

The 42-point self-inspection checklist.

Walk your new home with this list before your builder walks off site. It won't catch everything a Nitpik inspection catches — but it'll flag the obvious stuff early, while it's still cheap to fix.

ENTRY & HALLWAY

- 01** Front door: even reveal gaps, no scratches on paint, smooth latch and lock action.
- 02** Door hardware: handles level, screws flush, no visible install marks.
- 03** Skirtings: tight to floor, no gaps >2mm, mitres clean at corners.
- 04** Walls: no roller marks, drips or patchy sheen under raking light.
- 05** Ceiling & cornice: no wavy cornice runs, no cracks at joints.

LIVING, DINING & KITCHEN

- 06** Floors: no lippage between boards/tiles >1mm, no squeaks underfoot.
- 07** Windows: sashes open/close smoothly, seals intact, no paint on glass.
- 08** Kitchen cabinetry: doors aligned, gaps consistent (2-3mm), soft-close working.
- 09** Benchtop: no chips, scratches, or visible seams; overhangs equal.
- 10** Splashback: grout even, silicone bead straight, no haze on tiles.
- 11** Appliances: sit flush, no dents, all trims and filler panels fitted.
- 12** Powerpoints & switches: level, flush to wall, no paint over faceplates.

BEDROOMS

- 13** Wardrobe doors: aligned, tracks run smoothly, shelves level.
- 14** Carpet: stretched tight, no lumps at edges, tucked cleanly to skirting.
- 15** Window furnishings: brackets straight, blinds/curtains hang plumb.
- 16** Walls: no nail pops, plaster patches, or texture inconsistencies.
- 17** Ceiling: paint even, downlight cutouts clean and centred.
- 18** Bedside powerpoints and data points: level, centred, faceplates unmarked.

BATHROOMS & ENSUITES

- 19** Tiling: lippage <1mm, grout even width, no hollow tiles when tapped.
- 20** Silicone: continuous bead at all wet junctions, no gaps or mould marks.
- 21** Shower screen: sits plumb, seals tight, no chips on glass edges.

- ☐ 22 Vanity: doors/drawers aligned, no water marks under basin.
- ☐ 23 Tapware: mounted straight, no scratches, aerators clean.
- ☐ 24 Toilet: seat aligned, base sealed, cistern flush working correctly.
- ☐ 25 Floor waste: falls to drain, no ponding after water test.
- ☐ 26 Exhaust fan: fitted flush, cover clean, operates on switch.

LAUNDRY

- ☐ 27 Cabinetry & bench: aligned, sealed at wall junctions.
- ☐ 28 Tub & tapware: mounted secure, no drips, drain flows freely.
- ☐ 29 Tiling/splashback: consistent grout, silicone clean at edges.
- ☐ 30 Appliance space: level, taps accessible, lint filter clear.
- ☐ 31 Dryer vent: sealed to wall, flap operates, no lint leakage around collar.

DOORS, TRIMS & PAINT (WHOLE HOME)

- ☐ 32 Internal doors: even reveals top/sides, latch on first close, no scuffs.
- ☐ 33 Architraves: mitres tight, no filler shrinkage cracks.
- ☐ 34 Paint finish: no runs, holidays (missed spots), or brush marks in raking light.
- ☐ 35 Wall corners: crisp, no over-caulking or hairline cracks.
- ☐ 36 Door stops: fitted behind every swing door, no wall dents from missing stops.

EXTERNAL & GARAGE

- ☐ 37 Render/cladding: no cracks, patch marks, or uneven texture.
- ☐ 38 External paint: consistent sheen, no bleed onto brickwork or windows.
- ☐ 39 Garage door: tracks straight, opens level, seals to slab.
- ☐ 40 Driveway & paths: no major chips or lippage at joints.
- ☐ 41 Downpipes & gutters: brackets straight, no visible sealant smears.
- ☐ 42 Landscaping edges: sit below weep holes, drainage falls away from slab.

Want the same walk done properly?

A Nitpik inspection checks 300+ points against Victoria's Guide to Standards and Tolerances — photographed, cited and in your inbox the same day.

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