

Second Inspection Checklist

Dig deeper! Here are a few easy checks for you to do when thinking about buying a house. No substitute for a building inspection – but part of 'getting to know you' with what could potentially be your new home.



Look at	Signs there is potentially a problem	Cost to Fix
Piles / Foundations	<ul style="list-style-type: none"> Sensation of walking uphill and downhill around the house or a general unevenness to the floor. 	Re-piling costs start at \$12,000
The Wiring	<ul style="list-style-type: none"> Look at the switchboard/fuse board – is it an old switchboard with black wiring and chunky white porcelain fuses? Is the electricity meter still a part of the switchboard panel? 	Re-wire \$4,000 - \$20,000 Depending on the age and style of the house
The Interior Wall Linings	<ul style="list-style-type: none"> Can you tell what is lining the walls? Worst case scenario it is Scrim (sacking or jute laid over rough sawn wooden boards (sarking)). Best case – plasterboard (Gib board) 	Re-Line Approx \$400 – \$1000 per room dependant on wall area.
The Exterior	<ul style="list-style-type: none"> Look for flaking and peeling paint and rotten weatherboards. Cracks in the cladding. Also check if there is ground/soil up against or close to the cladding of the house. 	Re paint from \$10,000 – \$30,000 Repairing weatherboard – from \$300 Leaky building issues – many thousands
The Roof	<ul style="list-style-type: none"> Does it look dirty, patchy, faded, rusty, or is lichen, moss or plants growing on it? Can you see loose tiles? Internally, are there any stains on ceilings or walls. Is their lifting wallpaper or bubbling paint? 	Re-roof from \$10,000 Repaint from \$4,000 Resurface from \$4,000 Re-tiling from \$13,000
The Plumbing	<ul style="list-style-type: none"> Flush the toilet, turn on a couple of taps and the shower. Any noises? What's the pressure like? Are outside drains overflowing? Walk around the house and look for water after you have flushed the toilet. 	Plumbing work from \$150 Re-Plumbing from \$5,000
Guttering	<ul style="list-style-type: none"> Are there holes or signs of rust, does it look blocked, are their plants growing out of it, do the downpipes go anywhere? The ground will be indented and damp to muddy in areas under leaking guttering. 	Replace \$1,000 to \$4000 Repair From \$200
Heating	<ul style="list-style-type: none"> How is the house heated? Is the heating electricity or gas? 	Heat Pump from \$3,500 Wood burner from \$4,000

Windows	<ul style="list-style-type: none"> Are there cracks in the window glass or sills? Or sunken or soft areas in wooden windows? Do aluminium windows look in good condition? Do the windows open easily? 	Window replacement \$600 - \$1500 each
Interior Decorations	<ul style="list-style-type: none"> Try to visualise the house without any furnishings. What condition and colours are the walls and wallpaper? Look under rugs for stains, wear and fading of carpet or discrepancies with wooden floors. 	<p>Professionals to Repaint/Paper a house – from \$8,000</p> <p>Re-carpet – From \$4,000</p> <p>Re-finish floors – From \$1,000 depending on area etc</p>
Damp	<ul style="list-style-type: none"> Can you smell damp? Is there condensation on the windows? Do the walls feel cold/damp? 	Depends on the source of the problem
The Driveway and Paving	<ul style="list-style-type: none"> Are there cracks? Puddles? Weeds growing through? 	New driveway from \$10,000
Sun Aspect	<ul style="list-style-type: none"> How is the house orientated for sun? Are there surrounding trees, hills or buildings that will cause shade? 	Depends of the source of the shade. Could be impossible to fix!
Drainage	<ul style="list-style-type: none"> Is there evidence of water collection or run-off around the house and section? What direction is water likely to go when it rains? Will there be run-off from adjacent property's/land/roads? Are there any drains around the property? 	<p>Installing drainage systems</p> <p>Basic up to \$1000</p> <p>Comprehensive upwards of \$5000</p>