

Building Survey Checklist

Look at a property properly on a second viewing, so the questions you put to a surveyor or a seller are the right ones.

What to look at on a second viewing, and what to photograph, before you pay anybody to survey it.

A LOOKING LIST, NOT A SURVEY

This is a looking list, not a survey. It prints no defect thresholds, diagnoses nothing and replaces no professional — its purpose is to make you look in the right places and photograph what you find, so the questions you ask a surveyor are the right ones. Anything that worries you needs somebody qualified.

Property	Viewing date	Weather	With

OUTSIDE

- ☐ Roof covering, ridge and verges — from the ground and from upstairs windows
- ☐ Chimneys, flashing and any pointing
- ☐ Gutters, downpipes and where the water actually goes
- ☐ Walls — cracks, bulges, repointing, render, damp staining
- ☐ Windows and doors — frames, seals, opening, condensation between panes
- ☐ Ground levels against the wall, and any air bricks
- ☐ Drainage, inspection covers, and where the drains run
- ☐ Boundaries, retaining walls, trees close to the building

INSIDE

- ☐ Damp, staining or smell — behind furniture and in cupboards
- ☐ Ceilings and walls — cracks, bowing, previous repair
- ☐ Floors — level, bounce, gaps, what is underneath
- ☐ Windows from inside — rot, opening, locks, safety glass
- ☐ Loft — insulation, structure, daylight, water tanks, signs of vermin
- ☐ Heating and hot water — age, service records, radiators, controls
- ☐ Electrics — consumer unit, sockets, any certificate
- ☐ Plumbing — run the taps, flush, check under sinks and in the bath panel
- ☐ Ventilation and extraction in kitchen and bathrooms
- ☐ Anything altered — extensions, removed walls, loft conversions

QUESTIONS TO ASK, AND THINGS TO PHOTOGRAPH

What you saw	Where	Photo ref	Question for the seller or surveyor

Overall impression, written before you leave

Score out of ten