

The House Check explained

The big picture

Stand at the end of the drive and get a realistic sense of the property.
Look at the roof. Is it straight? Does it sag? Are the tiles in good condition?
What about the brickwork - any cracks, discolouration, damp patches?
Has the Property got the Kerb appeal?

Water works

Double-check the guttering for blockages or cracks that could lead to damp problems
Inspect drainage with your eyes and nose. Lift the covers. Any bad smells?
Notice any damp smells or areas in the kitchen?
Is there a water tank? Has it been insulated? Are there any sign of leaks?

Up in the roof

Check the loft for warped or fragile roof timbers
Are the roof timbers strong enough to support the tiles?
Are there any bracing timbers to support the roof?
What about the insulation? Any signs of light sneaking in?
Double check for birds nests under the eaves.

Room with a view

Windows can be expensive to replace. Double-check their condition.
Do the windows open and close well?
Inspect window sills and frames for rot.

Snug interior

Feel the walls. Are they cold and damp? •
Look for little covered holes in the wall at about 6'' high in a regular pattern. This indicates that a chemical damp proof course has been injected. A good sign.
Investigate the type of heating system installed.
Check for leaks and discolouration around radiators, joints, valves and pipes - signs of an old tired system.

Power up

Spend time looking at the electrics. Check that there are no old round pin sockets.
Ensure all wires are hidden and out of harm's way.
Check the fuse box - is it modern or old? Safety comes first.

The final word

Highlight areas of concern to whoever will be carrying out a survey on the property.
Faults such as poor window mechanisms can be used to bargain down the selling price.
Don't feel intimidated. Carry out a thorough structural investigation and seek professional advice. Good luck!