

# House Viewing Checklist

## Exterior and Structure

- Roof Condition: Look for new shingles, and signs of unevenness, sagging, or ageing.
- Foundation: Check for large cracks or bulges in the foundation walls.
- Gutters and Downpipes: Ensure they are intact and properly directing water away from the house.
- Windows and Doors: Check for drafts, ease of use, and condition of frames.
- Siding or Brickwork: Look for damage or signs of needed repairs.
- Landscaping: Check for proper drainage and condition of driveways and pathways.

## Interior and Systems

- Heating and Cooling: Test the system, note the type and apparent age. Check for maintenance records.
- Electrical System: Check the condition of the fuse box/circuit breakers, test light switches, and electrical outlets.
- Plumbing: Test taps, showers, and look under sinks for leaks or water damage. Flush toilets to ensure proper functioning.
- Walls and Ceilings: Look for signs of water damage, cracks, or recent patches.
- Floors: Check for creaks, stains, or loose tiles.
- Rooms and Living Spaces
- Kitchen: Check appliances, look at the condition of worktops and cabinets.
- Bathrooms: Check for running toilets, workable taps, and condition of tiles.
- Living Room: Note the layout and natural light.
- Bedrooms: Check size and storage options like closets.
- Loft/Cellar: Look for signs of dampness or pests.

## Utilities and Efficiency

- Insulation: Check the loft and walls for adequate insulation.
- Energy Efficiency: Look at the types of lighting used, the age of major appliances, and the presence of energy-efficient windows.
- Water Heater: Note the age, capacity, and location.

## Safety and Legal

- Smoke and Carbon Monoxide Detectors: Check that they are present and functional.
- Security System: Note if one is installed and functioning.
- Property Boundaries: Check recent survey reports if available.

