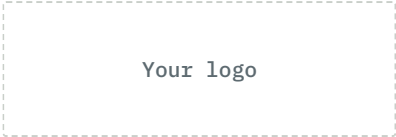


Building condition survey checklist



One sheet for each building. Tick each part, give it a condition grade and a priority, and note where each defect is and the number of its photo.

BUILDING AND ADDRESS

USE OF THE BUILDING

SURVEYED ON

SURVEYOR

WEATHER AND OCCUPANCY

Before the visit

CHECK	NOTES AND PHOTO NUMBERS
☐ Address, use and size of the building	
☐ Access agreed, including keys and the roof	
☐ The asbestos register and any site safety rules	
☐ Drawings, the last survey and open repairs	
☐ What the client wants: grades, priorities, costs, how many years ahead	

Roof

CHECK	GRADE	PRIORITY	NOTES AND PHOTO NUMBERS
☐ Coverings	☐ A ☐ B ☐ C ☐ D	☐ 1 ☐ 2 ☐ 3 ☐ 4	
☐ Gutters and downpipes	☐ A ☐ B ☐ C ☐ D	☐ 1 ☐ 2 ☐ 3 ☐ 4	
☐ Chimneys, rooflights and parapets	☐ A ☐ B ☐ C ☐ D	☐ 1 ☐ 2 ☐ 3 ☐ 4	
☐ Roof structure, where it can be seen	☐ A ☐ B ☐ C ☐ D	☐ 1 ☐ 2 ☐ 3 ☐ 4	

Outside

CHECK	GRADE	PRIORITY	NOTES AND PHOTO NUMBERS
☐ Main walls and their finish	☐ A ☐ B ☐ C ☐ D	☐ 1 ☐ 2 ☐ 3 ☐ 4	
☐ Windows	☐ A ☐ B ☐ C ☐ D	☐ 1 ☐ 2 ☐ 3 ☐ 4	
☐ External doors	☐ A ☐ B ☐ C ☐ D	☐ 1 ☐ 2 ☐ 3 ☐ 4	
☐ Joinery, cladding and decorations	☐ A ☐ B ☐ C ☐ D	☐ 1 ☐ 2 ☐ 3 ☐ 4	

Inside

CHECK	GRADE	PRIORITY	NOTES AND PHOTO NUMBERS
☐ Ceilings, walls and partitions	☐ A ☐ B ☐ C ☐ D	☐ 1 ☐ 2 ☐ 3 ☐ 4	
☐ Floors and stairs	☐ A ☐ B ☐ C ☐ D	☐ 1 ☐ 2 ☐ 3 ☐ 4	
☐ Internal doors and fittings	☐ A ☐ B ☐ C ☐ D	☐ 1 ☐ 2 ☐ 3 ☐ 4	
☐ Kitchens, toilets and washrooms	☐ A ☐ B ☐ C ☐ D	☐ 1 ☐ 2 ☐ 3 ☐ 4	
☐ Damp and mould: where, and how much	☐ A ☐ B ☐ C ☐ D	☐ 1 ☐ 2 ☐ 3 ☐ 4	

Services, as seen

CHECK	GRADE	PRIORITY	NOTES AND PHOTO NUMBERS
☐ Heating and hot water	☐ A ☐ B ☐ C ☐ D	☐ 1 ☐ 2 ☐ 3 ☐ 4	
☐ Electrics and distribution boards	☐ A ☐ B ☐ C ☐ D	☐ 1 ☐ 2 ☐ 3 ☐ 4	
☐ Water, plumbing and drainage	☐ A ☐ B ☐ C ☐ D	☐ 1 ☐ 2 ☐ 3 ☐ 4	
☐ Fire alarm, smoke detection and emergency lighting	☐ A ☐ B ☐ C ☐ D	☐ 1 ☐ 2 ☐ 3 ☐ 4	
☐ Lifts, ventilation and air conditioning	☐ A ☐ B ☐ C ☐ D	☐ 1 ☐ 2 ☐ 3 ☐ 4	

Grounds

CHECK	GRADE	PRIORITY	NOTES AND PHOTO NUMBERS
☐ Paths, car parks and roads	☐ A ☐ B ☐ C ☐ D	☐ 1 ☐ 2 ☐ 3 ☐ 4	
☐ Boundary walls and fences	☐ A ☐ B ☐ C ☐ D	☐ 1 ☐ 2 ☐ 3 ☐ 4	
☐ Outbuildings and stores	☐ A ☐ B ☐ C ☐ D	☐ 1 ☐ 2 ☐ 3 ☐ 4	
☐ Surface water drainage	☐ A ☐ B ☐ C ☐ D	☐ 1 ☐ 2 ☐ 3 ☐ 4	

Before you leave

CHECK	NOTES AND PHOTO NUMBERS
☐ A grade and a priority for every part, or not inspected and why	
☐ A photo and a note of where, for each defect	
☐ What could not be seen or reached	
☐ Anything urgent told to the client the same day	

Building condition survey checklist from SurveyNest by Surveys Ltd (surveynest.app). Free to use and change, with your own name on it. Grades: A Good, B Satisfactory, C Poor, D Bad. Priorities: 1 Urgent, 2 Essential within two years, 3 Desirable within three to five years, 4 Long term. Services are looked at only; testing is for a qualified engineer.