



Final Walkthrough Reference Checklist (Australia)

This checklist reflects the process I personally use as part of a professional pre-settlement walkthrough. It is provided as a general reference that any seller, buyer, or representative can use to help ensure a property is left in appropriate handover condition prior to settlement.

1. Contract & Inclusions Check

- ☐ Fixtures and fittings listed in the contract are present
- ☐ Appliances included in the sale remain in place
- ☐ Items noted as excluded have been removed where applicable
- ☐ Any written variations agreed after contract execution are reflected
- ☐ No unexpected removals or substitutions are evident

Most late-stage issues arise from assumptions rather than intent. Visibility does not always equal inclusion unless clarified in writing.

2. Property Condition Since Last Inspection

- ☐ No new damage beyond normal wear and tear
- ☐ No deterioration caused by vacancy or disuse
- ☐ No changes resulting from moving activity
- ☐ No obvious weather-related impacts

The legal test is not perfection — it is whether the property remains in substantially the same condition.

3. Cleaning & Presentation Alignment

- ☐ Internal areas left in a condition consistent with inspections
- ☐ External areas reasonably maintained
- ☐ Rubbish or unwanted items removed where expected

Most concerns at this stage come from expectation mismatch rather than contractual breach.

4. Compliance & Safety Basics

- ☐ Smoke alarms installed and operational in line with applicable requirements

- | | |
|--------------------------|---|
| <input type="checkbox"/> | Any safety items referenced in the contract are present |
| <input type="checkbox"/> | No safety features removed since inspection |

A final walkthrough is observational — not a compliance audit.

5. Handover & Access Items

- | | |
|--------------------------|---|
| <input type="checkbox"/> | All keys accounted for |
| <input type="checkbox"/> | Garage remotes and access devices included |
| <input type="checkbox"/> | Alarm codes, gate controls, or entry fobs available |
| <input type="checkbox"/> | Manuals or warranties left where applicable |

Many settlement delays are administrative rather than legal.

This checklist is provided as general information only and does not constitute legal, building, or planning advice. Buyers and sellers should rely on their own conveyancer, solicitor, and relevant authorities for advice specific to their circumstances.