

Building inspection checklist

Introduction

As a potential homebuyer it is easy to miss the obvious signs of construction problems on your first viewing. If you are not planning a professional to assess the condition of your building it is essential to organise a second viewing and assess the building from a non-emotion position.

Go through the checklist below to develop a better understanding of your potential home.

General

Look carefully at the building structure and take lots of photos and notes for later scrutiny and assessment.

1. externally – wall and roof cladding, windows and doors, gutters and downpipes
 - a. Does cladding have good condition?
 - b. Tap cladding and linings to check for termites and wood rot etc. Do they sound solid and well fixed?
 - c. Ensure deck floors fall to a waste or to the outside of the deck (use a level)

Description:
2. internally – wall, and roof cladding, windows and doors, gutters and downpipes
 - a. Does cladding have good condition?
 - b. Tap linings to check for termites and wood rot etc. Do they sound solid and well fixed?
 - c. Ensure all bathroom and laundry floors fall to wastes (use a level)
 - d. Look for signs of rising damp and roof leaks, there will be mould, swelling, new paint or discolouration in localised areas on walls, floors and ceilings.

Description:
3. under the floor – bearers and joists, piers, insulation, footings and services
 - a. Are structural members straight?
 - b. Tap cladding and linings to check for termites and wood rot etc. Do they sound solid and well fixed?
 - c. Check edge of slab for damp proof membrane protrusion, to prevent rising damp, some digging maybe required

Description:
4. roof cavity
 - a. Are structural members straight?
 - b. Tap members to check for termites and wood rot etc. Do they sound solid and well fixed?

Description:
5. Out-building/shed
 - a. Are structural members straight?
 - b. Tap members to check for termites and wood rot etc. Do they sound solid and well fixed?
 - c. Check building as per dwelling requirements

Description:

If you feel unsure about anything you have found don't hesitate to speak with a building professional (builder, engineer, pest inspector).
An architect/building designer is usually the best person to speak to initially as they have a good understanding about building structure and can refer you to the appropriate professional.

Things you will need

1. pencil, eraser, paper and clipboard
2. a small electrical item to test power points
3. bottle of water (it's thirsty work)
4. Small garden spade
5. Level
6. Hammer
7. Screw driver

Attached is a checklist of all the areas inside and outside the home. If you have more rooms than indicated in checklist just print off an extra page that is similar to the ones provided.

Good luck, we hope your potential home passes your scrutiny.

Date of inspection:

Client names:

Property address:

Client phone:

Tenant name:

Tenant phone:

Front yard

Description (note everything in front yard)

Condition

Tap

Acceptable Not acceptable

Fence Acceptable Not acceptable

Other Acceptable Not acceptable

Building flashing Acceptable Not acceptable

Vents Acceptable Not acceptable

Guttering Acceptable Not acceptable

Downpipes Acceptable Not acceptable

Plantings Description

External cladding

Description

Condition

Material type

Acceptable

Not acceptable

Roofing and guttering

Description

Condition

Material

Acceptable

Not acceptable

Back yard

Description (note everything in front yard)

Condition

Tap

Acceptable Not acceptable

Fence Acceptable Not acceptable

Other Acceptable Not acceptable

Building flashing Acceptable Not acceptable

Vents Acceptable Not acceptable

Guttering Acceptable Not acceptable

Downpipes Acceptable Not acceptable

Plantings Description

External cladding

Description

Condition

Material type

Acceptable

Not acceptable

Roofing and guttering

Description

Condition

Material

Acceptable

Not acceptable

Dwelling

Kitchen

Description

Condition

Fixed items		Acceptable	Not acceptable
	Taps	Acceptable	Not acceptable
	Floor covering	Acceptable	Not acceptable
	Cupboards	Acceptable	Not acceptable
	Cupboards overhead	Acceptable	Not acceptable
	Paintwork	Acceptable	Not acceptable
	Ceiling condition	Acceptable	Not acceptable
	Wall condition	Acceptable	Not acceptable
	Tile condition	Acceptable	Not acceptable
	Light fixtures	Acceptable	Not acceptable
	Doors	Acceptable	Not acceptable
	Power points	Acceptable	Not acceptable
	Other	Acceptable	Not acceptable

Lounge

Description

Condition

Fixed items		Acceptable	Not acceptable
	Power points	Acceptable	Not acceptable
	Floor covering	Acceptable	Not acceptable
	Gas connection	Acceptable	Not acceptable
	Light fixtures	Acceptable	Not acceptable
	Paintwork	Acceptable	Not acceptable
	Ceiling condition	Acceptable	Not acceptable
	Wall condition	Acceptable	Not acceptable
	Windows	Acceptable	Not acceptable
	Curtains	Acceptable	Not acceptable
	Doors	Acceptable	Not acceptable
	Other	Acceptable	Not acceptable

Family

Description

Condition

Fixed items		Acceptable	Not acceptable
	Power points	Acceptable	Not acceptable
	Floor covering	Acceptable	Not acceptable
	Gas connection	Acceptable	Not acceptable
	Light fixtures	Acceptable	Not acceptable
	Paintwork	Acceptable	Not acceptable
	Ceiling condition	Acceptable	Not acceptable
	Wall condition	Acceptable	Not acceptable
	Windows	Acceptable	Not acceptable
	Curtains	Acceptable	Not acceptable
	Doors	Acceptable	Not acceptable
	Other	Acceptable	Not acceptable

Dining

Description

Condition

Fixed items		Acceptable	Not acceptable
	Power points	Acceptable	Not acceptable
	Floor covering	Acceptable	Not acceptable
	Gas connection	Acceptable	Not acceptable
	Light fixtures	Acceptable	Not acceptable
	Paintwork	Acceptable	Not acceptable
	Ceiling condition	Acceptable	Not acceptable
	Wall condition	Acceptable	Not acceptable
	Windows	Acceptable	Not acceptable
	Curtains	Acceptable	Not acceptable
	Doors	Acceptable	Not acceptable
	Other	Acceptable	Not acceptable

Bathroom

Description

Condition

Fixed items	Power point	Acceptable	Not acceptable
	Floor covering	Acceptable	Not acceptable
	Tiles	Acceptable	Not acceptable
	Light fixtures	Acceptable	Not acceptable
	Paintwork	Acceptable	Not acceptable
	Ceiling condition	Acceptable	Not acceptable
	Wall condition	Acceptable	Not acceptable
	Windows	Acceptable	Not acceptable
	Curtains	Acceptable	Not acceptable
	Doors	Acceptable	Not acceptable
	Toilet	Acceptable	Not acceptable
	Other	Acceptable	Not acceptable

Master bedroom

Description

Condition

Fixed items	Power point	Acceptable	Not acceptable
	Gas connection	Acceptable	Not acceptable
	Light fixtures	Acceptable	Not acceptable
	Paintwork	Acceptable	Not acceptable
	Ceiling condition	Acceptable	Not acceptable
	Wall condition	Acceptable	Not acceptable
	Windows	Acceptable	Not acceptable
	Curtains	Acceptable	Not acceptable
	Doors	Acceptable	Not acceptable
	Wardrobes	Acceptable	Not acceptable
	Floor covering	Acceptable	Not acceptable
	Other	Acceptable	Not acceptable

En-suite

Description

Condition

Fixed items		Acceptable	Not acceptable
	Power points	Acceptable	Not acceptable
	Floor covering	Acceptable	Not acceptable
	Gas connection	Acceptable	Not acceptable
	Light fixtures	Acceptable	Not acceptable
	Paintwork	Acceptable	Not acceptable
	Ceiling condition	Acceptable	Not acceptable
	Wall condition	Acceptable	Not acceptable
	Windows	Acceptable	Not acceptable
	Curtains	Acceptable	Not acceptable
	Doors	Acceptable	Not acceptable
	Other	Acceptable	Not acceptable

Bedroom 2

Description

Condition

Fixed items:	Power point	Acceptable	Not acceptable
	Gas connection	Acceptable	Not acceptable
	Light fixtures	Acceptable	Not acceptable
	Paintwork	Acceptable	Not acceptable
	Ceiling condition	Acceptable	Not acceptable
	Wall condition	Acceptable	Not acceptable
	Windows	Acceptable	Not acceptable
	Curtains	Acceptable	Not acceptable
	Doors	Acceptable	Not acceptable
	Wardrobes	Acceptable	Not acceptable
	Floor covering	Acceptable	Not acceptable
	Other	Acceptable	Not acceptable

Bedroom 3

Description

Condition

Fixed items:	Power point	Acceptable	Not acceptable
	Gas connection	Acceptable	Not acceptable
	Light fixtures	Acceptable	Not acceptable
	Paintwork	Acceptable	Not acceptable
	Ceiling condition	Acceptable	Not acceptable
	Wall condition	Acceptable	Not acceptable
	Windows	Acceptable	Not acceptable
	Curtains	Acceptable	Not acceptable
	Doors	Acceptable	Not acceptable
	Wardrobes	Acceptable	Not acceptable
	Floor covering	Acceptable	Not acceptable
	Other	Acceptable	Not acceptable

Bedroom 4

Description

Condition

Fixed items:	Power point	Acceptable	Not acceptable
	Gas connection	Acceptable	Not acceptable
	Light fixtures	Acceptable	Not acceptable
	Paintwork	Acceptable	Not acceptable
	Ceiling condition	Acceptable	Not acceptable
	Wall condition	Acceptable	Not acceptable
	Windows	Acceptable	Not acceptable
	Curtains	Acceptable	Not acceptable
	Doors	Acceptable	Not acceptable
	Wardrobes	Acceptable	Not acceptable
	Floor covering	Acceptable	Not acceptable
	Other	Acceptable	Not acceptable

Verandah

Description

Condition

Fixed items:	Power point	Acceptable	Not acceptable
	Gas connection	Acceptable	Not acceptable
	Light fixtures	Acceptable	Not acceptable
	Paintwork	Acceptable	Not acceptable
	Ceiling condition	Acceptable	Not acceptable
	Balustrade	Acceptable	Not acceptable
	Floor covering	Acceptable	Not acceptable
	Other	Acceptable	Not acceptable

Laundry

Description

Condition

Fixed items: Power point Acceptable Not acceptable

Gas connection Acceptable Not acceptable

Light fixtures Acceptable Not acceptable

Toilet Acceptable Not acceptable

Paintwork Acceptable Not acceptable

Ceiling condition Acceptable Not acceptable

Wall condition Acceptable Not acceptable

Windows Acceptable Not acceptable

Curtains Acceptable Not acceptable

Doors Acceptable Not acceptable

Wardrobes Acceptable Not acceptable

Floor covering Acceptable Not acceptable

Other Acceptable Not acceptable

Halls

locations and description

Condition

Fixed items		Acceptable	Not acceptable
	Power points	Acceptable	Not acceptable
	Floor covering	Acceptable	Not acceptable
	Gas connection	Acceptable	Not acceptable
	Light fixtures	Acceptable	Not acceptable
	Paintwork	Acceptable	Not acceptable
	Ceiling condition	Acceptable	Not acceptable
	Wall condition	Acceptable	Not acceptable
	Windows	Acceptable	Not acceptable
	Curtains	Acceptable	Not acceptable
	Doors	Acceptable	Not acceptable
	Other	Acceptable	Not acceptable

Garage

Description

Condition

Fixed items: Power point Acceptable Not acceptable

Gas connection Acceptable Not acceptable

Light fixtures Acceptable Not acceptable

Paintwork Acceptable Not acceptable

Ceiling condition Acceptable Not acceptable

Wall condition Acceptable Not acceptable

Windows Acceptable Not acceptable

Curtains Acceptable Not acceptable

Doors Acceptable Not acceptable

Wardrobes Acceptable Not acceptable

Floor covering Acceptable Not acceptable

Other Acceptable Not acceptable

Out-building/shed

Description

Condition

Fixed items: Power point Acceptable Not acceptable

Gas connection Acceptable Not acceptable

Light fixtures Acceptable Not acceptable

Paintwork Acceptable Not acceptable

Ceiling condition Acceptable Not acceptable

Wall condition Acceptable Not acceptable

Windows Acceptable Not acceptable

Curtains Acceptable Not acceptable

Doors Acceptable Not acceptable

Wardrobes Acceptable Not acceptable

Floor covering Acceptable Not acceptable

Other Acceptable Not acceptable
