

Property address

Builder

Inspection date

Handover date

EXTERIOR & SITE

- ☐ Brickwork: no cracks, chips or mortar smears; weep holes clear
- ☐ Render and cladding finished evenly, no cracks or gaps
- ☐ Articulation joints sealed and in the right places
- ☐ External doors, frames and thresholds undamaged
- ☐ Windows: glass, frames and flyscreens undamaged and sealed
- ☐ Driveway, paths and porch: no cracks, ponding or rough finish
- ☐ Ground slopes away from the house; no soil against brickwork
- ☐ Downpipes connected to stormwater; no water pooling
- ☐ Fencing, letterbox and landscaping completed as per contract

ROOF, GUTTERS & GARAGE

- ☐ Roof tiles or sheets straight, undamaged, no gaps at ridges
- ☐ Gutters clean, secure and falling to downpipes
- ☐ Flashings finished around walls, chimneys and penetrations
- ☐ Eaves and soffit linings straight with no stains or gaps
- ☐ Garage door opens, closes and locks smoothly; remotes work
- ☐ Garage slab and walls free of cracks and damage

WALLS, CEILINGS & PAINT

- ☐ Plaster flat with no visible joints, nail pops or cracks
- ☐ Cornices continuous with no gaps at corners
- ☐ Paint even coverage: no runs, patches, drips or overspray
- ☐ Paint on walls, ceilings, doors and trims complete
- ☐ Skirtings and architraves fitted tight, gaps filled and painted

DOORS, WINDOWS & HARDWARE

- ☐ Internal doors open, close and latch without binding
- ☐ Even gaps around doors; no damage to door faces
- ☐ Locks, handles, door stops and keys all supplied and working
- ☐ Windows open, close and lock; seals and locks in place
- ☐ Robes, sliding doors and shelving installed and running smoothly

FLOORS

- ☐ Tiles level, no chips, cracks or hollow (drummy) tiles
- ☐ Grout complete and even; silicone at junctions
- ☐ Timber, laminate or vinyl free of scratches, gaps and lifting
- ☐ Carpet fitted neatly with no visible seams or ripples

KITCHEN

- ☐ Benchtops undamaged, level and sealed at the wall
- ☐ Cabinet doors and drawers aligned, closing properly
- ☐ Splashback complete and sealed
- ☐ Sink, tap and dishwasher connected with no leaks
- ☐ Oven, cooktop and rangehood installed and working

BATHROOMS, ENSUITE & LAUNDRY

- ☐ Shower screens sealed and doors close properly
- ☐ Shower floor falls to the waste; no water left after use
- ☐ Silicone complete around baths, showers, basins and benches
- ☐ Taps, toilets and wastes working with no leaks
- ☐ Exhaust fans working and vented
- ☐ Laundry tub, taps and cabinetry installed and sealed

ELECTRICAL, PLUMBING & SERVICES

- ☐ All lights, power points and switches working
- ☐ Smoke alarms installed in required locations
- ☐ Heating and cooling units installed and working
- ☐ Hot water system installed and producing hot water
- ☐ NBN, TV and data points installed as per plans
- ☐ Meter box, switchboard and gas meter accessible and labelled

ROOF SPACE

- ☐ Insulation laid evenly with no gaps or compressed batts
- ☐ No daylight showing through the roof; no water stains
- ☐ Building debris removed from the roof space
- ☐ Access hatch fitted and sealed

PAPERWORK & HANDOVER

- ☐ Certificate of Occupancy or Final Inspection received
- ☐ Warranty documents and appliance manuals supplied
- ☐ Waterproofing and termite protection certificates supplied
- ☐ All keys, remotes and codes handed over
- ☐ Defect list agreed in writing with the builder
- ☐ Final payment only made once defects are fixed or agreed

WANT A PROFESSIONAL TO CHECK IT FOR YOU?

Independent PCI inspections with shower flood testing, roof space inspection and a photo report.

0409 326 898

buildinspectmelbourne.com.au