

## INTERNAL.

### HALL

Ensure that all surfaces are dusted and cleaned to a high standard. Especially corners of windows, tops of shelves, tops of architraves and tops of skirting boards.

Check light bulb is fitted.

Check light switch works properly

Check that switches and sockets are flush to the wall.

Check ceiling light cover flush to ceiling

Check around smoke alarm.

Check consumer unit (fuse box) if fitted in hall.

Ceiling free from holes, dents, joints showing. Paint solid looking, not patchy.

Walls damage free and good solid paintwork.

Coving (if fitted) check joints and corners.

Check all paintwork for smooth, solid finish.

Check all doors open and close properly.

Look at all corner joints, internal and external mitres, for open gaps.

Look at top mitres of architraves for gaps and cracking.(If they are glued and pinned properly they should not crack.)

If windows, window reveals, sills, corners of walls, tops of radiators or door frames don't look level to your eye then they probably are not. (It is a good idea to carry a small spirit level with you to double check.)

Check that all glass in windows is clean and free from scratches and cracks.

Check that all windows open fully and close properly.

Where the windows have a plastic frame check that it is free from scratches and that all the protective tape has been removed.

Where the windows are wooden, check the painting or stainwork for cutting in and cleanness of the fittings.

Open the windows and check that the draught strip hasn't been painted over.

Check all ceiling for popped nails; these may not have fallen out completely but are visible as a small circular crack.

### LOUNGE

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Check ceiling light cover flush to ceiling

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### DINING ROOM

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## **CLOAKROOM**

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If your cloakroom is half tiled check that skirting boards are not be fitted before walls are tiled, (unless they have been packed out to allow for the thickness of the tile and tile adhesive.)

Sit on toilet seat and see if anything catches your eye.

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## **STUDY**

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## **UTILITY**

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Check the finish round pipes under the worktop.

## **KITCHEN**

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Are the pipes labelled under the sink.

Are the earthing cables fitted to the pipes.

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## STAIRS

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Listen for creaking steps as you ascend the stairs. Especially check *kite winders* (that's where the stairs turn at a 90 degree angle) and the treads are approximately triangular shaped.

Make sure the handrail, newel posts and spindles are secure.

If the space between the spindles looks too narrow or too wide, check that the space is approximately 100mm. (It is a good idea to carry a small tape measure when inspecting a new home.)

A spindle tight up against a newel post is poor workmanship.

Balls/acorns on top of newel posts should not turn or be loose.

Check top of stair string for cracking between string and wall. A bad sign is wood quadrant or other wood strips fixed between stair string and wall; it will be hiding an extra wide crack or worse.

Where the staircase has been stained and varnished check all adjacent wall for spots.

## LANDING 1

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## **AIRING CUPBOARD**

Check that all the necessary pipes are lagged and labelled .

Has the area been completely decorated.

Is the skirting board complete and painted.

Have all the holes been filled.

Is there an inspection certificate on the inside of the door.

## **LANDING 2**

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## **BATHROOM**

Ensure that all surfaces are dusted and cleaned to a high standard. Especially corners of windows, tops of shelves, tops of architraves and tops of skirting boards. Check light bulbs are fitted.

Check light switch works properly. May be outside the bathroom or cord pull fitting.

If you have a shaver light check that it works.

Check that shaver sockets are flush to the wall.

Check ceiling light cover flush to ceiling

Look at all corner joints, internal and external mitres, for open gaps.

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A bath should be filled at least three quarters full before the silicone sealant is applied between bath and tiles, otherwise the sealant may pull away when you come to use your bath. You can check this by filling the bath with water and looking closely at the sealant.

Check grouting round all tiling; and in particular tiling round pipework, under wash basins and behind radiators.

Unglazed tile edges, where the color is very different from the tiles (a cream tile may have a brown edge), should be painted with the wall color.

Check that pipes under wash basin and behind toilet have been completely painted.

Bath panels are sometimes poorly fitted; check for looseness and bad fitting.

Flush toilet and check that all taps are working. Note: hot tap should be on the left and cold on the right.

Has the toilet pan been screwed down; is the toilet seat fitted properly?

Has the window got privacy glass?

Check that all glass in windows is clean and free from scratches and cracks.

Check that all windows open fully and close properly.

Where the windows have a plastic frame check that it is free from scratches and that all the protective tape has been removed.

Where the windows are wooden, check the painting or stainwork for cutting in and cleanness of the fittings. Open the windows and check that the draught strip hasn't been painted over.

Check that the bath and wash basin have been sealed with proper silicone sealant.

Skirting boards should not be fitted before walls are tiled, (unless they have been packed out to allow for the thickness of the tile and tile adhesive.)

Sit on toilet seat and see if anything catches your eye.

Check all ceiling for popped nails; these may not have fallen out completely but are visible as a small circular crack

## **EN-SUITE BATHROOM**

Ensure that all surfaces are dusted and cleaned to a high standard. Especially corners of windows, tops of shelves, tops of architraves and tops of skirting boards.

Check light bulbs are fitted.

Check light switch works properly. May be outside the en-suite or cord pull fitting.

Check that shaver socket is flush to the wall.

Check ceiling light cover flush to ceiling

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Where the windows are wooden, check the painting or stainwork for cutting in and cleanness of the fittings.

Open the windows and check that the draught strip hasn't been painted over.

Check grouting round all tiling; and in particular tiling round pipework, under wash basins and behind radiators.

Check that pipes under wash basin and behind toilet have been completely painted.

Shower panels are sometimes poorly fitted; check for looseness and bad fitting.

Shower rose should not face the shower door.

Flush toilet and check that all taps are working. Note: hot tap should be on the left and cold on the right.

Has the toilet pan been screwed down; is the toilet seat fitted properly?

Has the window got privacy glass?

Check that the shower and wash basin have been sealed with proper silicone sealant.

Skirting boards should not be fitted before walls are tiled, (unless they have been packed out to allow for the thickness of the tile and tile adhesive.)

Sit on toilet seat and see if anything catches your eye.

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## **LOFT**

Check that pipes and tanks are lagged and insulated.

Are extractor ducts connected to the vent tiles.

Is there insulation laid correctly across the complete loft.

Is there securely fixed flooring access to the tank.

Roof spaces need adequate ventilation. You should see vent strips fitted over the eaves; make sure they are not covered by the insulation.

Have the trusses metal straps been fitted?

Check the roof space for debris left behind by workmen.

Check that the loft access door opens and shuts reliably. You don't want the trapdoor to swing down unexpectedly and hit you in the face.

If there is a light fitted and the switch in on the landing, check that the switch has a neon warning light which shows when the light is on in the loft.

## EXTERNAL

### BRICKWORK

Check that all holes between bricks are properly pointed with mortar of a reasonable match.

Check that all pointing under window sills and around vents is complete.

Look under door thresholds as the finish is sometimes very poor.

Check that sealant round windows and doors are complete.

Stand back five to ten meters to inspect the brickwork. Where bricks are of various colours, then pallets of bricks are supposed to be mixed by the bricklayers so that the walls don't look like a patchwork quilt. If the walls are bad and they sometimes are, then kick up a fuss about it. It is very difficult to put right.

Are vents fitted over cavities and window and door lintels?

Check that all mortar has been cleaned off the face of the brickwork.

### PAINTWORK

Check that all paintwork has had a gloss finish applied.

Look under wooden window sills to see that they are painted properly. Particularly check ends of window sills.

Check any painted pipes to see if they have been painted at the back.

Fascia boards should be painted before the guttering goes on otherwise it may be too difficult to reach it properly and so leave unpainted parts susceptible to rot.

Look for paint splashes on brickwork and paving slabs.

### FENCES & BOUNDARIES

Check that the fencing is complete with no holes or splits in the panels.

Check that any gates open and close properly. Gates which are put up with the fencing often have a poor quality latch where the locking bar bends if you try to slam the gate shut.

Long perimeter walls should have expansion joints at approximately every eighteen feet. The joints should have suitable mastic seal.

### PATHS

Check for cracks and chipped edges.

Stand on the corners of each slab to check for rocking.

Look for stains of any kind.

Are all paths swept and clear of mud.

### DRIVES

Is the drive level and without dips and bumps.

Has the top surface been applied.

Check that the gradient of the drive does not catch the underneath of your car when you drive on to it.

### LAWNS & LANDSCAPING

Have the gardens been completely cleared of rubbish.

Is the lawn level and properly laid.

Are any patches of grass dried out.

Are the joints showing between the turves?

Ask about the restrictions regarding landscaping; especially to the front of the dwelling.

### GARAGE

Check that a bulb is fitted and that the switch works.

Check that the garage door opens and closes smoothly and doesn't rock from side to side.

Check that the personnel door opens and closes easily.

Check that the garage door and the personnel door frames have been sealed with mastic.

Check that the draught strip is not covered with paint.

Check that brick piers are tidy at the top.

Is the garage free from rubbish and has it been swept out?

Have the metal straps been fitted to the trusses?

Is the concrete floor without holes or bumps?

The floor should slope slightly from the back wall to the front door opening.

Integral garages should have a boarded ceiling and the joint between ceiling and top of walls should be sealed with a fireproof mastic.

Check that all painting is of a good standard.

Up and over garage doors are not usually painted on the inside even if the outside is painted but the edges must be painted.

## **ROOF**

It is helpful if you have a pair of binoculars to look at the roof and the higher elevations.

Look for damaged tiles or tiles which appear to have slipped down or pushed up. This is often caused by plumbers doing lead work or someone doing other repairs on the roof - tiles are pushed up to give them footholds and are sometimes not returned properly to their original position.

Look at the ridge tiles - do they look secure and are there vent tiles on the ridge?

Look under the soffit for a ventilation strip. Sometimes you can see mortar, pieces of wood etc lying on top of the vent strip.

## **GUTTERING & PIPES**

Guttering should not be perfectly level; there must be a fall in the direction of the drainpipe.

Check that none of the gutter stop ends are missing.

Check that the downpipes are vertical; occasionally they may slightly bent round an obstruction (like the end of a window sill).

They should also be fixed to the wall every six feet.

Manhole covers should be level with their surrounding surface and secure.

Where pipes come thru brickwork they should be pointed up with mortar. Mortar should not be put directly onto copper pipes.

If there is an outside tap fitted check that it works.

## **WINDOWS & DOORS**

If the windows are wooden get someone to go inside and open the sashes to check that the rebates have been decorated properly especially the bottom of the sash.

Painted windows and doors should be checked for runs, roughness and misses.

Check that all parts of doors and windows which are next to the brickwork are sealed with mastic.

Plastic windows must be checked for poor fitting; especially bay windows and patio doors.

## **GENERAL**

Check there are the proper number of keys for all door locks (3 each) window locks (8) loft hatch (1) meter boxes (1 each) patio doors (3).

Meter boxes are frequently damaged so check that they open and close properly.

Also check they are clean and free of debris inside.

Check that there a DPC (Damp proof Course) a least two bricks above ground level.

Check that airbricks are fitted where there is a suspended ground floor.

All paths and drives should slope away from entrances.

Check door bell if fitted.

Check all outside lights.

Are all lead flashings clean.

