

Defect checklist

Physical defect

location		Flooded area and hazard map
		Check if the property used to be paddy, bog, pond
		Valley line
		Visit property on a rainy day to check the draining water
		Level of foundation vs. road
Foundation		Ground survey
Underground materials		Check if there is any old materials are left under the ground
Construction and strength		Certificate of examined building
		Certificate of quality of houses and codes
		Inspection by professional suveyor
		Leakage, tilting, cracking of wall
Termite and pest		Preservative-treated
		Termite inspection
Sick house syndrome		Check details of construction (materials used etc)

Legal defect

City plnning road		Check official city planning map (都市計画)
Urbanization-restricted area		Check official city planning map
Floor area ratio		Check official city planning map and certificate of examined building
Building to land ratio		Check certificate of examined building (検査済証)
Building standard Act		Check certificate of examined building
External path		Check the official registration with local government (登記)
Easement access		Check the official registration for access and agreement with neighbors (地役権)
Border with neighbors		Check pile for the border or ask to conduct official survery(境界杭、確認書)

Environment defect

Noise		Check on weekdays and weekend
Odor		Check if there is any food related shops or pet shops around
Sunlight		Check during the day
		Check if there is any plan ro build high rises near the property
		Check the regulation on sunlight restriction for the area
abhorrent facility		Cemetary, crematorium, garbage incineration plant
abhorrent animals		Check if there is enteruria or if you can spot wild animals
Yakuza office		Check with local police
Enfant terrible		Check with local residents
		Check if there are any abandoned houses nearby
		Visit the property and see any enfant terrible are around

Psychological defect

Jikobukken(事故物件)		Check the web site (大島テル)
		Check with local residents, police, shops and restaurants
Bad rumor about unnatural death		Check with local residents, police, shops and restaurants
Ominous facility		Check if there was religious facilities before (shrine, well)