CHECKLIST: BUILD QUALITY CONTROL

Bali Build Quality Control Checklist

What to check, stage by stage, before each payment moves · August 2026 edition · Written for owners who are not on site every day.

> THE ONE RULE THAT PAYS FOR EVERYTHING ELSE
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> Quality on a Bali build is not inspected in at the end; it is verified at each stage, before the work gets covered up and before the next payment is released. Concrete cover, waterproofing layers and termite barriers disappear behind finishes within days. If nobody checked them while they were visible, nobody ever will. Tie every item below to a payment milestone: **no verification, no release.**

01 Before anything is poured

- ☐ Approved construction drawings on site, and the build is happening from **those** drawings
  A build that drifts from its permitted drawings creates a compliance problem that surfaces at licensing time
- ☐ Soil and geotechnical report exists and the foundation type matches it, not a habit or a guess
- ☐ Structural drawings signed by an Indonesian engineer holding a valid competence certificate (SKK Konstruksi); confirm what your regency's permit review asks for
- ☐ Setting-out checked against the site plan: boundaries, setbacks, building footprint pegged and measured
- ☐ Termite treatment and barrier installed at foundation stage, chemical and physical layers
  This is a foundation-stage item; it cannot be retrofitted after the slab is down

02 Structure

- ☐ Reinforcement inspected against the structural drawings **before** each pour: bar sizes, spacing, laps, cover
  Ask for photos of every rebar cage with a tape measure in frame, dated, before concrete arrives
- ☐ Concrete cover held at the specified depth on exposed faces; spacers actually in use on site
- ☐ Concrete quality controlled: mix as specified, no water added on site, samples taken for testing
- ☐ Seismic detailing present as drawn: this is a high-seismicity region and the lateral system is designed to SNI 1726:2019
- ☐ Column and beam dimensions spot-measured against the drawings, not assumed
  Contractors improvise structure unless every member is dimensioned and checked on paper
- ☐ Pool shell reinforcement, waterproofing layers and movement joints inspected before the shell is poured
- ☐ Retaining walls built with the drainage cavity shown on the drawings, before backfilling hides it

03 The wet trades: where most defects live

- ☐ Waterproofing installed layer by layer as detailed, and **flood-tested for at least 24 hours** before tiling
  Bathrooms, roof terraces, planters and pool surrounds; a failed membrane under finished tile is a demolition job
- ☐ Falls to drains checked with water, not by eye, in every wet area and on every flat roof
- ☐ Roof completed and tested through heavy rain before ceilings close: pitch, laps, gutters, downpipes sized for monsoon volumes
- ☐ External walls and window reveals checked for sealing; tropical rain arrives horizontally in a storm

- [ ] Plumbing pressure-tested before walls close, with the test witnessed and photographed

04 Services, before the walls close

- [ ] Electrical installation matches the single-line diagram; circuits labelled; earthing and lightning protection installed and tested
- [ ] Conduit, not buried loose cable; photographs of every wall and slab with services in place before closing
- [ ] AC drain lines run to drainage with falls, not into voids
  A condensate line that drips into a ceiling void shows up a year later as a stain and a mould problem
- [ ] Water supply, storage and pump setup match the design; tank overflow and access checked
- [ ] Septic or treatment system located and sized as designed, with access for emptying

05 Envelope & materials

- [ ] Materials on site match the specification: brand, grade and thickness, checked against deliveries, not the brochure
- [ ] Near the coast, fixings and external metalwork in the corrosion grade specified for the salt zone
  Standard stainless streaks and pits within one wet season near the sea; the spec exists for a reason
- [ ] Timber treated and detailed off the ground; no untreated timber in contact with masonry or soil
- [ ] External paint and render systems applied in the specified coats, with drying time respected between them

06 Finishes & handover

- [ ] Tile lippage, alignment and hollow-sounding tiles checked room by room before the final payment
- [ ] Doors, windows and hardware operated one by one; locks, seals and screens included
- [ ] Every water point run, every drain flooded, every switch and socket tested, on one walk-through with the contractor present
- [ ] Defects list written, agreed and signed, with a deadline and money still held against it
  A defects list without retention money behind it is a wish list
- [ ] As-built drawings, warranties, and the documents needed for the worthiness certificate (SLF) handed over as a condition of final payment

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Prepared by Shanny Advisory as general information for villa owners and buyers building in Bali. It is not legal or engineering advice, and site conditions vary; where an item conflicts with your engineer's instruction, the engineer wins. Independent stage inspections cost a fraction of what they prevent. Questions about your own build: reply to the message this came with, or DM @shannyadvisory.