



Use this checklist to spot deal-breakers	CHECK
Spot damp. Check for wet spots, mould, peeling wallpaper & condensation on windows. Also check the floor - is it uneven, suggesting damp? Check cupboards too. Does the house smell musty?	
View the place at different times of day. Daylight makes spotting flaws easier, but the pounding music which will make your life hell may not begin until the neighbours get back from work.	
Look up at ceilings. Look for cracks, brown stains, slow drips, mould and problem leaks - all indicators of bad plumbing.	
Open doors and windows. And shut every door behind you to make sure they all work. Open cupboards and drawers to check they close properly. Remember, you're giving them £100,000s.	
Flick switches. Turn lights on and off, especially those with older switches. Fire up the cooker. Also check the wiring's age, as updating electrics can cost a lot.	
Count power points. Mark out power point locations in each room on the floorplan. Check sockets carefully - do they look like they'll work? If in doubt, test them.	
Inspect the plumbing. Flush toilets and turn taps on. Check cupboards underneath sinks are dry. Check water pressure and that it gets hot. If you're feeling brave, go outside, lift the drain covers, get someone to flush the loo and check the drain's flow.	
Feel the heat. Ask the seller to switch on the boiler and turn on the central heating. Check the radiators for leaks and rust. Make sure they all get hot, right across the surface of the radiator.	
Locks are key. Ensure door locks are up to insurance standards. Most insurers require doors to be fitted with a five-lever mortice deadlock. Check windows for locks and the front door for break-in signs.	
Watch out for woodchip. Buying a house with woodchip or other textured wallpaper slapped all over it usually means excavating through layers of paper. And probably pulling half the plaster off.	
Lift mats and rugs. Check for stains lurking underneath.	
Check your phone. Confirm it's not a mobile dead zone.	
Audit the attic. Inspecting the loft in daylight is a great way to gauge the state of the property's woodwork. Check timbers for rot, as well as cracks or holes.	
Observe outside walls. Check for cracks, mould & rotten woodwork.	

Hit the roof. Take binoculars and check for missing/slipped tiles. Eye up the gutters and woodwork too. If possible, go on a rainy day, to see if the gutters leak.	
Avoid kitchen nightmares. In the kitchen, pretend you're preparing a dinner. Is there enough room, or are you struggling?	
Take a compass. Check if the promises of a sunny south facing garden are true. There are apps for your phone that help you determine this.	
Pry next door. Alarm bells should ring if neighbours' properties are run-down. Their problems can quickly become yours.	
Vet the seller. If they strike you as unreliable, think twice. A property's not good value if the vendor doesn't want to sell it. You could waste £1,000s in fees.	
Small issues such as a broken kitchen drawer needn't be a deal-breaker. But make a list, so you can ask the seller to fix them before you get the keys.	
Does it fit? Make sure you take measurements of big items of furniture and check they'll work in the space. Empty properties look huge but when you start filling it with your beloved items it soon gets a lot smaller. If that super king size bed isn't going to fit, do you have the money or desire to replace it?	