

House Viewing Checklist

Starting outside and working your way in, here are the key things our surveyors think you should look for when viewing a house

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|--------------------------|-------------------------|--|
| <input type="checkbox"/> | 1. Neighbourhood | Are the local amenities what you're looking for? What are the crime rates like? Any new building developments in the pipeline? |
| <input type="checkbox"/> | 2. Noise | Can you hear traffic, trains, planes or neighbours? What about at different times of the day? |
| <input type="checkbox"/> | 3. Aspect | South-facing rooms and gardens are brighter and warmer than their north-facing counterparts. |
| <input type="checkbox"/> | 4. Mobile | Check your mobile coverage – is it going to be an issue, either for you or for resale potential? |
| <input type="checkbox"/> | 5. Condition | Objectively assess the building's condition – are there cracks that need fixing, doors that need replacing etc., and how does that fit with your budget and appetite for renovation. |
| <input type="checkbox"/> | 6. Room Size | Can you fit your furniture into the rooms? Check the living rooms and bedrooms in particular – will you have enough storage space? |
| <input type="checkbox"/> | 7. Garden | Is there a garden? Is it overlooked, safe for children and animals, and well-maintained? A garden can greatly improve saleability of a house. |
| <input type="checkbox"/> | 8. Windows | Windows are costly to replace. Are they in good condition? Is there any condensation on the inside pane? Is the double-glazing intact? |
| <input type="checkbox"/> | 9. Plumbing | Don't be afraid to flush toilets and run taps, and ask to turn the heating on so you can check the radiators. It can also be worth checking under sinks for leaks. |
| <input type="checkbox"/> | 10. Structure | You might need a surveyor to thoroughly check this, but keep a look out for large cracks, wonky walls and sticking doors and windows. |
| <input type="checkbox"/> | 11. Electricals | Are certificates available for works done and safety inspections? How old is the fuse box? How old is the wiring? |
| <input type="checkbox"/> | 12. Roof | Check for standing water or undulations in flat roofs. Keep an eye out for missing or displaced tiles on pitched roofs. |
| <input type="checkbox"/> | 13. Damp | The easiest way to detect a damp problem is by smell. You can also look for patches and discolouration on walls, and peeling wallpaper. |
| <input type="checkbox"/> | 14. Floors | Does the flooring feel firm underfoot? A musty smell can suggest rot, which can lead to serious issues with the flooring. |
| <input type="checkbox"/> | 15. Drainage | Look for blockages and a build-up of plants that could stop water draining away. If it has recently rained, look out for overflowing or standing water. |
| <input type="checkbox"/> | 16. Security | How secure is the property? Are there easy opportunities for would-be thieves? Are there security measures in place? |
| <input type="checkbox"/> | 17. Energy | Ask the vendor about energy bills – is the property efficient? Is the insulation appropriate and sufficient? How is the property heated? |