

BUILDING INSPECTION CHECKLIST

Purchasing your dream home is a huge investment, and you want to make sure every part of the property is in good condition.

Use this handy building inspection checklist to make sure you're making a sound decision.

Checklist for the interior of the building

Ceiling

- Is it sagging?
- Are the nails popping out?
- Is there any defective lining?
- Look for dampness and damp damage.
- Is there any plath and plaster damage?
- Is there any cracking?

Walls

- Is it bulging?
- Are the nails popping out?
- Are the walls cracking?
- Is there any dampness or damp damage?
- Are there any distortions or verticality?

Timber Floors

- Check to see if the timber floors are decaying.
- Is there dampness and damp damage?
- Are there any floor movements like spring and bounce?

Concrete Floors

- Are the floors cracking?
- Is there any surface damage?
- Are the floors uneven?
- Is there any dampness or damp damage?

Timber windows

- Is the window broken or are there any cracked glass?
- Is there any water staining?
- Are the frames decaying?
- Is the sash fitted properly?

Metal framed windows

- Is there any water staining and corrosion?
- Is the window sash functional?
- Is it broken or is the glass cracked?

Doors and Frames

- Is the door hardware defective?
- Is the door frame corroded or decaying?

- Is the door badly fitted or loose?

Kitchen

- Does the benchtop have any lifting or delamination and causes of water damage?
- Are the cupboards and drawers operational?
- Are there any chips or cracks on the sink?
- Is the tap leaking?
- Turn the water taps on and off to see if it's operational.

Bathroom

- Does the cistern flush properly?
- Is there any cracking on the pan?
- Has the toilet been installed properly?
- Does the bidet work?
- Are the taps leaking?
- Are there any loose or cracked tiles?
- Is there any grout or sealant used?
- Is the bath properly recessed at the junction with the wall?
- Are there visual signs of water leakage in the shower?
- Is the shower door/screen broken? (Is the glass broken?)
- Do the drawers work on the vanity cupboard?
- Is the washbasin loose?
- Does the ventilation work?

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- Are the mirrors cracking?

Laundry

- Are the taps operational?
- Are the tubs and cabinet in good condition?
- Are the tiles drummy, cracked, loose or does it have grout or sealant?
- Is there proper ventilation?

Stairs

- Are the handrails properly fitted?
- Are there any problems with treads and risers?
- Are there any damp problems; like rising, falling, condensation, or any horizontal or lateral penetrating damp?

Checklist for the exterior of the building

Roof

- Are the tiles, shingles, slates, sheet roofing, etc cracked, broken loose, decaying, rusting or the nails popping?
- Are the skylights, vents and flues flashing?
- Do the gutters have rust?
- Do the downpipes have rust?
- Are the eaves, fascias and barges operational?

Roof Space

- Are the concrete floors suspended?
- Is there any surface water damage?

Driveways, fences and paths

- Is there any subsidence (caving or sinking) of the paths and driveways?
- Are there any trip hazards due to this?
- Push the front brick fences as it could disengage.
- Are the weep holes clear of debris and damp course?

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