrails — present and secure
- ☐ Safety switch & switchboard
- ☐ Handrail on balcony — height and width
- ☐ Pool fencing — gate closes and locks automatically
- ☐ Likely asbestos — confirm age of property (common in homes built 1950s–90s)

Bathroom(s) & Wet Areas

- ☐ Shower silicone and grout
- ☐ Floor outside the shower — soft or springy?
- ☐ Ceiling corners and walls above the shower
- ☐ Under the vanity — the flexi hose, pipe and joints
- ☐ Ventilation
- ☐ Run the taps — water colour and pressure

Laundry

- ☐ Behind and under the trough
- ☐ Washing machine tap connections
- ☐ Ventilation and drainage

Living Areas & Bedrooms

- ☐ Wall and cornice cracks
- ☐ Ceiling staining — especially at corners
- ☐ Doors and windows — do they open and close freely?
- ☐ Floors — bounce, slope or gaps
- ☐ Window seals
- ☐ Built-in robes against external walls — musty smell or damp
- ☐ Powerpoints and switches

Exterior Structures NEW

- ☐ Fences & Retaining Walls
- ☐ Garage

Alfresco & Decking

- ☐ Timber decking — rot, movement or gaps between boards
- ☐ Deck footings and structural connections (if visible)
- ☐ Water pooling or poor drainage underneath

Notes

For education only. This checklist is a guide to help you notice potential issues during a standard open home walk-through. It is not a building or pest inspection and does not replace one — always engage a licensed inspector before making a purchase decision. Do not climb on roofs, ladders, furniture or any other surface, and do not touch or interfere with electrical wiring, switchboards, meters or gas fittings. Open home inspections are undertaken entirely at your own risk. Dwello, the selling agent and the property owner accept no responsibility for any injury, loss or damage arising from your use of this checklist.