

## HOME BUYER'S CHECKLIST

When out viewing houses use this checklist as a reminder of 'hidden' issues to look out for. Use the list as a place to make comments to follow up on, or to tick off if you are happy with that aspect of the property. These issues don't have to put you off buying the house, but will help give a better idea of what work might be in store once you move in.

| Central heating/boiler  | Checked                  | Comments |
|---|--------------------------|----------|
| Is there a regular maintenance and servicing contract for the boiler?   | <input type="checkbox"/> |          |
| Look for a date on the servicing sticker or booklet – is this within the last twelve months?  | <input type="checkbox"/> |          |
| Note the general appearance of the boiler – if it is dirty or dusty it may not have been touched for some time.   | <input type="checkbox"/> |          |
| What type of boiler is it? eg wall hung, back boiler  | <input type="checkbox"/> |          |
| If there is a hot water cylinder? Is it lagged or insulated?  | <input type="checkbox"/> |          |
| Are there any signs of dripping or rust around any of the connections?  | <input type="checkbox"/> |          |
| Does the heating work efficiently? Ask to put the heating on at the start of your viewing – by the time you have been round the house the radiators should be getting warm. | <input type="checkbox"/> |          |

| Electrics   | Checked                  | Comments |
|---|--------------------------|----------|
| Check the home consumer unit or fuse box – this will give an indication of when the electrical circuits were last overhauled. | <input type="checkbox"/> |          |
| Check the condition of the sockets – old sockets may suggest the rest of the wiring is not up to date.                        | <input type="checkbox"/> |          |

| Roof and attic  | Checked                  | Comments |
|---|--------------------------|----------|
| Are there any missing or cracked slates or tiles?   | <input type="checkbox"/> |          |
| Are any tiles misaligned or that seem out of place?   | <input type="checkbox"/> |          |
| Do the gutters have any holes, do they appear solidly fixed, or are there any drips or blockages?                                   | <input type="checkbox"/> |          |
| Does the chimney stack appear to be straight or are there any visible signs of damage?  | <input type="checkbox"/> |          |
| Can you get easy access to the attic space? If there is no ready access, it could indicate that the attic is not checked regularly. | <input type="checkbox"/> |          |
| Are there any damp patches in the attic?  | <input type="checkbox"/> |          |

| Alarms  | Checked                  | Comments |
|---|--------------------------|----------|
| If there is a burglar alarm, is it remotely monitored, and does it have a maintenance contract? | <input type="checkbox"/> |          |
| Are there mains connected smoke alarms installed and do they work?                              | <input type="checkbox"/> |          |
| Is there a carbon monoxide alarm installed?   | <input type="checkbox"/> |          |

| <b>Pests</b>   | <b>Checked</b>           | <b>Comments</b> |
|--|--------------------------|-----------------|
| Check the attic for any sign of wasps nests – a nest can have the appearance of dried paper. | <input type="checkbox"/> |                 |
| Look for teeth marks on boxes or bags in the attic, or other signs of items being nibbled.   | <input type="checkbox"/> |                 |
| Watch out for droppings – mouse droppings look like brown or black grains of rice.           | <input type="checkbox"/> |                 |

| <b>Windows</b>   | <b>Checked</b>           | <b>Comments</b> |
|--|--------------------------|-----------------|
| If the windows are new, do they have a certificate of installation and a guarantee?                          | <input type="checkbox"/> |                 |
| Do the windows fit snugly in their frames? Any gaps could cause rattling and could also compromise security. | <input type="checkbox"/> |                 |
| Check for any misting within double glazed units as this indicates the seal is damaged.                      | <input type="checkbox"/> |                 |
| Check whether the windows which open are lockable, and check whether any have been painted shut.             | <input type="checkbox"/> |                 |

| <b>Doors</b>   | <b>Checked</b>           | <b>Comments</b> |
|--|--------------------------|-----------------|
| Check the locks on all the doors to the property to ensure they meet current security recommendations – particularly back doors and patio doors. | <input type="checkbox"/> |                 |
| Do the door and/or window locks have keys, and if so how many sets?  | <input type="checkbox"/> |                 |

| <b>Radiators</b>   | <b>Checked</b>           | <b>Comments</b> |
|--|--------------------------|-----------------|
| Are the valve connections rusty?                               | <input type="checkbox"/> |                 |
| Are there any signs of damp patches under the radiator valves? | <input type="checkbox"/> |                 |
| Are there any signs of rust on the radiators themselves?       | <input type="checkbox"/> |                 |

| <b>Damp</b>   | <b>Checked</b>           | <b>Comments</b> |
|---|--------------------------|-----------------|
| Look out for patches of damp or mould – whilst these could be a result of a temporary leak, they may indicate something more serious. | <input type="checkbox"/> |                 |
| New patches of paint, plaster or strips of wallpaper may be hiding a problem.   | <input type="checkbox"/> |                 |

| <b>Drains</b>  | <b>Checked</b>           | <b>Comments</b> |
|--|--------------------------|-----------------|
| Check outside for smells from any drains – this may indicate that there is a blockage or other problem.  | <input type="checkbox"/> |                 |
| Check that any drain covers are secure and don't have any cracks.  | <input type="checkbox"/> |                 |
| If any of the drains for the downpipes from gutters are missing their grates, check to see whether the drains have become clogged with leaves. | <input type="checkbox"/> |                 |

