

# UNCOVER

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## DIY Inspection Checklist



These checks may not be easy to undertake during an open house, but can be helpful during a private or second property inspection.

# DIY Inspection Checklist

## Exterior

### Roof



Look for undulating or waviness roof lines, this can indicate that the structural roof timbers are insufficient or potential subsidence (sinking). It may not always create leaks but it is unsightly and expensive to repair.

### Brick walls



Look for cracks in brickwork, particularly vertical cracks or large stepping cracks. Horizontal hairline cracks or stepping usually indicate expansion and contraction, which is normal. Vertical cracks can indicate footing movement and subsidence (sinking), which may be expensive to resolve.

### Windows



Look for broken glass panels, windows painted closed, rot in timber or perished seals.

### Weatherboards and finishing timber



Look for swollen timber and paint flaking, particularly at the ends of timber and joins, it is a good indication the timber is rotting. It's generally only a maintenance job, but it can become expensive if timber needs to be replaced and a complete house repaint is required.

### Facia and eaves



Look for stained eaves or vegetation growing in the gutters. It could indicate a leaking roof or overflowing gutter. Check the condition of the fascia, look at the ends for rot and flaking paint. Blocked gutters and leaking roofs are generally only a minor rectification, but can turn into major work and can be expensive if left unfixed.

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## Paving



Check for sunken pavers. This can indicate leaking or broken stormwater pipes underground.

## Concrete driveway and paths



Check for concrete cracking and stepping. Concrete stepping is a major safety concern for tripping.

## Fences and landscaping



Look beyond the pretty gardens and investigate the fencing. Most neighbours are waiting for the new owner to ask to go halves in a new fence.

## Brickwork weep holes



Check the landscaping around the house for high soil levels and blocked brickwork weep holes. Blocked weepholes give access to termites to enter the property undetected. A garden alteration may be required and can become expensive.

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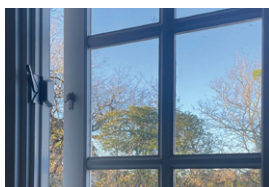
## Interior

### Wall linings



Check for cracks in the wall linings. Cracks under 1mm are typically okay. Diagonal cracks are a sign of movement and excessive settling. This can be expensive to rectify.

### Windows and doors



Open windows and doors. Stuck or binding windows and doors can indicate structural weight pushing down, or a sign of subsidence (sinking).

### Moisture



Look for mould and condensation on window glass and frames. This is a good indication of excessive moisture build up inside the house. It can be as easy as opening windows to remove moisture, but it can be more sinister like structural or rising damp. It can be expensive to resolve.

### Bathrooms and laundry



Run the taps in the basin and the bath to test the water pressure. If the water is slow to drain, it can indicate a broken pipe or blockage. This will require a plumber to investigate further.

### Showers



See if you are able to get access to the wall behind the shower. Look for mould or a damp smell that is wet to touch. Typically, this will always indicate a leaking shower. Fixing a leaking shower can be expensive.

This DIY Inspection Checklist does not replace the need to have a professional property inspection. It is a guide to help eliminate some poorly built homes.