



## The Area Around the House

## Comments:

- Are the doors secure and are the windows double glazed?
- Is there a burglar and smoke alarm system?
- Is it big enough? Will all your furniture fit?
- Is there an attic? Is it suitably insulated?
- Do you have mobile phone coverage throughout the house?
- What broadband and TV connections are currently set up?
- Is there enough storage and power sockets?
- Has any recent work been done that is still under warranty?
- Does it have parking?
- Will the house need renovation to meet your expected standard?
- Can you fit your car in the garage?
- Where is the nearest supermarket?
- Are there good transport links?
- Do the neighbours seem pleasant?
- Is it located in a noisy area?
- How much is the council tax?
- What is the EPC rating?

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## The Kitchen

- What fixtures and fittings are included in the sale (counters, fridges)?
- Are all fitted cupboards in good condition? Remember to check inside.
- Are the taps and drains functioning? Test them when appropriate.
- Are the built-in appliances such as oven and extractor fan working?
- Will the kitchen be professionally cleaned before you move in?
- Is there any sign of damp or mould underneath the sink?
- Is there much storage?
- Is there enough space for a dining table and chairs?
- What size fridge/freezer would fit?

## Comments:

## The Bathroom

- Is there adequate ventilation?
- Do all hot water taps work? Again, test them if you can.
- Are there any signs of mould or mildew?
- Is the silicon sealant still water tight?
- Is there a bath or shower?
- Is the bath panel loose? Is there signs of rot underneath?
- What is the water pressure like?
- Does the toilet flush?
- Is there a shaver socket?

## Comments:



## Living Room and Dining Room

- How much light does the room get?
- Do all the light switches actually work?
- Is there textured wallpaper or ceiling plaster?
- Is the wall behind sofas and counters clean and smooth?
- Any unsightly wall mounts?
- Is there a fireplace and is it functioning?
- Are there enough radiators and wall plugs?
- Are the carpets in good condition?
- Does it have ample storage?
- Are there any cracks in the wall?

## Comments:

## The Bedrooms

- What size bed would fit there?
- Is there a built-in wardrobe?
- Is there enough storage?
- Is the flooring, carpet and wallpaper in good condition?
- Are the rooms well ventilated?
- Is there any sign of mould or mildew?
- Is the size adequate?
- Are curtains and fittings included in the sale?
- Do the lights currently work?
- Is there a working lock on the door?

## Comments:



## The Garden

- Is there a front or back garden? Perhaps both?
- Is the garden private or shared?
- Where are the boundaries?
- What time of day does the garden get the sun?
- Will the seller be moving parts of the garden such as pots and trees?
- Will the garden take a lot of effort to maintain?
- Are there any large trees dominating the garden?
- Is there a clear divide between the garden and neighbour?
- Do neighbouring houses overlook the garden?
- If there is a shed, is it in working condition?
- Do hedges overhang? Who's responsibility are they to maintain?

## Comments:

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## Issues in the Garden

Common Ivy is likely to cause **structural damage** by penetrating cracks in your masonry, **not to be confused** with harmless Virginia Creepers.

Japanese Knotweed is **big trouble** as it can force its way through foundations, drains and walls, and generally **requires a specialist** to remove completely. If you spot the bamboo-like plant, you may want to **reconsider** this garden.

Oak, poplar and willow trees should **make you wary** if they are **too close to the property**, on account of the roots causing **damage** to foundations and drains.

Pine trees need to be watched if they **overhang** cars or patios, as they **secrete a sticky sap** which falls in summer and spring.