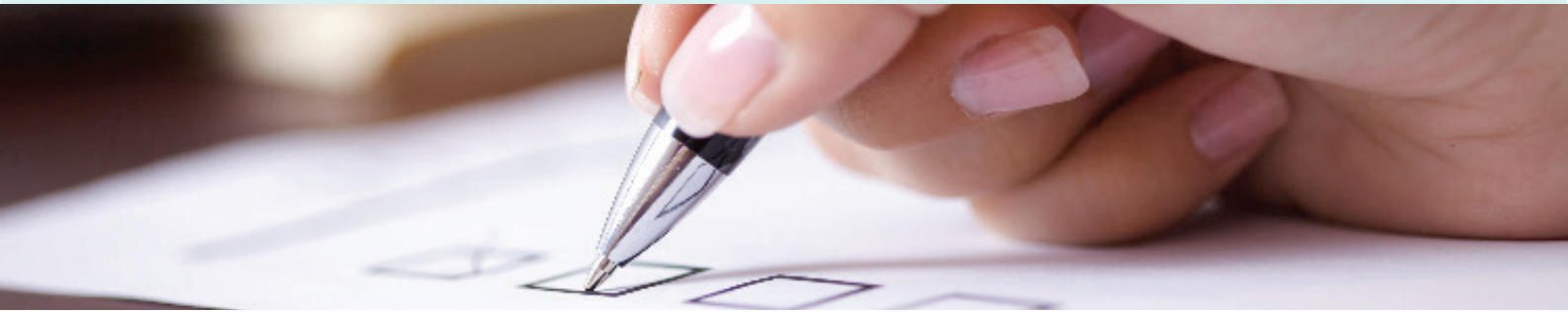


FINAL INSPECTION CHECKLIST



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).

Whilst not mandatory, the intent of the final inspection is:

1. To ensure the property is in the same condition as when the offer was made
2. To ensure the seller has complied with the seller's obligations under the contract

It is important to understand the difference between a condition and a warranty:

- If a condition of the contract is not met, the party that is in breach is arguable 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 warranty will not entitle the "innocent" party to refuse to settle, or terminate the contract.

When undertaking the final inspection, you may wish to take a power outlet tester (available from a hardware store) or small electrical appliance (e.g.. hairdryer).

Electrical/Gas

- Check all lights and light switches work
- Test all power outlets (with tester or hairdryer)
- Check all inbuilt appliances are functioning: oven/hot plates, air-conditioners, dishwasher, heaters, exhaust and ceiling fans, garage door, security system.

Plumbing

- Ensure that the hot water system is functioning - is the water from the tap hot?
- Turn on 2 or 3 internal taps and ensure sufficient pressure is maintained
- Ensure all toilets flush and refill properly

Other

- Check operation of bore/pool pumps (if applicable)
- Check operation of solar panels (if applicable)
- Request copies of instruction manuals for stoves, dishwasher, security system (if available)
- Check all access devices (keys) are available