

Twenty20

Building Consultancy

D.I.Y Property Assessment Tool

For Ongoing support or to answer any questions, Please contact:

**www.twenty20bc.com.au
0412626577**

Date:

Address:

© Twenty20 Building Consultancy, 2015. This intellectual property is for distribution only at the discretion of Twenty20 Building Consultancy and any other reproducing and distributing this property may do so only with the expressed written permission of Twenty20 Building Consultancy.

Information contained within this document is not intended to replace the advice and services of a fully qualified building and/or pest inspector. Twenty20 Building Consultancy advise that all property purchase contracts should be signed subject to a satisfactory building and pest inspection by a fully qualified and insured individual. **Disclaimer:** Twenty20 Building Consultancy gives no warranty in relation to the material produced herein and disclaims liability for all claims against Twenty20 Building Consultancy, it's subsidiary companies, it's employees, agents, which may arise from any person acting on the materials contained herein.

Twenty20 Building Consultancy DIY Property Assessment Tool

For Support Call – 0412626577

Conditions of the Site

1.

What is the condition of the external drainage?

Will surface water flow away from the house or towards the house?

○ - Away ○ - Towards

Will house roof water flow to yard or into a stormwater system?

○ - Yard ○ - Stormwater system ○ - Tank ○ - All

NB:- If surface water falls towards the house sufficient drainage and waterproofing should ideally be installed to direct water around and away from the building.

Is drainage evident to direct water around and away from the house?

○ - Yes ○ - No

Are retaining walls effective and in reasonable condition or rotten & falling over?

○ - Good condition ○ - Poor condition ○ - N/A

2.

What is the condition of the general landscape around the building?

Are gardens and/or external surface levels above internal surface levels or below internal surface levels?

○ - Above ○ - Below

Are there any trees or large rooted plant life within one meter of the house?

○ - Yes ○ - No

3.

Are there moisture leaking / seepage concerns into the building?

Is the building built into or on a hill / slope (Is the site flat / level)?

○ - Yes ○ - No

Are external surface levels (ground) higher than internal house surface levels?

○ - Yes ○ - No

Will water naturally fall / seep under the building?

○ - Yes ○ - No

Will water sit / pond under the house?

○ - Yes ○ - No

Is external waterproofing evident to the outside of walls / areas built below ground level?

○ - Yes ○ - No ○ - N/A

Answers that are underlined are classed as "standard" and score 1 point.

Answers that are not underlined are classed as "below standard" and do not score.

Tally score for this page here: points.

Twenty20 Building Consultancy DIY Property Assessment Tool

For Support Call – 0412626577

Structural Condition

1.

External Assessment

Do all external walls appear to be plumb and level?

- Yes - No

Is cracking to external materials evident? I.e.: brickwork, weatherboards etc.

- Yes - No

Do all external windows and doors open and close without sticking?

- Yes - No - Most

Do roof / fascias lines appear level and straight?

- Yes - No

Is wall sheeting and / or timbers in direct contact with the ground?

- Yes - No

Are weepholes to brickwork covered by external surface levels?

- Yes - No

Are concrete paths or stumps cracked?

Paths: - Yes - No Stumps: - Yes - No

2.

Internal Assessment

Do floors and / or ceiling lines appear to sag?

Floors: - Yes - No Ceilings: - Yes - No

Is cracking evident to concrete floors? (Garage and tiled areas inside house)

- Yes - No

Is corrosion / leaking plumbing evident under benches, vanities, laundry tubs and around toilet seals?

- Yes - No

Do kitchen and vanity bench tops fit tightly to walls?

- Yes - No

Do all internal doors open and close correctly?

- Yes - No.

Is cracking evident to any internal walls or ceiling sheeting?

- Yes - No

Do all power points and light switches appear to be safe?

- Yes - No

Is there a safety switch installed?

- Yes - No

Are smoke alarms installed?

- Yes - No

Tally score for this page here:

points.

Twenty20 Building Consultancy DIY Property Assessment Tool

For Support Call – 0412626577

Aesthetic Condition

1.

External Assessment

Does external wall cladding require patching / replacement and / or painting?

- Yes - No

Do eaves appear water damaged and / or require painting?

- Yes - No

Do fascia / bargeboards appear to be in good condition?

- Yes - No

Do gutters and downpipes appear to be in good condition?

- Yes - No

Are any roof defects evident? I.e.: roof sheeting lifting, cracked tiles or fading etc.

- Yes - No

Is weather deterioration (rusting, corrosion or rotting) evident to external structures? I.e.: Fences, stairs, handrails, pergolas, carport etc.

- Yes - No

2.

Internal Assessment

Are floor coverings in good condition?

- Yes - No

Are walls coverings in good condition?

- Yes - No

Are ceilings deflected, sagging or moisture stained?

- Yes - No

Is moisture staining / seepage evident into the house (are ceilings & walls stained)?

- Yes - No

Is seepage / moisture damage / staining evident to or around wet areas (kitchen, bathrooms & laundry, vanity units, shelving and benches swollen due to sealant deterioration.)?

- Yes - No

Tally score for this page here: _____ points.

Tally score for previous 2 pages: _____ points.

Tally total score: _____ points.

0 – 12 = Below Average

13 – 28 = Average

29 and over = Above average

General Comments: