# The house survey viewing checklist.

Fifty-two things a surveyor weighs, grouped the way an inspection moves through a home. Use it at the viewing to note what you can see and what to ask — then give your notes to the practice before the survey.

## THE ROOF, FROM OUTSIDE

- ☐ Coverings — slipped, cracked, missing or repaired tiles and slates
- ☐ Ridge, hips and verges — bedding, pointing and secureness
- ☐ Flashings and valleys around abutments and junctions
- ☐ Flat roof coverings, falls, upstands and visible ponding
- ☐ Chimney stacks — leaning, brickwork, pointing, flaunching and pots
- ☐ Gutters, downpipes and hoppers — alignment, leaks, staining below

## THE ROOF SPACE

- ☐ Access, and whether safe entry was possible on the day
- ☐ Roof timbers — rafters, purlins, trusses, notching and past alteration
- ☐ Sarking felt or membrane, or the absence of one
- ☐ Water staining, active leaks and daylight through the covering
- ☐ Insulation — depth, coverage and condition
- ☐ Woodworm, rot, vermin and nesting evidence
- ☐ Tank, pipework and any visible services within the roof void

## WALLS AND STRUCTURE

- ☐ Construction type and apparent age — solid, cavity, stone, timber frame
- ☐ Cracking — pattern, width, location and whether it looks progressive
- ☐ Bulging, leaning or distortion in walls and lintels
- ☐ Pointing, render, cladding and any spalling brickwork
- ☐ Damp-proof course — present, bridged, or below external ground level
- ☐ Airbricks and sub-floor ventilation, blocked or obstructed

## WINDOWS, DOORS AND JOINERY

- ☐ Frames and sills — rot, decay, corrosion and failed seals
- ☐ Glazing — cracked units, misted double glazing, safety glass where needed
- ☐ Opening and closing spot-checked on a sample of windows and doors
- ☐ External doors, thresholds and weathering
- ☐ Fascias, soffits, bargeboards and external timber
- ☐ Signs of past repair, replacement or unauthorised alteration

A viewing prompt list for buyers — not a survey, a diagnosis or professional advice. A surveyor inspects to the agreed RICS Home Survey Standard scope; unseen and inaccessible parts can remain uncertain at any level.

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## CEILINGS, WALLS AND FLOORS INSIDE

- [ ] Ceilings — cracking, sagging, staining and lath-and-plaster condition
- [ ] Internal walls — cracking, damp patches and evidence of removed walls
- [ ] Moisture readings taken at vulnerable points where appropriate
- [ ] Floors — level, springiness, visible movement and floor construction
- [ ] Skirtings, architraves and internal joinery
- [ ] Cellars and basements where accessible — damp, ventilation, tanking
- [ ] Fireplaces, flues and any visible signs of blocked or unlined chimneys

## GROUNDS AND BOUNDARIES

- [ ] External ground levels relative to the damp-proof course
- [ ] Paths, drives, patios and steps — condition and drainage away from walls
- [ ] Trees and large shrubs near the building, and their likely influence
- [ ] Boundary walls, fences and retaining structures
- [ ] Garages, outbuildings and permanent structures within the grounds
- [ ] Japanese knotweed and other invasive plants, where visible

## SERVICES, AS FAR AS VISIBLE

- [ ] Consumer unit — type, apparent age and visible condition
- [ ] Visible wiring, sockets and switches; obviously outdated installations
- [ ] Boiler — type, apparent age, location and any visible service record
- [ ] Radiators, pipework, controls and hot water arrangements
- [ ] Gas meter, supply and any visible flue arrangements
- [ ] Visible plumbing, waste pipes and evidence of leaks
- [ ] Drainage — inspection chamber lifted where accessible and safe
- [ ] Ventilation and extract to kitchens and bathrooms

## FLAGS FOR YOUR CONVEYANCER

- [ ] Apparent alterations or extensions needing consent or certification
- [ ] Evidence of work that may need a guarantee or warranty to be passed on
- [ ] Shared drives, rights of way and access arrangements observed on site
- [ ] Party wall matters suggested by the arrangement of the buildings
- [ ] Listed status, conservation area or other apparent statutory constraints
- [ ] Anything the surveyor could not inspect, and what should be asked instead

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