

# ROCKETT St GEORGE

## THE ULTIMATE HOUSE HUNTING CHECKLIST

### THE INTERIOR

#### 1. Doors and Windows.

- Are the doors weatherproof?
- Do the doors open and close properly?
- Window frame - evidence of water damage?
- Good window views?
- Overlooked by neighbours?
- Can you walk around in your pants? Live a free life?!

#### 2. Walls and Ceilings

- Water damage?
- Cracks in the foundations?
- Do the walls need painting?
- Are the walls soundproof?
- Do the walls appear straight?

#### 3. Flooring

- Water damage?
- Does the floor cave in slightly?
- Can you lift up the carpet to have a sneak peak at the floor?
- Ask to move any rugs, could be obstructing damage underneath.

#### 4. Lighting

- Check for visible faulty wiring.
- Flick the light switches on and off.
- Is there enough natural lighting.

#### 5. Insulation

- Are the windows double glazed?
- Is the roof properly insulated?

#### 6. Water

- Run the taps to check the water pressure
- Flushing the toilets to check for any backup or plumbing problems.

#### 7. Loft / Attic

- Water damage?
- Visible cracks or holes?
- Any signs of animal droppings? mice/rats

#### 8. Storage Space

- Is there enough storage space in the bedrooms?
- Is there extra loft space or cupboards under the stairs?
- Does the kitchen have plenty of cabinets and cupboards to cater to your families size and needs?

#### 9. Bathroom

- Is there enough cabinet and storage space?
- Is there any evidence of mildew and mold?
- If there are no windows in the bathroom, check for extractor fans.

### THE EXTERIOR

#### 1. The Roof

- Are there any loose tiles?
- Discolouration?
- Any visible holes?
- Have any gutters come loose?
- Does the roof appear uneven?
- When was the roof last replaced?

#### 2. Parking

- Driveway? If so is there enough room for your cars or on-street parking if not?
- Are there any cracks in the driveway foundations?
- If you have a garage, does the garage door open and close properly?

#### 3. The Garden

- Does the drainage slope away from the house?
- Are there any rights of ways or is there public access to your garden?
- Trees. As beautiful trees are, they can totally mess with your foundations and, sadly, mortgage companies don't like that at all! So be sure that there aren't any trees around or near the foundations of your home.
- Japanese Knotweed. Be warned - don't touch a house with it! If a house has Japanese knotweed you may not be able to get a mortgage. Or, even worse, you may not be able to sell the house if you want to in the future!