



What Stays & What Goes? WA Property Sale Checklist for Buyers & Sellers

Use this before the Offer and Acceptance is signed. Mark Included, Excluded or Clarify, then make sure the final contract wording matches. This checklist does not replace the contract or legal advice.

ITEM	INCLUDED	EXCLUDED	CLARIFY
Dishwasher			
Curtains			
Blinds			
Curtain rods / tracks			
Fixed floor coverings			
Light fittings			
TV wall brackets			
Wall-mounted mirrors			
Security cameras			
Alarm / smart-home hub			
Solar equipment			
Battery system			
EV wall charger			
Pool cleaner / cover / roller			
Garden shed			
Cubby house / aviary			
Workshop benches / cabinets			
Bore equipment			
Rainwater / pressure pumps			
Reticulation equipment			
Statues / water features			
Specific plants			
Outdoor kitchen / pizza oven			
Garage remotes			
Gate remotes			
Keys / access fobs			
Other (1)			
Other (2)			

Property sale checklist continues overleaf...



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Seller handover box

- ☐ All house and security-door keys
- ☐ Mailbox, shed and workshop keys
- ☐ Garage and gate remotes
- ☐ Alarm fobs, cards and access codes
- ☐ Manuals, warranties and service records
- ☐ Smart-home reset / transfer instructions
- ☐ Agreed loose equipment and accessories

Buyer settlement-day actions

- ☐ Confirm keys, remotes and access devices received
- ☐ Confirm all agreed inclusions remain
- ☐ Photograph utility meter readings
- ☐ Confirm utility and internet arrangements
- ☐ Arrange locksmith / re-keying