

# Viewing A Home Checklist

## External Features

### Foundations

- ☞ Do the foundations appear level?
- ☞ Are there cracks in foundation walls?
- ☞ Is there earth banked against the walls?
- ☞ Is the building near large trees whose roots could undermine the foundation?
- ☞ Is water from downspouts and overflows channeled away from the property?
- ☞ Is there an adequate damp-proof course?

### Drains

- ☞ Is the drain cover (clean-out) accessible?
- ☞ Is the concrete cracked around the cover?
- ☞ Does water rush or dawdle below the cover?
- ☞ Are rainwater drains free of debris?

### Walls

- ☞ Do walls stand straight? (Look at corners and for bulges).
- ☞ Are there cracks in the stone or brickwork?
- ☞ Do brick courses run straight?
- ☞ Is mortar between bricks loose?
- ☞ Is render (stucco) firmly attached? (Tap it to see if it sounds hollow).
- ☞ Are the clapboards rotting?
- ☞ Are there stains of walls below guttering windows or roof?

### Exterior Doors

- ☞ Are doors warped?
- ☞ Are there any traces of rot?
- ☞ Is caulking around doors sound?
- ☞ Is the door furniture of good quality and securely fastened?
- ☞ Are doors properly finished?
- ☞ Are the doors architecturally appropriate?

### Roof

- ☞ Has the roof been replaced or renovated recently?
- ☞ Does the ridge of the roof sag?
- ☞ Are there loose slates or tiles?
- ☞ Is the sheet metal roofing rusted or loose?
- ☞ Are the clapboards in sound condition?
- ☞ Are joints around chimneys or dormers cracked?
- ☞ Are chimney stacks straight and in good condition?
- ☞ Is guttering sound and free of debris?

### Porches, conservatories (sunrooms) and outbuildings

- ☞ Is the porch or conservatory (sunroom) firmly attached to the building?
- ☞ Are wood and external walls in good condition?
- ☞ Is the conservatory properly ventilated?
- ☞ Are outbuildings conveniently located?

### Garden and paths

- ☞ Is the garden well designed and maintained?
- ☞ Does water drain properly from patios, terraces and paths?
- ☞ Are the fences and gates in good condition?
- ☞ Have paths been maintained?
- ☞ Are steps and railings secure?

### Windows

- ☞ Are windows warped?
- ☞ Are window frames in good condition?

- ☞ Is putty around frames in good condition?
- ☞ Is glass cracked in a way that suggests movement?
- ☞ Are the windows architecturally appropriate?
- ☞ Are screens, storm windows fitted properly?
- ☞ Have the windows been double-glazed?

## Internal Features

### Walls and ceilings

- ☞ Are the walls and ceilings straight?
- ☞ Are there cracks in the plaster? ( Look especially in corners).
- ☞ Are the wall surfaces in good condition?
- ☞ Are there gaps between baseboards and walls?
- ☞ Do the baseboards, moulding and trim match?
- ☞ Are there any stains or bulging?

### Stairs

- ☞ Are stairs and banisters solid?
- ☞ Are stairs too steep or narrow?
- ☞ Is there adequate headroom above stairs?
- ☞ Are there light switches at the top and bottom of stairs?

### Floors

- ☞ Do the floors slope? (Placing a marble on the floor will sometimes reveal an otherwise undetectable slope).
- ☞ Are joists below floorboards in good condition? (Look for loose boards that can be lifted for inspection and check in basement).
- ☞ Do floors feel spongy or sound hollow when tapped?

### Basement

- ☞ Does the basement smell musty ( a sign of dry rot)?
- ☞ Are there signs of dampness on walls or floor?
- ☞ Is untreated wood in contact with earth?
- ☞ Is wiring and plumbing tidy and in good condition?
- ☞ Is basement properly ventilated?

### Attic

- ☞ Are rafters and beams sound?
- ☞ Can you see light through the roof?
- ☞ Can you see damp, especially around chimneys, skylights or along walls or under valleys?
- ☞ Are there signs of infestation by birds, bats or insects?
- ☞ Is the attic ventilated and insulated?

### Kitchens

- ☞ Are there signs of dampness around the sink? (Look inside cabinets).
- ☞ Are cabinets and surfaces in good condition?
- ☞ Are there sufficient electric socket outlets and are they sited conveniently?
- ☞ Are the stove and sink well positioned?
- ☞ Is there adequate ventilation?

### Bathrooms

- ☞ Are there traces of dampness around fittings?
- ☞ Are the fittings in good condition?
- ☞ Does the toilet flush properly?
- ☞ Are there cracks in ceramic tiles?
- ☞ Is grouting on tiles sound?
- ☞ Is there adequate ventilation?
- ☞ Is the electricity safe?

### Fireplaces

- ☞ Are there signs of dampness around fireplaces?
- ☞ Do the chimneys draw properly? (Test by holding a piece of lighted paper in them).
- ☞ Are tiles around fireplaces in good condition?
- ☞ If the fireplaces have dampers, do they close properly?
- ☞ If the fireplaces have been boarded up, are they safe to open up again?

### Plumbing

- ☞ Are there signs of leaks in pipes (identifiable by rusting or crusting)?
- ☞ Are there clanking noises when a tap is turned on?
- ☞ Is the water flow adequate?
- ☞ Are copper water pipes linked to a galvanized-iron water cylinder (creating the danger of electrolysis).
- ☞ Do sinks, basins and baths drain quickly and without bubbling?
- ☞ Do taps drip after they have been turned off?
- ☞ Does the hot-water system operate quietly?
- ☞ Is there an adequate-sized boiler?
- ☞ Are there overflow pipes from tanks and are their outlets clear of walls?
- ☞ Is the stop cock for the water supply working and accessible?

### Heating

- ☞ Is the property heated with:
  - gas? • solid fuels?
  - electricity? • solar?
  - oil?
- ☞ Is the ventilation from the central-heating boiler adequate?
- ☞ Has the boiler been serviced regularly?
- ☞ Is there room-by-room control of heating?
- ☞ Is the thermostat positioned out of draughts?
- ☞ Is the home effectively insulated?

### Electricity

- ☞ Is the wiring old? (Tell-tale signs are rubber insulation and messy leads around the distribution box).
- ☞ Do lights flicker when turned on or off?
- ☞ Is the meter conveniently located?



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