



BUILDING INSPECTION CHECKLIST

Pre-Purchase Property Condition Assessment
Dubai & UAE Properties

8

Inspection
Categories

48

Checklist
Items

UAE

Certified
Standards

1

STRUCTURAL INTEGRITY

- Inspect walls and columns for visible cracks or spalling
- Check floors and ceilings for deflection or sagging
- Examine joints and connections for separation or movement
- Assess concrete condition for signs of carbonation or corrosion
- Verify load-bearing elements are free from damage
- Look for signs of settlement or differential movement

2

ROOF & WATERPROOFING

- Inspect waterproofing membrane for blistering or peeling
- Check all roof penetrations and flashings for seal integrity
- Test drainage outlets and overflow pipes for blockages
- Examine parapet walls and coping for cracks or gaps
- Identify standing water areas indicating improper slope
- Look for efflorescence or staining indicating moisture ingress

3

WALLS & FACADE

- Inspect external render and cladding for cracks or delamination
- Check expansion joints and sealants for deterioration
- Examine balcony edges, sills, and cornices for damage
- Look for rust staining (indicates reinforcement corrosion)
- Inspect facade tiles or stone cladding for loose areas
- Assess UV degradation and coating breakdown on surfaces

4

BASEMENT & FOUNDATION

- Check for active water ingress or damp patches
- Inspect waterproofing system at below-grade walls
- Examine floor slab for cracking or heave
- Test sump pits and pumps are operational

5

PLUMBING & DRAINAGE

- Inspect visible pipework for corrosion or leaks
- Test all drains for adequate flow and no blockages
- Check water tank condition and GRP lining integrity
- Inspect bathroom and wet area waterproofing
- Verify water pressure is within acceptable range
- Examine roof drainage pipes for secure fixing and seals

6

ELECTRICAL & MECHANICAL

- Check distribution boards and circuit breakers condition
- Inspect visible wiring for damage or improper routing
- Test earthing and bonding connections
- Verify HVAC units are operational and ducts are sealed
- Inspect fire suppression systems and smoke detectors
- Check generator and UPS systems where applicable

7

WINDOWS & DOORS

- Inspect glazing seals and frames for gaps or corrosion
- Test all opening windows and doors for proper operation
- Check weatherstripping and threshold seals
- Examine window sills for water pooling or staining
- Verify safety glazing is present where required
- Look for condensation between double-glazed units

8

COMMON AREAS & EXTERNAL

- Assess car park surfaces for cracks and joint integrity
- Inspect swimming pool waterproofing and tile adhesion
- Check landscaping drainage away from the building
- Examine boundary walls and fencing for structural issues



Protect. Strengthen.

Extend the Life of Your Structure.

Professional waterproofing & building maintenance across Dubai & UAE

GET IN TOUCH

+971 55 770 5568

+971 55 640 2302

+971 05 577 5568

Info@ofixotech.com

Uk.sales@ofixotech.com

www.ofixotech.com