

## PROPERTY VIEWING CONSIDERATIONS

### 1. Tools

Extending Ladder to get into the loft and check flat roofs, Torch, binoculars, camera, damp meter (if possible), Screwdriver, drain keys, tape measure

### 2. Structural Movement

Look for signs of cracking to external walls and then look internally to see if these are also present internally. If internal and external cracks are present, can be a sign of serious movement depending on the width of the crack. If you can get a £1 coin into the crack/gap and it looks fairly recent (e.g. no cob-webs say), then you need to ensure this is checked out as part of your survey.

### 3. Dampness

If you have a moisture meter, then you can deploy this at regular intervals close to ground level and around windows/doors/openings to see if a problem exists. If not, then look for darker patches on walls, mould growth, damage to decorations/plaster/timbers. Can you smell dampness/musky smell?

### 4. Alterations

Look for extensions and find out the age, was Planning Permission, Building Regulations, Historic Buildings Consent (Listed), Conservation Area Consent, Freeholder permission, etc. required? When were they built and by whom?

### 5. Outlook

Which way does the garden face/house face? Does the garden get the sunshine? Is the property overlooked? What's the kerb appeal (look from the front) like?

### 6. Storage

Does the kitchen have sufficient storage space? Is there enough other storage space?

### 7. Space

Are the rooms large enough for your needs? Can walls be removed to make them so if not?

### 8. Staging

Has the property been prepared for your visit? If so how? If windows have been left open to vent rooms, why is this? Have mirrors or other clever devices been employed to make the property/rooms look bigger? Do you notice a de-humidifier or air conditioner, if so why is that present? If there's lots of air fresheners, why are they needed.

### 9. Windows and Doors

Do these work okay or are they stiff to open? Are there sufficient keys for doors/windows? Is there signs of misting to double glazing? Are these modern or aged, timber or plastic? If recently installed, are they guaranteed? Do windows have trickle vents?

10. Roof

Is it modern or old? Any signs of loose/missing slates or tiles? Is there a flat roof and if so when was it last replaced? Is there a guarantee for the flat roof?

11. Electricity

Are there modern fuses/wiring/outlets? When was it last tested and certified as safe to use (there may be a sticker on the consumer unit), are there sufficient outlets in rooms/outbuildings? Has it been altered and if so when? Were local authority consents required/obtained?

12. Gas

Where is the gas meter and when was it last checked (may be a sticker on the meter)? Is there an electrical earth (yellow/green wiring attached close to meter)?

13. Water

Where are the stopcocks? Is there a storage tank? Is there any Lead or older metal pipework? What is the pressure like? Is there a water meter, if so what's the annual charge?

14. Hot Water

How is this provided? Is it sufficient? How long to heat up at the tank and taps?

15. Heating

Is there central heating? Where is the boiler? How old is the boiler? When was it last tested and certified as safe to use by a Gas Safe Engineer? Is it a combination boiler? Are there visible leaks from radiators, pipework, boiler? Is there a Carbon Monoxide detector present?

16. Broadband

Is there fibre optic cable present to the property? What is the speed, use [www.speedtest.net](http://www.speedtest.net)

17. Mobile Phone

Is there a signal? What's the strength?

18. Loft space

Is there a ladder? Is there a light? Is it useable? Is there signs of daylight or moisture damage? Is there sufficient insulation? Is it suitable for conversion/habitation?

19. Floor Coverings

What are the floor coverings like, age/cleanliness/suitability?

20. Decorations

Quality and age of decorations

21. Internal doors

What type of doors and general condition

22. Kitchen Fittings

Sufficient storage, quality, age, appliances.

23. Bathroom

Fittings, age, quality, ventilation

24. Alterations

Walls removed or other alterations?

25. Asbestos

Artex (often textured coatings), boarding, insulation, etc.

26. Party Walls

Walls that separate/adjoin a neighbour, if so check if you can hear your neighbours.

27. Outside

Is there a garage? Outbuildings, overgrown, Knotweed, trees (including overhanging from neighbours), do boundaries look ok? Any watercourse or flooding risks? Any noise (whistling may wake up potentially noisy dogs nearby), does the site slope? Any dips or undulations in the grounds (in particular if close to drains), is there parking on or off street?

28. Location

Where's the nearest transport links? Which school catchment areas? Signs of anti-social behaviour? Disturbance factors such as flooding risks, railways, roads, factories, water works, flightpath, etc. Where are the shops? What are your neighbours like? Are you likely to be reliant upon shared access or do others have rights over your property? Electrical wires/substations nearby? Any signs of potential Asbestos (might be inside as well).

*THIS LIST IS NOT EXHAUSTIVE AND YOU SHOULD ALWAYS HAVE A SURVEY CARRIED OUT OF A SUITABLE TYPE FOR THE PARTICULAR PROPERTY, CARRIED OUT BY A CHARTERED SURVEYOR. YOU CAN GET FREE QUOTES AT [WWW.TOTALLYMOVING.CO.UK](http://WWW.TOTALLYMOVING.CO.UK)*