

# A GUIDE TO YOUR FINAL INSPECTION

You're nearly there! To assist you with the pre-settlement inspection of your new property, we have created an itemised checklist to help streamline the process. Please remember to bring it with you when you conduct your final inspection.

But before you start, let's talk about what a Final Inspection is and what is its actual purpose?

Under the Joint Form of General Conditions (which forms part of the Contract of Sale), all buyers are entitled to inspect the property within 5 business days before the possession date.

It is a crucial step in the property purchase process, ensuring that both parties uphold their obligations and that the property is handed over in the agreed condition. The inspection serves several important purposes:

## 1. Verification of Condition:

The primary purpose of the final inspection is to allow the buyer to ensure that the property is in the same condition as when they agreed to purchase it. This includes checking that any agreed repairs or maintenance have been completed satisfactorily.

## 2. Identification of Issues:

The final inspection gives the buyer an opportunity to identify any new issues that may have arisen since the initial inspection. This could include damage that occurred during the moving out process, or any fixtures or fittings that may have been removed.

## 3. Completion of Contractual Obligations:

It allows the buyer to ensure that any items included in the sale (such as appliances, fixtures, or fittings) are still present and in working order, as per the contract. If a plumbing, gas and electrical annexure forms part of the contract, the buyer can check hot water, power points and hob etc.

## 4. Peace of Mind:

For the buyer, the final inspection provides peace of mind that the property is ready for settlement and meets what was agreed in the contract. It gives them a chance to confirm that everything is as agreed before finalising the purchase.

## 5. Opportunity for Negotiation:

If any issues are identified during the final inspection, the buyer can negotiate with the seller to rectify these issues before settlement. This might involve requesting repairs or compensation.



Please reach out to your Sales Consultant should you have any questions regarding your Final Inspection or any information contained within this document.

We are here to help!

*Your future is green*