

PROPERTY INSPECTION CHECKLIST

Detailed purchase check for detached houses, semi-detached houses and terraced houses

Purpose of the checklist

This document supports a structured first and second viewing. It helps you systematically record visible issues, missing documents, technical risks and potential investment requirements. It does not replace invasive investigations, specialist design, hazardous-materials analysis, legal advice or a final assessment by appropriately qualified professionals.

Why does IMMOPROS GmbH provide this checklist free of charge?

Buying a property is one of the biggest financial decisions many people make in their lives. At the same time, damage, construction defects and necessary renovation work are becoming increasingly expensive. Even a single overlooked issue with the roof, basement, façade, heating system or building services can quickly lead to substantial follow-up costs.

Nevertheless, in our view it is neither necessary nor economical to engage a surveyor for every first viewing. Particularly when several properties are being viewed, this can result in significant consultancy costs before a specific purchase decision has even been made.

This is exactly why IMMOPROS GmbH provides this checklist free of charge.

Our experience shows that prospective buyers often assess a property very subjectively. If a house makes a good first impression, technical issues can easily fade into the background. An experienced building surveyor, by contrast, follows a systematic process: the building envelope, roof, basement, moisture, building services, energy performance and potential cost risks are assessed step by step.

This checklist is intended to help you approach your first viewing in a similarly structured way. It gives you a clear process, helps you avoid overlooking important points and supports a more objective assessment of the property.

Please note, however: a checklist cannot replace an inspection by an experienced building surveyor. Its purpose is to help you identify at an early stage which properties may warrant a more detailed professional assessment.

If you are unsure, please feel free to contact us

If you have any questions during or after your viewing, you are always welcome to contact IMMOPROS GmbH.

We offer a free initial consultation in which we can discuss your first questions about the property, visible issues, possible renovation measures, funding opportunities or the next steps together - at no cost to you.



E-mail: kontakt@immo-pros.
Phone: 0177 233 9829
Website: www.immo-pros.de

If it subsequently becomes clear that professional support would be useful, we will be happy to assist you comprehensively with your purchase decision.

As real estate experts, building surveyors and energy efficiency experts, we assess your property from a holistic perspective - from the building fabric and energy performance through to renovation, funding opportunities and long-term costs.

IMMOPROS GmbH - turning a good first impression into a sound purchase decision!

Property / designation		Address	
Date / time		Provider / estate agent	
Seller		Inspected by	
Purchase price		Living area according to listing	
Usable floor area		Plot area	
Year built		Year(s) of extension / alteration	
Most recent modernisation		Number of residential units	
Basement		Attic converted?	

Rating system

GREEN	No visible issue	No obvious issue identifiable.
YELLOW	Observe / ask questions	Unclear, age-related or additional documentation required.
ORANGE	Renovation may be required	Allow for costs and/or further investigation.
RED	Critical / specialist required	Clarify or assess professionally before purchase.
—	Not checked	Not accessible, not tested or insufficiently assessable.

Before the viewing - documents & preparation

Recommendation

The more documentation is available before or immediately after the viewing, the easier it is to assess the building condition, modernisation work and cost risks. Missing evidence should be documented explicitly.

Inspection item	Rating	Note / measured value
Property particulars, floor plans and area calculation Do the stated details and actual use appear to match?	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Construction drawings / sections / elevations Particularly relevant for alterations, extensions and converted attics.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Building permits / approval documents For subsequent extensions and alterations, changes of use, conservatories, etc.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Energy performance certificate Record type, date of issue, rating and energy source.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Invoices / evidence of modernisation work Roof, windows, façade, heating, electrical system, services, waterproofing.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Maintenance and chimney-sweep records Heating system, combustion appliance, chimney.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Consumption data for the last 3 years Heating/energy, electricity and, if applicable, water; consider occupant behaviour.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Land register / public-law building encumbrances / contaminated sites / development status Cannot be conclusively assessed technically - check separately.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Insurance or damage records Water, storm, fire, escape of water, flooding.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
For rented properties: tenancy / occupancy documents Not part of the technical assessment; check separately.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	

Bring / prepare

- Flashlight, tape measure / laser distance meter, smartphone/camera
- For a professional inspection: suitable moisture meters, thermo-hygrometer and, where appropriate, additional measuring equipment
- Clarify in advance which areas are accessible: loft, plant room, garage, outbuildings, inspection openings

1. Location, surroundings and plot

1.1 Surroundings and use

Inspection item	Rating	Note / measured value
Road traffic noise / railway / aircraft noise	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Commercial premises, restaurants or industry nearby	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Odours, dust or other emissions / nuisance	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Parking and access situation	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Public transport, shopping, schools, doctors	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Neighbourhood, vacant properties, unusual uses	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Shading from neighbouring buildings / trees	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Topography and terrain	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	

1.2 Plot and external drainage

Inspection item	Rating	Note / measured value
Ground slope towards the building A slope towards the house can direct surface water to the façade.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Waterlogging / standing water Depressions, sunken areas, damp zones.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Rainwater drainage Downpipes, gullies, infiltration, cisterns, drainage channels.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Driveway, paths, terraces Cracks, settlement, gradients, trip hazards.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Retaining walls / boundaries Leaning, cracks, bulging, corrosion.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Trees / roots close to the house Distance, damage to paths/façade, drainage.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Plot boundaries / outbuildings Plausibility; check boundary development separately.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Garage / carport / shed Check roof, structure, moisture, electrical system and approval separately.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	

IMMOPROS
GmbH
bewerten • beraten • begleiten

2. Façade, plinth and building envelope

2.1 External walls and façade

Inspection item	Rating	Note / measured value
Visible cracks / render cracks / masonry cracks	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Flaking or hollow-sounding render	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Damp areas / discolouration	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Algae, moss or microbial growth	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Open joints / damaged exposed masonry	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Temporary repairs / differing façade areas	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
External thermal insulation composite system (ETICS) present / condition	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Connections at window sills, roof, balcony and extensions	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	

2.2 Plinth and below-ground areas

Inspection item	Rating	Note / measured value
Moisture / flaking / efflorescence	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Ground level in relation to waterproofing / plinth zone	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Splash-water protection and surface gradient	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Light wells and basement windows	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Penetrations / service connections	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Signs of subsequent waterproofing work	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	

3. Structure, cracks and deformation

Particularly important

Cracks should not be assessed solely by their width. Their pattern, location, component, age, change over time and possible causes are decisive. Noticeable or active cracks should be professionally assessed before purchase.

Inspection item	Rating	Note / measured value
Cracks in external walls Horizontal, diagonal, stepped, at openings or building corners?	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Cracks in internal walls / ceilings Continuous, recurring or only superficial?	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Signs of settlement Sloping floors, sticking doors/windows, displaced joints.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Deflection Are ceilings, beams, roof surfaces or structural beams visibly deformed?	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Corrosion on steel components Rust, spalling, exposed reinforcement.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Timber structure Discolouration, insect damage, decay, cracking, deformation.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Junction between original building / extension Cracks, differential settlement, damp joints.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Basement walls / floor slab Cracks, signs of water pressure, deformation.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	

4. Roof, roof drainage and attic

4.1 Roof exterior

Inspection item	Rating	Note / measured value
Roof surface even / no visible deflection	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Roof covering complete and apparently intact	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Ridge, verges, valleys and junctions	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Chimney, flashings and covers	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Roof windows / dormers / penetrations	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Gutters, downpipes and fixings	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Moss growth / soiling / standing water	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
PV / solar fixings and roof penetrations	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	

4.2 Roof space / roof structure

Inspection item	Rating	Note / measured value
Moisture or water-run marks	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Mould / musty smell	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Timber discolouration / decay / pest traces	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Deformed rafters, purlins or beams	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Insulation: location, thickness, completeness	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Vapour control layer / airtightness visibly plausible	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Ventilation of roof space	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Clarify conversion status and approval separately	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	

5. Windows, external doors and solar shading

Inspection item	Rating	Note / measured value
Year built / manufacturer / glazing Check for single, double or triple glazing; inspect markings in the glazing cavity.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Frame condition Timber, PVC or aluminium; deformation, decay, corrosion.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Open / close / lock Actually operate several windows.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Seals / draughts Porous, missing or visibly leaking?	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Condensation between panes Indication of a failed edge seal.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Window junctions / reveals Cracks, moisture, mould, signs of thermal bridges.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
External window sills Gradient, side junctions, damage.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Entrance door / secondary external doors Airtightness, warping, closing function, threshold.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Roller shutters / external venetian blinds Function, boxes, belts/motors, visible thermal bridges.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Burglary protection Visual overview only; not a security assessment.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	

6. Basement, moisture and waterproofing

Note on moisture assessment

A single measured value has limited significance without knowledge of the building material, measurement method, temperature, salt contamination and comparison areas. Visual findings, odour, damage pattern and measured values should be considered together.

Inspection item	Rating	Note / measured value
Basement odour / relative humidity	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Visible damp patches on external walls	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Moisture in lower wall area / plinth	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Flaking render / hollow-sounding render	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Salt / crystal efflorescence	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Mould / microbial growth	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Moisture on floor / floor-to-wall junction	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Cracks in basement walls / floor slab	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Basement windows and light wells	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Horizontal damp-proof course / external waterproofing identifiable	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Drainage system present / condition unknown	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Pipe penetrations and utility entries	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Sump pit / backflow prevention / lifting station	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Used as living space despite basement construction?	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	

7. Interior rooms, finishes and use

Inspection item	Rating	Note / measured value
Walls / ceilings: cracks, stains, discolouration	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Floor: unevenness, movement, damage	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Musty / chemical / unusual odour	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Mould at external-wall corners / behind furniture	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Moisture at window reveals / ceiling junctions	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Doors: operation, rubbing, warping	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Room heights and floor plan plausible	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Adequate daylight / ventilation	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Heat emitters present and sensibly positioned	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Sockets / connections appear sufficient	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Sound insulation between rooms / neighbours subjectively noticeable	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Obvious changes of use / alterations	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	

Room record

Room	Walls/ceiling	Floor	Window/door	Observations

8. Heating, hot water and heat distribution

8.1 Heat generator

Inspection item	Rating	Note / measured value
Heating system / energy source Gas, oil, heat pump, biomass, district heating, etc.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Manufacturer / type / year built Photograph the rating plate.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Maintenance condition / maintenance records Most recent service and known faults.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Flue / chimney Request chimney-sweep records.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Leaks / corrosion / unusual noises Visual inspection of accessible areas.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Controls / heating curve / outdoor temperature sensor Usability and level of modernisation.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Hot-water cylinder / buffer tank Volume, insulation, leaks.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Fuel storage For oil/biomass: note condition and odour; consider separate specialist inspection.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	

8.2 Heat distribution and hot water

Inspection item	Rating	Note / measured value
Radiators / surface heating complete	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Thermostatic valves / individual room control	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Pipework insulated	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Hydraulic balancing documented?	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Circulation pumps modern / controllable	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Domestic hot-water generation and circulation	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Test hot water at several outlets	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Check Legionella / hygiene issues separately for larger systems	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Consumption data / fuel costs available	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	

9. Electrical installation

Safety limitation

This checklist covers visual inspection and plausibility checks only. A proper assessment of the electrical installation requires measurements by a qualified electrician.

Inspection item	Rating	Note / measured value
Meter cabinet / distribution board accessible	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Circuit breakers / old screw-in fuses	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
RCD / residual-current protection present	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Circuit labelling	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Number of circuits plausible	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Equipotential bonding / earthing visible	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Exposed wiring / loose cables / temporary installations	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Damaged sockets and switches	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Sufficient sockets / data connections	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Wet rooms: installations appear suitable	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Outdoor installations / garage / garden electrics	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
PV system / battery storage / wallbox present	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Documentation / test certificates available	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	

10. Sanitary systems, water and wastewater

Inspection item	Rating	Note / measured value
Water pressure Test several outlets where possible.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Hot-water availability Time until hot water arrives, temperature stability.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Drainage performance Washbasin, shower, bath; listen for gurgling / observe backflow.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Visible leaks Under washbasins, at fittings, pipe connections.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Silicone and connection joints Cracks, detachment, discolouration.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Tiles / waterproofing Cracks, hollow areas, signs of moisture.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Bathroom / WC ventilation Window or mechanical extract ventilation present.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Pipe material / age of services Copper, steel, plastic, etc.; request evidence.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Previous burst pipes / water damage Location, extent, drying and repair documentation.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Wastewater pipes Material, age, known damage / CCTV inspection.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Backflow protection Particularly for drainage points below the backwater level.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Water softener / filter Consider maintenance condition and hygiene.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	

bewerten • beraten • begleiten

11. Energy performance

Inspection item	Rating	Note / measured value
Roof insulation / top-floor ceiling Type, thickness and age where identifiable.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Facade insulation ETICS, cavity-wall insulation or uninsulated; evidence.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Basement ceiling / floor against ground Insulation present?	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Energy performance of windows Year built / glazing / frame.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Airtightness / obvious draughts No airtightness test is carried out as part of this checklist.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Energy performance of heating system Age, controls, distribution.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Ventilation system present Supply/extract air, heat recovery, maintenance.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
PV / solar thermal Capacity, year installed, ownership, documentation.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Consumption figures plausible Consider occupant behaviour and vacancy.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Renovation roadmap / energy advice available iSFP (individual renovation roadmap), other concepts or previous calculations.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Eligibility of planned measures for funding Check separately before placing an order.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	

12. Hazardous materials, older-building risks and special components

Important

Hazardous materials often cannot be reliably identified by a normal visual inspection. Where suspect materials are present or intrusive works are planned, sampling and laboratory analysis by suitable specialists are required.

Inspection item	Rating	Note / measured value
Materials suspected of containing asbestos e.g. old fibre-cement sheets, floor coverings/adhesives, fire-protection products.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Man-made mineral fibres Protective measures may be required for older insulation materials.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Wood preservatives Particularly in older roof structures and timber panelling.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
PCB / PAH / tar-containing building materials Possible depending on construction age and component.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Lead-containing old paint / old pipework Check construction age and material.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Oil tank / legacy installations Clarify leakage, decommissioning, removal or inspection obligations separately.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Radon / regional factors Check separately in relevant locations.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Pest infestation Wood-destroying insects, rodents, insects, droppings / gnaw marks.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Fire-safety issues Open penetrations, missing compartmentation; obtain specialist assessment.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Listed-building status / design restrictions Clarify implications for renovation separately.	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	

13. Extensions, alterations and modernisation

Inspection item	Rating	Note / measured value
Extension / conservatory / garage visibly present	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Attic subsequently converted	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Load-bearing walls visibly altered	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Large wall openings / beams added subsequently	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Bathrooms or kitchens relocated	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Heating system substantially changed	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Window sizes / façade openings altered	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Basement converted to living accommodation	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Change of use of ancillary areas	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Balcony / terrace / canopy added subsequently	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Evidence / approvals available	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Planning documents and actual condition appear consistent	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	

Record of completed works

Component / measure	Year	Company	Invoice / evidence	Warranty / notes

14. Direct questions for the seller / estate agent

Inspection item	Rating	Note / measured value
What known defects or damage exist?	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Has there been moisture, mould or water ingress?	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Have there been burst pipes or escape-of-water damage?	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Have there been roof leaks or storm damage?	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Have there been settlement, cracks or structural investigations?	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Have there been insurance claims? If so, which and when?	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Which building components were renewed, and when?	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Are invoices, warranties or contractor certificates available?	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Which works does the seller consider necessary in the short term?	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Why is the property being sold?	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Have there been disputes with neighbours / authorities regarding building matters?	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Are extensions / conversions approved?	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Have there been pest or hazardous-material investigations?	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Have the service pipes, sewer or drainage system ever been inspected?	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	
Are there recurring problems during heavy rainfall?	☐ Green ☐ Yellow ☐ Orange ☐ Red ☐ Not checked	

15. Measures and cost-risk matrix

Assessment

Cost estimates during a viewing are only approximate. For purchase decisions, critical items should be supported by specialist quotations or robust cost estimates.

Measure / risk	Urgency	Time horizon	Approx. cost	Specialist assessment	Priority
	☐ G ☐ Y ☐ O ☐ R	☐ Immediate ☐ < 2 yrs ☐ Later	_____ €	☐ yes ☐ no	1 / 2 / 3
	☐ G ☐ Y ☐ O ☐ R	☐ Immediate ☐ < 2 yrs ☐ Later	_____ €	☐ yes ☐ no	1 / 2 / 3
	☐ G ☐ Y ☐ O ☐ R	☐ Immediate ☐ < 2 yrs ☐ Later	_____ €	☐ yes ☐ no	1 / 2 / 3
	☐ G ☐ Y ☐ O ☐ R	☐ Immediate ☐ < 2 yrs ☐ Later	_____ €	☐ yes ☐ no	1 / 2 / 3
	☐ G ☐ Y ☐ O ☐ R	☐ Immediate ☐ < 2 yrs ☐ Later	_____ €	☐ yes ☐ no	1 / 2 / 3
	☐ G ☐ Y ☐ O ☐ R	☐ Immediate ☐ < 2 yrs ☐ Later	_____ €	☐ yes ☐ no	1 / 2 / 3
	☐ G ☐ Y ☐ O ☐ R	☐ Immediate ☐ < 2 yrs ☐ Later	_____ €	☐ yes ☐ no	1 / 2 / 3
	☐ G ☐ Y ☐ O ☐ R	☐ Immediate ☐ < 2 yrs ☐ Later	_____ €	☐ yes ☐ no	1 / 2 / 3
	☐ G ☐ Y ☐ O ☐ R	☐ Immediate ☐ < 2 yrs ☐ Later	_____ €	☐ yes ☐ no	1 / 2 / 3
	☐ G ☐ Y ☐ O ☐ R	☐ Immediate ☐ < 2 yrs ☐ Later	_____ €	☐ yes ☐ no	1 / 2 / 3

Purchase price risk allowance

Asking price	
Immediate measures	
Medium-term measures	
Contingency for unknown items	
Ancillary purchase costs / other	
Indicative value after risk allowances	

16. Final assessment

16.1 Positive points

16.2 Key risks

16.3 Items that must be checked before purchase

- ☐ Building surveyor / building diagnostics
- ☐ Structural engineer
- ☐ Roofer / carpenter
- ☐ Specialist contractor for moisture / waterproofing
- ☐ Qualified electrician
- ☐ Heating / plumbing contractor
- ☐ Energy advice / funding eligibility
- ☐ Hazardous-materials investigation
- ☐ Drain / sewer inspection
- ☐ Land register / public-law building encumbrances / permits
- ☐ Insurance / damage records
- ☐ Additional quotations / cost estimates

17.4 Overall impression

- ☐ Very good condition / low visible risk
- ☐ Good condition with manageable works
- ☐ Interesting, but several points must be clarified before purchase
- ☐ Increased renovation and cost requirements
- ☐ High technical risk - purchase only after an in-depth professional assessment

Personal purchase decision	
Maximum purchase price after risks	
Outstanding items by	
Next step	