



This form is designed to help you decide between properties and to help make sure you don't overlook essentials when you're comparing them. So you not only choose a house with instant appeal, but one you will happily live in.

What's good? What's not?

There's no right or wrong here. What you are judging is what is good for you. Some people, for example, couldn't live without a garden while others can't live with one. Only you can rate what's important.

And ... the more ✓✓✓✓✓'s you circle, the better.

Address:

Agent:

Price:

.....

Exterior/Neighbourhood

- Visual appeal ("Wow!" factor) ✓✓✓✓✓
- Period appeal retained ✓✓✓✓✓
- Well maintained ✓✓✓✓✓
- Attractive street ✓✓✓✓✓
- Garden works with house ✓✓✓✓✓
- Suitable parking ✓✓✓✓✓
- Visitor parking ✓✓✓✓✓
- Neighbours/neighbourhood quality ✓✓✓✓✓
- Will date well ✓✓✓✓✓
- Convenient to:
 - Shops ✓✓✓✓✓
 - Schools ✓✓✓✓✓
 - Workplace ✓✓✓✓✓
 - Recreation ✓✓✓✓✓
 - Needed services ✓✓✓✓✓
- Privacy/not overlooked ✓✓✓✓✓
- Big enough garden for children ✓✓✓✓✓
- Quality of landscaping/paving ✓✓✓✓✓
- Average rating** ✓✓✓✓✓

Floorplan/Layout

- Logical, flows well ✓✓✓✓✓
- Suitable size, now and future ✓✓✓✓✓
- Bathrooms close to bedrooms ✓✓✓✓✓
- Bedrooms separated from noise ✓✓✓✓✓
- Kitchen close to dining/family areas ✓✓✓✓✓
- House flows to garden on same level ✓✓✓✓✓
- Views from kitchen ✓✓✓✓✓
- Views from living areas ✓✓✓✓✓
- Outdoor entertaining areas ✓✓✓✓✓
- Average rating** ✓✓✓✓✓
- Entry**
 - Appealing ✓✓✓✓✓
 - Ease of access ✓✓✓✓✓
 - Weather protection ✓✓✓✓✓
 - Security ✓✓✓✓✓
- Average rating** ✓✓✓✓✓

NOTES



Living areas	Family Room	Games Room	Home Theatre	Other
Good size	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓
Finish quality	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓
Fittings quality	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓
Storage	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓
Outlook/natural light	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓
Power points	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓
Phone point	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓
TV/internet cabling	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓
Security doors/windows	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓
Average rating	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓

Bedrooms	Master	2nd bed	3rd bed	4th bed
Good size	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓
Finish quality	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓
Fittings quality	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓
Storage	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓
Outlook/natural light	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓
Power points	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓
Phone point	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓
TV/internet cabling	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓
Security doors/windows	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓
Average rating	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓

Bathroom/s	Bath 1	Bath 2	Bath 3	En Suite
Good size	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓
Finish quality	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓
Fittings quality	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓
Storage	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓
Outlook/natural light	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓
Power points	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓
Phone point	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓
Quality of tiles	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓
Security doors/windows	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓
Average rating	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓	✓✓✓✓✓

Above & Beyond

Spectacular views	✓✓✓✓✓
Tennis court	✓✓✓✓✓
Swimming pool	✓✓✓✓✓
Spa	✓✓✓✓✓
Wine Cellar	✓✓✓✓✓
Billiard Room	✓✓✓✓✓
Other	✓✓✓✓✓
Other	✓✓✓✓✓
Other	✓✓✓✓✓
Average rating	✓✓✓✓✓

Condition/general

Ample electrical wiring capacity, in good condition	✓✓✓✓✓
Good water pressure (turn on a tap)	✓✓✓✓✓
No signs of damp (stains around edges of carpet, etc.)	✓✓✓✓✓
No signs of staining/leakage in ceilings	✓✓✓✓✓
Adequate sub-floor ventilation	✓✓✓✓✓
Efficient heating/cooling	✓✓✓✓✓
Energy efficiency (window shading/pergolas, insulation, house orientation)	✓✓✓✓✓
Proper drainage if site is sloping	✓✓✓✓✓
Straight rooflines (no sag)	✓✓✓✓✓
No "problem" tree roots	✓✓✓✓✓
No floor-sag near fireplaces (bearer problems)	✓✓✓✓✓
Guttering and downpipes in good condition	✓✓✓✓✓
Average rating	✓✓✓✓✓

NOTES

DISCLAIMER: The Morrell & Koren Checklist is designed to provide you with useful criteria for comparing the suitability of different properties. It is not a substitute for a professional building inspection which can be arranged through services such as Archicentre (the building advisory service of the Royal Australian Institute of Architects). You can contact Archicentre on 1300 134 513 or at www.archicentre.com.au

