

NEW HOMEOWNER'S CHECKLIST

Prepared by: Home Inspectors Nigeria Ltd.



Raising Building Standards Across Nigeria

1. Essential Documentation

- ☐ Title, Deed, or Certificate of Occupancy confirmed
- ☐ Survey plan & boundaries verified
- ☐ Approved building plan / permits on file
- ☐ No outstanding utility bills (electricity, water, LAWMA, estate dues)
- ☐ Warranties for appliances, roof, or structural work collected
- ☐ Home insurance arranged (if applicable)

2. Safety & Security

- ☐ Strong locks on all exterior doors
- ☐ Windows & burglary proofing secure
- ☐ Smoke detectors working
- ☐ Fire extinguisher in kitchen / living areas
- ☐ Security lights covering entrances & perimeter
- ☐ Clear escape routes (no blocked windows/stairs)

3. Utilities & Systems

- ☐ Electrical
- ☐ Main breaker labeled
- ☐ Sockets & switches tested
- ☐ Backup power (generator/inverter) functioning
- Water & Plumbing
- ☐ Shut-off valve located
- ☐ Toilets, taps, showers leak-free
- ☐ Water tank clean & covered
- ☐ Septic/soakaway location known
- Gas
- ☐ Cylinders stored safely outside
- ☐ Hoses & regulators in good condition

4. 🏠 Interior Checks

- ☐ Walls free of cracks or damp stains
- ☐ Floors level, no loose tiles
- ☐ Ceilings solid, no sagging or stains
- ☐ Windows open/close smoothly with screens intact
- ☐ Doors aligned and locks working
- ☐ Cabinets, wardrobes, shelves fixed firm

5. 🌳 Exterior & Grounds

- ☐ Roof intact (no leaks, rust, or missing tiles)
- ☐ Gutters & downspouts draining properly
- ☐ Fence & gate secure
- ☐ Driveways/walkways safe, no pooling water
- ☐ Trees clear of roof & foundation

6. 🧘 Comfort & Lifestyle

- ☐ Adequate ventilation (cross-breeze or fans/ACs)
- ☐ Kitchen extractor or vent available
- ☐ Bathrooms ventilated (fan/window)
- ☐ Noise levels acceptable (traffic, neighbors, generators)
- ☐ Consistent power & water supply in area

7. 🛠️ Ongoing Maintenance

- ☐ Schedule regular pest control (termites, rodents)
- ☐ Service ACs & fans
- ☐ Inspect plumbing annually
- ☐ Flush septic tank as advised
- ☐ Clean roof & gutters every rainy season
- ☐ Repaint or seal damp-prone areas

Pro Tip

Keep a **Home Logbook** for receipts, repairs, and service dates—it saves time, money, and headaches when selling or renting later.

A Word From Us:

At **Home Inspectors Nigeria Ltd.**, we go beyond simple checklists

- We provide **professional home inspection reports** aligned with international standards.
- We identify **hidden defects** that may cost homeowners millions if overlooked.
- We help you make **safe, smart, and confident decisions** about your property.

 ***Need a full inspection or pre-purchase report?***

Call us today: +234 708 298 0999

Email: info@homeinspectors.ng

Website: www.homeinspectors.ng