

PROPERTY INSPECTION CHECKLIST

10-POINT SITE EVALUATION STANDARD



Property:

Date:

Location:

Inspector:

1. Legal Verification

- ☐ Ownership documents verified
- ☐ Approval / NOC status clear
- ☐ Registry & Intiqal process understood
- ☐ Free of legal issues or disputes

2. Location & Access

- ☐ Wide & paved road connectivity
- ☐ Reasonable distance from main roads
- ☐ Nearby schools, hospitals, & markets

3. Construction Quality

- ☐ Solid structure & premium finishing
- ☐ Walls, roof, and flooring condition
- ☐ Doors, windows, plumbing, & wiring

4. Utilities & Services

- ☐ Electricity connection / meter available
- ☐ Clean water supply accessible
- ☐ Gas availability (network or cylinder)
- ☐ Proper sewerage & drainage system
- ☐ Internet & telecom services available

5. Society Rules & By-Laws

- ☐ Construction height & design restrictions
- ☐ Permission for extra floors / extensions
- ☐ Renovation or rebuilding guidelines

6. Payment & Ownership Terms

- ☐ Total cost transparent and agreed
- ☐ Installment schedule clearly defined
- ☐ No hidden charges or surprise fees
- ☐ Confirmed possession date
- ☐ Clear registry timeline

7. Development Status

- ☐ Roads completed and carpeted
- ☐ Parks & community facilities ready
- ☐ Commercial areas accessible
- ☐ Security system & gated entry
- ☐ Current occupancy rate sufficient

8. Developer Reputation

- ☐ Successful previous projects
- ☐ Proven track record of timely delivery
- ☐ Positive customer feedback

9. Investment Potential

- ☐ High resale demand in the market
- ☐ Strong rental yield potential
- ☐ Future infrastructure growth planned
- ☐ Value-boosting upcoming projects nearby

10. Site Visit Observations

- ☐ Visited at different times (day/night)
- ☐ Gathered feedback from residents
- ☐ Taken detailed photos & video footage
- ☐ Compared against alternative options

Final Check & Decision Benchmark

- ☐ **Personal Suitability:** Would I personally live here comfortably?
- ☐ **Long-Term Value:** Would another buyer/renter choose this location in 5 to 10 years?

FIELD NOTES & OBSERVATIONS