

House viewing

Inside the home checklist



☐ Walls

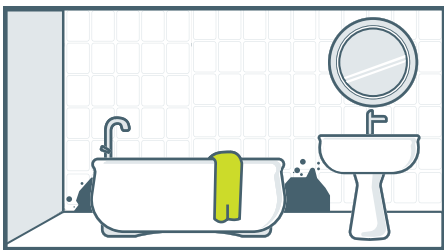


Tell-tale signs:

- Black mould on the walls or ceiling
- Condensation running down the windows
- Musty smell

What does this mean? Mould growing inside the property could simply be a sign of bad habits by the current owners. For example, they may take really hot showers, or hang out damp washing to dry without opening a window. But it could also indicate that the property hasn't been built with enough ventilation or insulation.

☐ Bathroom



Tell-tale signs:

- Cracked sealant around the bath or shower
- Damp stains on the ceiling of the room underneath the bathroom
- Black mould

What does this mean? If the current owner hasn't repaired cracked sealant around their bathroom fixtures and fittings, there could be significant water damage where you can't see it. This could be extremely expensive to put right.

☐ Windows and doors

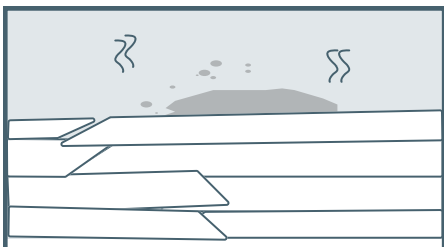


Tell-tale signs:

- On wooden windows or doors, check to see if the frame is brittle or rotted
- On PVC windows or doors, look out for cracked, flaking sealant
- Sloping or sticking doors

What does this mean? Timber or PVC windows and doors that have been badly looked after may mean that the whole frame is rotten and is offering no insulation at all. You'll need to get a tradesperson to repair or replace these, which could cost you thousands of pounds. A sticking door could be even more problematic, as it may indicate the property's foundations or outer walls have moved.

☐ Flooring

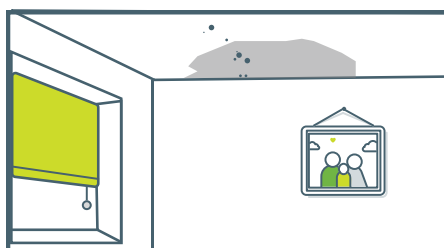


Tell-tale signs:

- Musty smell
- Uneven flooring
- Springiness under foot
- Dampness on walls

What does this mean? The flooring in an older property is often made of timber joists, which slot into the walls at ground level. This means they are susceptible to damp and rot. Left untreated or repaired, fungus in the wooden floor will eat away at the timber and could cause the floor to collapse.

☐ Ceiling



Tell-tale signs:

- Particularly wet or particularly dry and crumbly timber
- Signs of fungal growth - look for white 'blooms' on the wood
- A strong musty smell

What does this mean? These signs could indicate either wet or dry rot in the ceiling timber. The rot will damage the wood and be difficult and expensive to repair. It will also make it extremely unsafe in the property, as the ceiling could give way. Wet rot can sometimes be dried out and repaired, whereas dry rot will need to be replaced entirely. Remember to look at our [house viewing 'outside' checklist](#) too. Please be aware that these checklists are for your guidance only; always consider having your own independent survey carried out to uncover any hidden issues with the house you're buying.