

This is what we look at on an average 200 sq/m house. We are all human and may miss one or two small things sometimes but we believe we give value for money on our inspections.

When we do our inspections light pays a big part on what we see. It is harder in overcast conditions to defect houses.

We must defect wall surfaces so we are 1.5m away from the wall, in natural light and 90 degrees to the wall.

We cannot get up close and personal to the walls.

BEDROOM 1

- (1) Is the 3.345 sq/m of door paint ok?
- (2) Margins round the door...are they consistent?
- (3) Do both hinges have all screws fitted?
- (4) Does the door latch have all screws?
- (5) Does the striker plate have all screws fitted?
- (6) Does the door have a cushion stop or catch fitted?
- (7) Do the architraves have sanded and closed mitres?
- (8) Is there any chipped timber at the striker plate and latch that needs filling/ paint touch up?
- (9) Does the door have excessive rattle when closed?
- (10) Does the door latch?
- (11) Is there more than 25mm under the door?
- (12) Are there any scratches to the 3.24 sq/m of window glass?
- (13) Is there any damage to the window framework?
- (14) Does the window slide freely and lock?
- (15) Does the window slider shut square?
- (16) Are the window architraves mitres tight and sanded?
- (17) Do window furnishings work as expected?
- (18) Does the light work?
- (19) Is there any damage to the light fitting?
- (20) Is the light switch and power points level and plumb?
- (21) Does the 41 sq /m of wall and ceiling paint have any defects?
- (22) Is the 12.96 sq/m of carpet installed correctly?
- (23) Is the carpet dirty or marked?
- (24) Are the cornice lines nice and straight?
- (25) Is the skirting nice and straight?

BEDROOM 2

- (26) Is the 3.345 sq/m of door paint ok?
- (27) Margins round the door...are they consistent?
- (28) Do both hinges have all screws fitted?
- (29) Does the door latch have all screws?
- (30) Does the striker plate have all screws fitted?
- (31) Does the door have a cushion stop or catch fitted?

- (32) Do the architraves have sanded and closed mitres?
- (33) Is there any chipped timber at the striker plate and latch that needs filling/ paint touch up?
- (34) Does the door have excessive rattle when closed?
- (35) Does the door latch?
- (36) Is there more than 25mm under the door?
- (37) Are there any scratches to the window glass?
- (38) Is there any damage to the window framework?
- (39) Does the window slide freely and lock?
- (40) Does the window slider shut square?
- (41) Do window furnishings work as expected?
- (42) Are the window architraves mitres tight and sanded?
- (43) Does the light work?
- (44) Is there any damage to the light fitting?
- (45) Is the light switch and power point level and plumb?
- (46) Does the 36.128 sq /m of wall and ceiling paint have any defects?
- (47) Does the robe sliding doors shut square to the closing jambs?
- (48) Is there any damage to the robe doors?
- (49) Is the robe hanging rail installed?
- (50) Is the robe shelf installed correctly and level?
- (51) Is the timber under the bottom robe track painted?
- (52) Is the 9sq/m of carpet installed correctly?
- (53) Is the carpet dirty or marked?
- (54) Are the cornice lines nice and straight?
- (55) Is the skirting nice and straight?

BEDROOM 3

- (56) Is the 3.345 sq/m of door paint ok?
- (57) Margins round the door...are they consistent?
- (58) Do both hinges have all screws fitted?
- (59) Does the door latch have all screws?
- (60) Does the striker plate have all screws fitted?
- (61) Does the door have a cushion stop or catch fitted?
- (62) Do the architraves have sanded and closed mitres?
- (63) Is there any chipped timber at the striker plate and latch that needs filling/ paint touch up?
- (64) Does the door have excessive rattle when closed?
- (65) Does the door latch?
- (66) Is there more than 25mm under the door?
- (67) Are there any scratches to the window glass?
- (68) Is there any damage to the window framework?
- (69) Does the window slide freely and lock?
- (70) Does the window slider shut square?
- (71) Do window furnishings work as expected?
- (72) Are the window architraves mitres tight and sanded?
- (73) Does the light work?
- (74) Is there any damage to the light fitting?
- (75) Is the light switch and power point level and plumb?
- (76) Does the 36.128 sq /m of wall and ceiling paint have any defects?
- (77) Does the robe sliding doors shut square to the closing jambs?
- (78) Is there any damage to the robe doors?

- (79)Is the robe hanging rail installed?
- (80)Is the robe shelf installed correctly and level?
- (81)Is the timber under the bottom robe track painted?
- (82)Is the 9sq/m of carpet installed correctly?
- (83)Is the carpet dirty or marked?
- (84)Are the cornice lines nice and straight?
- (85)Is the skirting nice and straight?

BEDROOM 4

- (86)Is the 3.345 sq/m of door paint ok?
- (87)Margins round the door...are they consistent?
- (88)Do both hinges have all screws fitted?
- (89)Does the door latch have all screws?
- (90)Does the striker plate have all screws fitted?
- (91)Does the door have a cushion stop or catch fitted?
- (92)Do the architraves have sanded and closed mitres?
- (93)Is there any chipped timber at the striker plate and latch that needs filling/ paint touch up?
- (94)Does the door have excessive rattle when closed?
- (95)Does the door latch?
- (96)Is there more than 25mm under the door?
- (97)Are there any scratches to the window glass?
- (98)Is there any damage to the window framework?
- (99)Does the window slide freely and lock?
- (100) Does the window slider shut square?
- (101) Are the window architraves mitres tight and sanded?
- (102) Do window furnishings work as expected?
- (103) Does the light work?
- (104) Is there any damage to the light fitting?
- (105) Is the light switch and power point level and plumb?
- (106) Does the 36.128 sq /m of wall and ceiling paint have any defects?
- (107) Does the robe sliding doors shut square to the closing jambs?
- (108) Is there any damage to the robe doors?
- (109) Is the robe hanging rail installed?
- (110) Is the robe shelf installed correctly and level?
- (111) Is the timber under the bottom robe track painted?
- (112) Is the 9sq/m of carpet installed correctly?
- (113) Is the carpet dirty or marked?
- (114) Are the cornice lines nice and straight?
- (115) Is the skirting nice and straight?

TOILET

- (116) Is the 3.345 sq/m of door paint ok?
- (117) Does the 15.95 sq /m of wall and ceiling paint have any defects?
- (118) Margins round the door...are they consistent?
- (119) Do both hinges have all screws fitted?
- (120) Does the door latch have all screws?
- (121) Does the striker plate have all screws fitted?
- (122) Does the door have lift off hinges fitted?
- (123) Are the lift off hinges fitted right way up and not upside down?
- (124) Is there enough gap at top of door to lift door off hinges?
- (125) Does the door have a cushion stop or catch fitted?
- (126) Do the architraves have sanded and closed mitres?
- (127) Is there any chipped timber at the striker plate and latch that needs filling/ paint touch up?
- (128) Does the door have excessive rattle when closed?
- (129) Does the door latch?
- (130) Is there more than 25mm under the door?
- (131) Are there any scratches to .54 sq/m of window glass?
- (132) Is there any damage to the window framework?
- (133) Does the window slide freely and lock?
- (134) Does the window slider shut square?
- (135) Do window furnishings work as expected?
- (136) Are the window architraves mitres tight and sanded?
- (137) Does the light work?
- (138) Is there any damage to the light fitting?
- (139) Is the light switch level and plumb?
- (140) Is there a toilet roll holder fitted?
- (141) Are there any chips to the 1.35 sq/ m of floor tiling or 3.9 lin/m of skirting tiles?
- (142) Has all tiling been done in a tradesman like manor?
- (143) Has all sealant been done between floor tiling and skirting tiles?
- (144) Does the toilet flush
- (145) Any leaks at toilet flush pipe?
- (146) Is the toilet seat loose?
- (147) Has toilet pan been screwed down?
- (148) Has toilet pan been sealed to floor?
- (149) Are the cornice lines nice and straight?
- (150) Is the skirting tiling nice and straight?

WALK in ROBE

- (151) Is the 3.345 sq/m of door paint ok?
- (152) Margins round the door...are they consistent?
- (153) Do both hinges have all screws fitted?
- (154) Does the door latch have all screws?
- (155) Does the striker plate have all screws fitted?
- (156) Does the door have a cushion stop or catch fitted?
- (157) Do the architraves have sanded and closed mitres?

- (158) Is there any chipped timber at the striker plate and latch that needs filling/ paint touch up?
- (159) Does the door have excessive rattle when closed?
- (160) Does the door latch?
- (161) Is there more than 25mm under the door?
- (162) Is the **2.25 sq/m** of carpet installed correctly?
- (163) Does the light work?
- (164) Is there any damage to the light fitting?
- (165) Is the light switch level and plumb?
- (166) Does the **15sq /m** of wall and ceiling paint have any defects?
- (167) Is the **2.4 lin/m** of shelving installed correctly?
- (168) Are all hanging rails installed?

BATHROOM

- (169) Is the **3.345 sq/m** of door paint ok?
- (170) Margins round the door...are they consistent?
- (171) Do both hinges have all screws fitted?
- (172) Does the door latch have all screws?
- (173) Does the striker plate have all screws fitted?
- (174) Does the door have a cushion stop or catch fitted?
- (175) Do the architraves have sanded and closed mitres?
- (176) Is there any chipped timber at the striker plate and latch that needs filling/ paint touch up?
- (177) Does the door have excessive rattle when closed?
- (178) Does the door latch?
- (179) Is there more than 25mm under the door?
- (180) Are there any scratches to the **1.44 sq/m** of window glass?
- (181) Is there any damage to the windows framework?
- (182) Does the window slide freely and lock?
- (183) Does the window slider shut square?
- (184) Do window furnishings work as expected?
- (185) Are the window architraves mitres tight and sanded?
- (186) Does the light work?
- (187) Is there any damage to the light fitting?
- (188) Is the light switch and power points level and plumb?
- (189) Does the exhaust fan run ok?
- (190) Are all heat lamp globes working?
- (191) Do the **15 sq /m** of wall and ceiling paint have any defects?
- (192) Is the sealant to all tiling complete?
- (193) Is there any chips or scratches to the **2.56 sq/m** of bath surfaces?
- (194) Does the shower screen leak?
- (195) Are there any blemishes to the **3.42 sq/m** of glass and framework of the shower screen?
- (196) If the shower base is acrylic are there any scratches or chips to the **.82 sq/m** of surface?
- (197) Are there any chips to **the 10.14 sq/m** and **2.1lin/m** of wall, floor and skirting tiling?
- (198) Is there any damage to the **6** tap handles, **2** spouts and **1** shower rose?

- (199) Any damage to the 1.45sq/m of mirror and framework.
- (200) Are all towel rails level?
- (201) Are the towel rails loose on the wall?
- (202) Is there any damage to the vanity's 1.515 sq/m of surface area?
- (203) Are there any water leaks inside the vanity?
- (204) Are the cornice lines nice and straight?
- (205) Are the skirting tiles nice and straight?
- (206) Is the aluminium angle under the door threshold clean?

ENSUITE

- (207) Is the 3.345 sq/m of door paint ok?
- (208) Margins round the door...are they consistent?
- (209) Do both hinges have all screws fitted?
- (210) Does the door latch have all screws?
- (211) Does the striker plate have all screws fitted?
- (212) Does the door have a cushion stop or catch fitted?
- (213) Do the architraves have sanded and closed mitres?
- (214) Is there any chipped timber at the striker plate and latch that needs filling/ paint touch up?
- (215) Does the door have excessive rattle when closed?
- (216) Does the door latch?
- (217) Is there more than 25mm under the door?
- (218) Are there any scratches to the 1.44 sq/m of window glass?
- (219) Is there any damage to the windows framework?
- (220) Does the window slide freely and lock?
- (221) Does the window slider shut square?
- (222) Do window furnishings work as expected?
- (223) Are the window architraves mitres tight and sanded?
- (224) Does the light work?
- (225) Is there any damage to the light fitting?
- (226) Is the light switch and power points level and plumb?
- (227) Does the exhaust fan run ok?
- (228) Are all heat lamp globes working?
- (229) Do the 15 sq /m of wall and ceiling paint have any defects?
- (230) Is the sealant to all tiling complete?
- (231) Is there any chips or scratches to the 2.56 sq/m of bath surfaces
- (232) Does the shower screen leak?
- (233) Are there any blemishes to the 3.42 sq/m of glass and framework of the shower screen?
- (234) If the shower base is acrylic are there any scratches or chips to the .82 sq/m of surface?
- (235) Are there any chips to the 10.14 sq/m and 2.1lin/m of wall, floor and skirting tiling?
- (236) Is there any damage to the 4 tap handles, 1 spouts and 1 shower rose?

- (237) Any damage to the 1.45sq/m of mirror and framework.
- (238) Are all towel rails level?
- (239) Are the towel rails loose on the wall?
- (240) Is there any damage to the vanity's 1.515 sq/m of surface area?
- (241) Are there any water leaks inside the vanity?
- (242) Are the cornice lines nice and straight?
- (243) Are the skirting tiles nice and straight?+
- (244) Is the aluminium angle under the door threshold clean?

ENTRY

- (245) Is the 3.345 sq/m of door paint ok?
- (246) Margins round the door...are they consistent?
- (247) Do both hinges have all screws fitted?
- (248) Does the door latch have all screws?
- (249) Does the striker plate have all screws fitted?
- (250) Does the door have a cushion stop or catch fitted?
- (251) Do the architraves have sanded and closed mitres?
- (252) Is there any chipped timber at the framework, striker plate and latch that needs Filling/ paint touch ups?
- (253) If there is a barrier/security door fitted does this operate as it should?
- (254) Does the 12 sq /m of wall and ceiling paint have any defects?
- (255) Does the 3.6 sq/m of floor tiles have any chips or damage etc.?
- (256) Is the sealant to all tiling complete?
- (257) Does the light work?
- (258) Is the light switch plumb?
- (259) Does the door latch?
- (260) Does the door have excessive rattle when closed?

GARAGE

- (261) Is the 6.7sq/m of door paint ok?
- (262) Margins round the doors...are they consistent?
- (263) Do the 4 hinges have all screws fitted?
- (264) Does the door latches have all screws?
- (265) Do the striker plates have all screws fitted?
- (266) Does the doors have a cushion stop or catch fitted?
- (267) Do the architraves have sanded and closed mitres?
- (268) Is there any chipped timber at the framework, striker plate and latch that needs filling/ paint touch ups?
- (269) If there is a barrier/security door fitted does this operate as it should?
- (270) Do the 96.8 sq /m of wall and ceiling paint have any defects?
- (271) Does the 36 sq/m of concrete floor have any chips or damage etc.?
- (272) Does the light work?
- (273) Is the light switch plumb?

- (274) Do the doors latch?
- (275) Does the doors have excessive rattle when closed?
- (276) Does the panelift/ roll-a-door work as expected?
- (277) Any damage to the panelift/roll-a-door?

LOUNGE

- (278) Are there any scratches to the 3.24 sq/m of window glass?
- (279) Is there any damage to the windows framework?
- (280) Does the window slide freely and lock?
- (281) Does the window slider shut square?
- (282) Are the window architraves mitres tight and sanded?
- (283) Do window furnishings work as expected?
- (284) Does the light work?
- (285) Is there any damage to the light fitting?
- (286) Is the light switch and power points level and plumb?
- (287) Do the 41 sq /m of wall and ceiling paint have any defects?
- (288) Is the 12.96 sq/m of carpet installed correctly?
- (289) Is the carpet dirty or marked?
- (290) Are the cornice lines nice and straight?
- (291) Is the skirting nice and straight?

HALLWAY

- (292) Do the 58.8sq /m of wall and ceiling paint have any defects?
- (293) Is the 16.8sq/m of tiling chipped or damaged?
- (294) Is the tiling dirty or marked?
- (295) Are the cornice lines nice and straight?
- (296) Is the skirting nice and straight?
- (297) Is the 6.0 lin/m of linen cupboard shelving installed and painted correctly?
- (298) Is the 6.7sq/m of door paint ok?
- (299) Margins round the doors...are they consistent?
- (300) Do the 4 hinges have all screws fitted?
- (301) Does the door latches have all screws?
- (302) Do the striker plates have all screws fitted?
- (303) Does the door have a cushion stop or catch fitted?
- (304) Do the architraves have sanded and closed mitres?
- (305) Is there any chipped timber at the framework, striker plate and latch that needs filling/ paint touch ups?

MEALS/FAMILY

- (306) Are there any scratches to the 12.91 sq/m of window/sliding door glass?
- (307) Is there any damage to the window framework?
- (308) Do the windows and sliding door slide freely and lock?

- (309) Does the window sliders shut square?
- (310) Are the window architraves mitres tight and sanded?
- (311) Do window furnishings work as expected?
- (312) Do all the lights work?
- (313) Is there any damage to the light fittings?
- (314) Is the light switch and power points level and plumb?
- (315) Do the **58.8sq /m** of wall and ceiling paint have any defects?
- (316) Is the **30sq/m** of tiling chipped or damaged?
- (317) Is the tiling dirty or marked?
- (318) Are the cornice lines nice and straight?
- (319) Is the skirting nice and straight?

KITCHEN

- (320) Are there any scratches to the **1.08sq/m** of window glass?
- (321) Is there any damage to the window framework?
- (322) Does the window slide freely and lock?
- (323) Does the window sliders shut square?
- (324) Are the window architraves mitres tight and sanded?
- (325) Do window furnishings work as expected?
- (326) Do all the lights work?
- (327) Is there any damage to the light fittings?
- (328) Is the light switch and power points level and plumb?
- (329) Does the **14.8sq /m** of wall and ceiling paint have any defects?
- (330) Is the **5.18sq/m** of floor tiling chipped or damaged?
- (331) Is the tiling dirty or marked?
- (332) Are the cornice lines nice and straight?
- (333) Is the skirting nice and straight?
- (334) Is there any damage to the **31sq/m** of benchtop, cupboard doors and internal linings of all the joinery?
- (335) Is the 18 cupboard door and draw handles level
- (336) Is there any damage to the **.78sq/m** of kitchen sink?
- (337) Are there any water leaks under the kitchen sink?
- (338) Has all the joinery been sealed to the wall?
- (339) Has the splashback been sealed to the joinery?
- (340) Is there any damage to the **1.44sq/m** of splashback tiling or glass
- (341) Are all white goods installed?

EXTERIOR

- (342) Is there any damage to the **117.04 sq/m** of bricks (**app 6,800 bricks**)
- (343) Do all the mortar beds and perps look consistent?
- (344) Is there any damage to the 16 windows, sliding doors and door framework?
- (345) Do all the brick sills look consistent?
- (346) Do the brick sills have a gap between the window framework
- (347) Are all articulated joints filled?
- (348) Is the eaves line straight?
- (349) Are there any loose bricks at the tops of windows?

- (350) Does the 62 lin/m or 37.2 sq/m of soffit have good paint coverage
- (351) Is the 62lin/m of fascia and gutter straight
- (352) Does the 62 lin/m of fascia and gutter have any damage
- (353) Are there any loose gutter brackets that can be seen from the ground?
- (354) Are the 7 downpipes all hooked up?
- (355) Is there any damage to the 7 downpipes?
- (356) Can you see any damage or dents to the 247.5sq/m of metal or tile roof?
- (357) Is the roof completely finished?
- (358) Are all vent cowls on?
- (359) Is the 84 lin/m of fencing straight?
- (360) Do any of the 840 pailings need replacing?
- (361) Do the side gates work?
- (362) Is the 38sq/m of driveway damaged?
- (363) Is there damage to the 30sq/m of patio, paths or porch concrete?
- (364) Is the landscaping complete?
- (365) Is the letterbox in?
- (366) Is the TV antenna in?
- (367) Is the clothes line in?
- (368) Is the hot water unit installed?
- (369) Are there any areas of turf that need replacing?
- (370) Is there any damaged garden edging?
- (371) Are there any weeds to be removed?
- (372) Is the external plumbing complete?
- (373) Has all the expansion foam been trimmed at paths and driveways?
- (374) Is there any building material or rubbish still to remove?
- (375) Has the house had a final clean?

ITEMS A BUILDER DOESN'T HAVE TO DO.....

- (376) Does not have to seal the main floor tiling to skirting
- (377) Does not have to fit cushion bumps to robe doors
- (378) Does not have to fit clear bumps to cupboard, vanity or pantry doors that hit the walls
- (379) Does not have to fit clear bumps to shower doors that hit towel rails or toilets.
- (380) Does not have to do an "owners clean" once the job is finished.
- (381) Only has to do a site clean, not landscaping if it is a house only contract and not a "turn key".
- (382) Only has to remove "spoil" if it is in the contract.