

Free House Viewing Checklist (UK)

Use this checklist during your property viewing to systematically assess the condition of every UK home you consider. Tick each item, take photos of any concerns, and jot notes on page 2.

Address	Date	Asking price

External Assessment

- ☐ **Roof:** Check for missing, slipped or damaged tiles
- ☐ **Chimney:** Look for cracks, leaning or missing mortar
- ☐ **Walls:** Inspect for cracks (especially wide or stepped cracks)
- ☐ **Rendering:** Check for bulging or areas that sound hollow
- ☐ **Gutters & Downpipes:** Look for sagging, damage or overflow stains
- ☐ **Windows & Doors:** Check frames for rot, warping or failed seals
- ☐ **Damp Proof Course:** Verify it's visible and not bridged by soil/paving
- ☐ **Driveways:** Look for subsidence or significant cracking
- ☐ **Boundaries:** Check fences and walls for condition

Internal Structure

- ☐ **Walls & Ceilings:** Check for cracks, damp patches or staining
- ☐ **Floors:** Test for bounce, squeaks or noticeable slopes
- ☐ **Damp & Mould:** Look in corners, around windows, behind furniture
- ☐ **Windows:** Open and close all windows — check for sticking or gaps
- ☐ **Doors:** Verify all doors open, close and latch properly
- ☐ **Stairs:** Check for secure fixtures, excessive bounce or creaking

Kitchen & Bathrooms

- ☐ **Kitchen:** Open cupboards under sink — check for leaks or water damage
- ☐ **Kitchen:** Count electrical sockets — are there enough?
- ☐ **Kitchen:** Check worktops near sinks for water damage
- ☐ **Kitchen:** Test taps for hot and cold water pressure
- ☐ **Bathroom:** Run taps and flush toilet — check water pressure
- ☐ **Bathroom:** Check grout and sealant around bath/shower
- ☐ **Bathroom:** Tap tiles around wet areas — listen for hollow sounds
- ☐ **Bathroom:** Verify adequate ventilation (extractor fan or window)

Services & Systems

- ☐ **Boiler:** Note the age, type (combi/system/conventional)
- ☐ **Boiler:** Check for recent service sticker or ask for service history
- ☐ **Boiler:** Verify pressure gauge reads 1–1.5 bar when cold
- ☐ **Heating:** Test radiators in different rooms
- ☐ **Electrics:** Count sockets in each room — modern white plastic is good
- ☐ **Electrics:** Check consumer unit/fuse box location and condition
- ☐ **Plumbing:** Check visible pipes for leaks or corrosion
- ☐ **Water Pressure:** Test hot and cold taps throughout property

Loft Space (if accessible)

- ☐ **Insulation:** Check depth — current UK regs recommend 270mm
- ☐ **Roof Condition:** Look for daylight through roof or staining on timbers
- ☐ **Wiring:** Check for old black rubber or cloth-wrapped cable
- ☐ **Water Tanks:** If present, check for rust or leaks
- ☐ **General:** Look for signs of pests or condensation issues

Notes & Observations

Concerns, photos taken, questions for the estate agent or surveyor:

Want a guided digital checklist with photo capture and AI analysis?

www.surveymready.co.uk · Free to start · Not a substitute for a RICS survey