



Before your visit:

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Pre-Inspection Preparation

- ☐ Request the year of construction
- ☐ Ask whether any major renovations have been carried out
- ☐ Ask the reason for selling
- ☐ Request copies of maintenance records
- ☐ Check whether all alterations were legally approved

Equipment

- ☐ Smartphone
- ☐ Measuring tape
- ☐ Flashlight
- ☐ Bubble level (optional)

What to check on-site

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Site & Grounds

- ☐ Retaining walls are straight and have no cracks
- ☐ Surface slopes away from the house
- ☐ No standing water
- ☐ Driveway has no significant settlement
- ☐ Floor substrate has no wide cracks or sunken areas
- ☐ No cracked, chipped, or scratched tiles

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Roof

- ☐ No missing or damaged roof tiles
- ☐ No sagging roof lines
- ☐ No moss or vegetation
- ☐ No water stains beneath eaves

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Kitchen

- ☐ Run every tap, see all are OK
- ☐ Check if you can fill a 1-liter bucket in ~6 sec
- ☐ Plug the sink, fill with 5-7 liters to check seal, drain and check drainage speed and leaks underneath
- ☐ Turn on cooking hob and electric kettle to check electric supply is sufficient
- ☐ Check if exhaust vent is working

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Electrical

- ☐ Connected power capacity is at minimum 5KW for apartment and 7KW for house
- ☐ Distribution box looks modern and has at minimum 4+ lines
- ☐ RCD/GFCI is in place and operational
- ☐ No loose / damaged sockets or switches
- ☐ No exposed wiring

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Safety and security

- ☐ Safe stairs, secure handrails
- ☐ Balcony feels solid
- ☐ Smoke/fire/CO detectors installed
- ☐ Windows and doors are strong against forced entry, windows have security screens
- ☐ Site is secured against water intrusion

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Exterior

- ☐ Walls and foundation have no cracks
- ☐ Walls are plumb, have no signs of bowing plaster or peeling paint
- ☐ No signs of white salt deposits
- ☐ No signs of spot repair

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Interior

- ☐ No musty smell or strong smell of air fresheners
- ☐ No cracks, mold or sagging areas
- ☐ Windows and doors open smoothly
- ☐ No visible water damage or water stains
- ☐ Floors are even and make no hollow sound when walking

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Bathrooms

- ☐ Run every tap, see all are OK
- ☐ Check if you can fill a 1-liter bucket in ~6 sec with a shower
- ☐ Plug the bathtub sink, fill with 20-30 liters to check seal, drain and check drainage speed and leaks underneath
- ☐ No mold around wet areas
- ☐ All shut-off valves are OK
- ☐ Toilet fill and flush valves are OK

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HVAC

- ☐ Turn on heating, check all radiators turn warm
- ☐ Turn on mechanical ventilation, check (with paper sheet) if air flow is sufficient near vents
- ☐ Turn on AC, check all units are running
- ☐ Check if AC capacity is sufficient to reduce room temperature by 2°C in 20 min

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Swimming pool

- ☐ Pool bed has no cracks or missing tiles
- ☐ Water level is above inlet nozzles and skimmer box
- ☐ Pump operating, water flow is visible in the pool
- ☐ Pool water is clean

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Red Flags

Fresh paint covering only one wall or ceiling
Strong air fresheners masking odors
Large diagonal cracks inside or outside
Significant soil settlement, badly damaged retaining walls

Water stains on ceilings / walls
Damp smell, signs of mold
Vivid signs of unrecorded alterations
Site location prone to flooding or forest fire

