

House Viewing Checklist

The room-by-room property viewing checklist UK buyers take to every viewing - written by a Quantity Surveyor.

Why it matters: new homeowners typically spend £5,000-£15,000 on immediate works - most of it visible at the viewing.

Property: _____

Date of viewing: _____

BEFORE YOU ARRIVE

- ☐ Note the property age and type - each era has known issues
- ☐ Listing photos: fresh plaster or painted-over damp staining
- ☐ Google Maps satellite: check the roof and any extensions
- ☐ Environment Agency flood map: is it on a flood plain?
- ☐ Portal listing history: days on market, price cuts, fallen sales

EXTERNAL - BEFORE YOU GO INSIDE

- ☐ Roof: missing or slipped tiles, sagging ridgeline
- ☐ Chimney: pointing, lean, flashing at the base
- ☐ Gutters and downpipes: blockages, staining on walls below
- ☐ Wall cracks: note direction - diagonal needs investigating
- ☐ Brickwork: spalling faces, quality of any repointing
- ☐ Extensions: cracks at the junction with the main house
- ☐ Windows: misted units (failed seals), single-glazed rooms
- ☐ Damp proof course visible - not bridged by soil or render

ENTRANCE HALL AND STAIRS

- ☐ Smell: damp, mould or must on entry - the first warning
- ☐ Ceiling: cracks, staining, sagging
- ☐ Walls: bubbling paint, tide marks, white salt deposits
- ☐ Stairs: flex in treads, loose banister
- ☐ Fuse box: modern circuit breakers or older rewirable fuses?

LIVING ROOM

- ☐ Chimney breast: fireplace removed? Flue lined if in use?
- ☐ Cracks at the ceiling rose or where walls meet
- ☐ Fresh plaster patches on older walls - ask why
- ☐ Windows: condensation between panes, draughts, locks
- ☐ Radiators present in every room and heating evenly

KITCHEN

- ☐ Under the sink: leak staining, smell, condition of base unit
- ☐ Ceiling staining below a bathroom above - major red flag
- ☐ Boiler: make and age, last service date, Gas Safe certificate
- ☐ Extraction vents to outside - not just recirculating
- ☐ Cracks at the kitchen / extension junction
- ☐ Floor: bounce, flex or soft spots in timber floors

BATHROOM AND EN-SUITE

- ☐ Grout and sealant: cracking or turning black
- ☐ Loose tiles - tap to check around bath and shower
- ☐ Ceiling corners: staining or mould
- ☐ Extractor fan present and working; window opens
- ☐ Pipework: copper or plastic fine - lead is a problem
- ☐ Softness in floor around toilet or bath (rot indicator)

BEDROOMS

- ☐ External walls: cold patches, damp staining, corner mould
- ☐ Loft hatch present and accessible
- ☐ Windows: draughts, condensation, working locks
- ☐ Ceilings below the loft: any signs of roof leaks

LOFT (IF ACCESSIBLE)

- ☐ Rafters straight - no sagging, splitting or rough repairs
- ☐ No daylight visible through the roof
- ☐ Insulation: around 270mm depth, full coverage
- ☐ Staining on timbers or felt - past or current water ingress

GARDEN AND OUTBUILDINGS

- ☐ Boundaries: condition, and who owns which (title documents)
- ☐ Drainage: standing water or waterlogged areas
- ☐ Large trees close to the house - roots and clay soils
- ☐ Outbuildings: structure, roof, planning permission if needed

ASK THE ESTATE AGENT

- ☐ How old is the boiler and when was it last serviced?
- ☐ Any damp treatment carried out - when, and by whom?
- ☐ When were the electrics last tested? Is there an EICR?
- ☐ Extensions or alterations: building regs certificates?
- ☐ Has the property ever flooded?
- ☐ Why is the owner selling?
- ☐ How long has it really been on the market?
- ☐ Any previous offers - and why did they fall through?

Prefer it guided?

The KeyWise app runs this checklist for you - room-by-room capture, risks flagged, comparables analysed, and a clear verdict before you offer. Free on the App Store.