

# Property Deal-Breaker Checklist

While minor property issues like roof condition, HVAC systems, or dated kitchens and bathrooms can serve as effective negotiating tools, certain red flags should prompt you to walk away entirely.



## Structural & Safety Issues

- ☐ Major structural problems (foundation damage, load-bearing wall issues, significant settling)
- ☐ Mould infestations or extensive water damage
- ☐ Serious plumbing failures or non-functional systems
- ☐ Electrical systems that don't meet current safety codes
- ☐ Active pest infestations (termites, rodents, etc.)



## Location & Environmental Concerns

- ☐ Properties in high flood-risk zones without adequate mitigation
- ☐ Excessive aircraft noise that affects daily living
- ☐ Market oversupply in the area indicating poor investment potential



## Legal & Administrative Red Flags

- ☐ Complex or problematic body corporate disputes
- ☐ Planning restrictions that limit your intended use of the property
- ☐ Missing or incomplete legal disclosures from the vendor
- ☐ Unrealistic vendor expectations that signal difficult negotiations ahead



## Market Indicators

- ☐ Limited recent sales activity in the area
- ☐ Poor comparable sales data suggesting overpricing or market instability



## Trust Your Instinct

- ☐ If something feels fundamentally wrong during inspections or negotiations, don't ignore that gut feeling

## Remember...

These issues go beyond cosmetic problems and represent fundamental risks to your investment, safety, or quality of life. When you encounter any of these deal-breakers, it's better to walk away and find another property than to proceed with a potentially costly mistake.



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