

# Preparing Your House For Sale

## *What do Building Surveyors look for when Surveying your House.*

### A Sellers Guide

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# Property Health Check

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# **A Sellers Guide to “What Do Building Surveyors Look for when Surveying your House”**

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# Introduction

## What do Building Surveyors watch out for when they survey your property.

The purpose of our Property Health Check free guide is to assist sellers of properties identify defects that the building surveyor will be looking for.

If these defects can be identified and repaired before the house is placed on the market for sale, it should prevent renegotiation taking place at a very late stage in the sale process, which would likely adversely affect the sale of your property, including the purchase of the home you are looking to buy.

### **Property Health Check Free Guide**

Making the decision to sell your home is a huge step for most homeowners. But once the decision is made to sell, then making your home Marketable should be your number one goal, especially if you want to stand out against all the other homes in the area that are also for sale!

House prices in most parts of the country are continuing to fall. Gone are the days of listing your house and its sells quickly. With the changed market, buyers are increasingly more sensitive to property condition and using building surveyors reports to hammer the vendor down on their price.

Our Property Health Check guide makes available to the sellers of homes exactly what a Building Surveyor will be looking for when he comes to survey your property. The guide educates the seller on the condition of the property which they are going to place on the market, and lets them know what minor and major issues and potential expenses that will come to light when their property is surveyed. By following our Property Health Check guide a seller can decide early on what to do in order to improve the condition of their property.

The Property Health Check guide allows the seller to anticipate any potential problems in the structure, attic, roof, grounds, walls, floors and services such as heating, electrics and plumbing- and head off most potential "deal-breaker" issues. By following this guide will put you in a much better position and will reduce the likelihood of your potential buyer coming back to you trying to reduce the price after their building survey in carried out.

*There are enormous benefits to carrying out your own building survey before putting your property on the market.*

*By implementing our Property Health Check guide your property could sell faster and for more money without any renegotiation's, because defects that would have been raised by the buyers building surveyor will have been put right ahead of time.*

## Benefits of the Property Health Check Guide

**Identify defects and make repairs ahead of time.** By identifying possible defects early on, the seller is in a position to handle repairs prior to placing your house on the market, making the house more attractive and more saleable. This may mean more money to the seller and a faster sale. Making repairs ahead of time will limit objections over defects during the negotiations. Some defects may be regarded as minor concerns in the eyes of a prospective buyer, but when numerous small defects are added together they can often become deal breakers, especially if a more serious defect comes to light during a building survey.

- \* No building surveyor bringing up minor and major issues after the deal is done.
- \* Your home could sell faster!
- \* Your home could sell for more money!
- \* No more buyers walking away because they think there is a problem with the house.
- \* No 11th hour renegotiation's based on the building surveyors report.
- \* No more buyers getting cold feet when they find out the home is not perfect.
- \* It allows you to resolve any major issues in conjunction with your estate agent and your building surveyor before you put your house on the market.
- \* By following our guide it allows you to fix any problems you like or recognise the problem and reflect it in the purchase price – take it off the table as a negotiating tool against you.
- \* You have time to get several quotes for those items that you choose not to fix, no more high quotes for carrying out repairs from potential buyers at closing time because they know you're up against the wall.

The Property Health Check guide is broken down into sections covering all the different parts of the property. The guide is not exhaustive, but covers most of the main problems found in properties.

### **What should Sellers and Buyers know when organizing a building survey**

The type of building survey that the seller / buyer is seeking to have carried out will depend on the age and condition of the property. In many cases the seller or buyer will not know enough about building surveying to be able to give clear and complete instructions at the outset. In these cases the building surveyors first task is to acquaint the client with the nature and extent of the options available and advice as to which is most suitable. For more information on the nature and extent of building surveys, log onto [www.PropertyHealthCheck.ie](http://www.PropertyHealthCheck.ie)

### **The Role of the Building Surveyor**

Surveyors are expected to have the professional skills and experience to carry out surveys. They should also have a good working knowledge of the law in relation to all areas of their profession.

There is no universally accepted scale of fees for surveying. At present when setting fees, surveyors generally take account of a number of factors, including the length of time they expect the work to take, the complexity of the task, having regard to the age, type, size and location of the property.

It is very important that fees and the extent of the survey should be clearly stipulated and agreed with the client at the outset.

## **Planning Permission Certificates and Certificates of Compliance with Building Regulations.**

A Building Surveyor will note any alterations, extensions, attic conversions, sheds, garages and any other structural changes that come to his attention.

The building surveyors concerns cover two particular areas,

- 1) Do the alteration / extensions comply with good building practices
- 2) Do these changes or extensions require planning permission or certificates of exemption from planning permission.

Far too often sellers leave it to the last minute to obtain these certificates and this will almost certainly delay the sale of a property if non-compliance with planning or regulation issues are noted.

In most cases building regulation issues can be resolved by making certain changes to the building. Issues that relate to planning permission may necessitate contacting the local planning department. If there is a planning permission issue it can take at least three months to sort out. It is advisable not to ignore possible issues in the hope that they won't be spotted.

***Planning permission and building regulation issues concerning changes to all properties are going to be raised when the solicitors exchange final contracts on the property.***

***Closing your eyes to these questions in the hope that these issues won't be raised is one of the main reasons that house sales fall through.***

***There is no quick fix in dealing with planning permission issues, therefore it is important to make sure that your property is fully complainant with planning permission and building regulations as soon as you decide to put your house on the market. Hopefully if there are any issues, they can be resolved before final contracts are to be signed.***

***Ignoring or waiting to deal with potential planning permission and building regulation issues until the sale is agreed will almost certainly delay the sale of the property for at least three months while planning permission issues are being sorted.***

***This will almost certainly see the sale of your property fall through as your potential buyer may consider looking at or buying other properties and it may also affect your purchase of another property that you may have been looking at.***

# Property Health Check.

## Pre-Sale INSPECTION CHECKLIST

This guide is not exhaustive, but covers most of the problems found in properties. If you feel unsure about the seriousness of possible defects, please email us at [info@PropertyHealthCheck.ie](mailto:info@PropertyHealthCheck.ie) with your concerns.

### Grounds

Foul Drains.

Check for blockages, adequate access points, slope of drains, cracks.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Rain Water Drains.

Check for blockages, adequate access points, slope of drains, cracks.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

**Note**, Foul drains and rain water drains should be completely separate, certain exception apply in older properties.

Grading:

Ground levels around the property should if possible slope away from the building. If this is not possible proper underground drainage system should be in place.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Driveways and paths

Check for cracks, disintegration, settlement and lifting.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Retaining Walls

Check retaining walls for bulges or loose areas. Make sure the weep holes built into the wall are clear.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Patios and decks

Check patios and decks for settlement, loose rails or boards, and damaged steps, trip hazards. Check to make sure the timber deck posts are still firmly in the ground and not loose or rotten.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Steps and Rails

Check to see if steps are secure, even distance between steps and that a secure handrail provided if more than three steps.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Gates

Check to see if gates open and close properly and are not rotten or rusted

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Large Tree

Check to see if tree limbs are over hanging the property. Tree planted too close to houses can also cause settlement problems or heaving issues if removed.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Boundary Walls

Check condition of masonry, metal and timbers fences for adequate expansion joints, piers, cracks, movement, leaning and rot.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Oil Tank

Check for condition of oil tank and leaks

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Planning/Neighbour Issue

Is shed built entirely inside your boundary or built on the boundary wall or does roof, gutters overhang boundary walls

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

# Outside Sheds, Lean-Too's, Garages.

Outside Sheds/Buildings

Check general condition of walls, floors, roof and services

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Roof Water Discharge

Check does roof water discharge into drain or soakaway

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_



# Septic Tanks / Secondary Treatment Systems.

Requirements between septic tank and well water

Check the distance between septic tank and well water, does it meet minimum regulation requirements

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Ventilation of treatment system

Check the ventilation of septic tank system

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Access to septic tank

Check ease of access to septic tank and that cover is secure

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Service requirements

Check for up to date records for service contracts / maintenance of septic tank

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Shared Waste System

Check and provide upto date paperwork if waste system is shared.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Percolation Area

Check that percolation area is within boundary or furnish access rights through solicitor.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

**Note, for further information on septic tanks, biocycle systems and the upcoming legislation of septic tank licensing for domestic dwellings check out our blog “About Septic Tanks” on our website. [www.PropertyHealthCheck.ie](http://www.PropertyHealthCheck.ie)**

# Private Water Wells

Shared Private System

Check and provide upto date paperwork if private well water system is shared.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Sealed Well House

Check that well head is sealed and the pump, plumbing are in a secure shed with adequate insulation

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Requirements between septic tank and well water

Check the distance between septic tank and well water, does it meet minimum regulation requirements

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Water Quality

Check water quality and have upto date certificate available showing water quality

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

# Exterior Finishes and Components

## Staining

Check for stains on walls, which could be a sign of a water leak problem or a roof issue

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

## Wildlife

Check for signs of insect or bird nests in soffits, eaves or attic vents. If you see signs of rodent waste in a certain area, look around for the nest or debris.

Note Concerns: \_\_\_\_\_

Actions Required \_\_\_\_\_

## Peeling paint

Check for peeling paint on rendered walls

Note Concerns: \_\_\_\_\_

Actions Required \_\_\_\_\_

## Wood Joinery / Trim

Check condition of exterior timber joinery for rot, cracking and peeling paint.

Note Concerns: \_\_\_\_\_

Actions Required \_\_\_\_\_

## Masonry wall finish

Check for loose or cracked rendering and same for pebble dashing. Also check the condition of pointing to brickwork.

Note Concerns: \_\_\_\_\_

Actions Required \_\_\_\_\_

## Exterior Doors

Check for damage to doors, frames, cracked glazing, poor sliding of patio doors and door draft proofing

Note Concerns: \_\_\_\_\_

Actions Required \_\_\_\_\_

## Windows

Check for fire opening egress, rots, rust, faulty hinges, failing double glazed seals, putty and paint.

Note Concerns: \_\_\_\_\_

Actions Required \_\_\_\_\_

Gutters and Downpipes (see also under Roof Coverings)

Check gutters and downpipes for asbestos material, rust, stains, debris, missing or loose sections or inadequate slope, and leaks especially during a rain shower.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Exterior Water Tap

Check for secure tap and water flow

Note Concerns: \_\_\_\_\_

Actions Required \_\_\_\_\_

Exterior Electrical Socket and Wiring.

Check condition of socket and that wiring is suitable for outside use

Note Concerns: \_\_\_\_\_

Actions Required \_\_\_\_\_

Gas Meter

Check the condition of Gas Meter and utility box

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Electrical Meter

Check the condition of Electrical meter and utility box.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Soil Stack vent

Check the plumbing vent and where it terminates

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

**Note, for further information on the Exterior Finishes and Components check out our website and blog at, [www.PropertyHealthCheck.ie](http://www.PropertyHealthCheck.ie)**



# Roof Coverings

## Roof tiles / slates

Check for cracked roof tiles / slates, missing tiles / slates, crumbling slates. Check flat roofs for blistering, alligating, holes, water ponding and splits.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

## Roof Flashings

Check for loose, cracked flashings and flashings separating from intersections and chimneys

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

## Cement Pointing / Parging

Check for loose or cracked cement parging under roof ridge tiles and at edges of roof.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

## Skylights

Check for leaks around skylights and poorly fitted roof tiles around same

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

## Roof mounted equipment

Check for poorly fitted solar panels, aerials, satellite dishes

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

## Gutters and Downpipes (see also Exterior Finishes and Components)

Check gutters and downpipes for asbestos material, rust, stains, debris, missing or loose sections or inadequate slope, and leaks especially during a rain shower.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

## Chimneys

Check for cracks in chimneys, failing point in brick chimneys, damaged flues, damaged chimney capping and vegetation growth.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

## Roof ventilation

Check for cross flow ventilation openings in both flat and pitched roofs

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

# Attic

Traditional Cut Roof Timbers

Check out rafter, roof purlins, struts, hangers and collars for adequate support and bracing including splitting, sagging and woodworm infestation.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Roof Trusses

Check out roof trusses, make sure that no roof trusses or cords have been cut or removed. Check gussets for rust. Also check trusses for woodworm, secure bracings between trusses and metal ties to gable walls.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Vents

Check that toilet soil stacks and bathroom vents do not discharge directly into attic

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Dropped ceiling Lights

Check that ceiling lights are not a fire hazard

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Wiring Splices

Check that wiring splices are not a fire or electrical hazard

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Insulation

Check depth of insulation and insulation around water storage tank and all plumbing

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Moisture Penetration

Check for moisture penetration in particular at flashings, roof penetrations and gaps / holes in roof tiles.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Fire Walls between Attics

Check for adequate fire walls between adjoining attics, looking for all gaps in party walls and including inadequate fire material that is often mistakenly used to fill gaps. ie. fibreglass insulation.

Also check if the house is a timber framed construction that the joints and dry-lining is correctly finished which is a common defect.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Sarking Felt / Breathable Membrane

Check that membrane fitted under roof tiles is secure and not torn, also that membrane is correctly and securely finish around roof penetrations including the chimney

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Chimney

Check for cracks in chimney brest and that there is no water penetration coming below roof level into chimney brest. Common issues are poor flashings, inadequate or no damp tray fitted and poorly finished roof membrane to chimney brest.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Water Storage Tank

Check condition of water storage tank, is it old and made of galvanised metal, condition of ballcock, overflow pipe. Is the tank properly covered to prevent dirt from entering tank.

Is there adequate support under the tank, All these issues are common

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

**Note, for further information on Roof Coverings and Attics check out our website and blog at, [www.PropertyHealthCheck.ie](http://www.PropertyHealthCheck.ie)**



# Structure

## Structural Walls

Check for cracks in all exterior and interior structural walls from foundation level to roof level. Some cracks maybe a result of initial drying of the structure. Other cracks may be the result of settlement in the foundations. Most cracks in masonry walls are almost always structural cracks. However in most cases these cracks will not affect the stability of the structure and only minor repairs maybe required. The main concern with cracks is to determine whether or not they are likely to be ongoing. All large cracks first started off as hairline cracks and deteriorated over time. A simple leak in a drain close to a foundation can occur at any time. This can pull away soil from under the foundation resulting in settlement in the foundation and cracking in walls. Nothing cracks in walls is important and immediate remedial work is normally significantly less expensive then waiting for the problem to develop.

**Note,** It is advisable that cracks in structural walls are not repaired until the exact reason for their existence is understood. If a vendor is going to undertake repairs to an existing cracked wall before placing a house on the market, a building surveyor for a potential purchaser will automatically become suspicious as to whether the underlying problem which caused the cracks in the first place have been fully repaired, or is the vendor of the property just papering over the cracks in an attempt to hide them.

If an experienced building surveyor can see the cracks in the wall in their raw state, there are numerous telltale signs, which may indicate to the building surveyor whether the crack is minor or serious. The building surveyor is likely to assume a worse scenario then may have been the case if these telltale signs were not covered up in the first place.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

## Timber Framed Houses

Check that there is adequate ventilation in all exterior walls at ground level and at roof level

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

## Terraced Houses

Check expansion joints in walls

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

## Condensation Vents

Check vent openings

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

## Ventilation under timber floors

Check out cross flow vent openings under suspended ground timber floors.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Steel RSJ's Universal Beams and Columns, UB's and UC's

If a building extension has been added, or interior walls have been removed or the existing attic has been converted it is likely that steel UB's have been fitted. Before a solicitor or bank will complete the paperwork a Certificate of Compliance with Building Regulations will be required to confirm that these works have been carried out to proper standards. An assurance or guarantee from your builder that the extensions works have been carried out correctly is not acceptable by solicitors or banks lending on the property.

Note Concerns: \_\_\_\_\_  
Actions Required: \_\_\_\_\_

Floors

Check timber floors for springiness, may indicate undersized floor joists or rot in older houses. Check floors for sags, settlement especially were interior walls or renovations have been carried out. Check timber floors for woodworm. Check concrete ground floors for settlement including slopes in floors.

Note Concerns: \_\_\_\_\_  
Actions Required: \_\_\_\_\_

Stairs (see also Interior Hallway and Landing sections)

Check out condition of stairs in particular that the treads, risers and stringers are corrected fitted and measured. Other problems include hazards for children were they can get trapped or fall between gaps in railings, missing or inadequate handrails and inadequate headroom under stairs to ceiling above.

Note Concerns: \_\_\_\_\_  
Actions Required: \_\_\_\_\_

Pyrite

Check concrete floors for evidence of lifting / expansion. Check if doors are catching on door frames and against floors.

Note, Check out our website for more information on Pyrite at [www.PropertyHealthCheck.ie](http://www.PropertyHealthCheck.ie)

Note Concerns: \_\_\_\_\_  
Actions Required: \_\_\_\_\_

Radon Vent

Check out location or existence of radon vent

See our website for more information on Radon at [www.PropertyHealthCheck.ie](http://www.PropertyHealthCheck.ie)

Note Concerns: \_\_\_\_\_  
Actions Required: \_\_\_\_\_

**Note, for further information on Structure check out our website and blog at, [www.PropertyHealthCheck.ie](http://www.PropertyHealthCheck.ie)**

## Fireplaces.

Fireplace (Location 1, \_\_\_\_\_)

Check condition of fireblock, does the fireplace / flue need to be cleaned. Is there evidence of inadequate draft from chimney. Is the hearth adequately sized

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Fireplace (Location 2, \_\_\_\_\_)

Check condition of fireblock, does the fireplace / flue need to be cleaned. Is there evidence of inadequate draft from chimney. Is the hearth adequately sized

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Fireplace (Location 3, \_\_\_\_\_)

Check condition of fireblock, does the fireplace / flue need to be cleaned. Is there evidence of inadequate draft from chimney. Is the hearth adequately sized

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

**Note, for further information on Fireplaces including smokey fireplaces, check out our website and blog at, [www.PropertyHealthCheck.ie](http://www.PropertyHealthCheck.ie)**

## Bathrooms / Ensuites. (Location 1, \_\_\_\_\_)

### Bathtub / Shower

Check condition of seal around bathtubs / shower and check units for damages

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

### Bathroom walls

Check tiling / waterproofed wall around bathtubs / shower. Watch out for cracked tiles in the shower area or around sinks. Tap on tiles looking for loose or hollow ones, which could be masking rotted backerboard behind them.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

### Wall, floors, ceilings

Check general condition of walls, floor and ceiling.

**Note**, Look at ceilings for stains, which could indicate a roof or plumbing leak. This applies to all ceilings throughout house.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

### Ventilation

Check for adequate ventilation, extractor vents

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

### Check operation of lights, electrical switches, windows and doors and closets

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

### Fixtures and Fittings

Check for cracked, broken, loose, fixtures and fittings

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

## Bathrooms / Ensuites. (Location 2, \_\_\_\_\_)

Bathtub / Shower

Check condition of seal around bathtubs / shower and check units for damages

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Bathroom walls

Check tiling / waterproofed wall around bathtubs / shower

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Wall, floors, ceilings

Check general condition of walls, floor and ceiling

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Ventilation

Check for adequate ventilation, extractor vents

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Check operation of lights, electrical switches, windows and doors and closets

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Fixtures and Fittings

Check for cracked, broken, loose, fixtures and fittings

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

## Bathrooms / Ensuites. (Location 3, \_\_\_\_\_)

Bathtub / Shower

Check condition of seal around bathtubs / shower and check units for damages

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Bathroom walls

Check tiling / waterproofed wall around bathtubs / shower

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Wall, floors, ceilings

Check general condition of walls, floor and ceiling

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Ventilation

Check for adequate ventilation, extractor vents

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Check operation of lights, electrical switches, windows and doors and closets

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Fixtures and Fittings

Check for cracked, broken, loose, fixtures and fittings

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

## Bathrooms / Ensuites. (Location 4. \_\_\_\_\_)

Bathtub / Shower

Check condition of seal around bathtubs / shower and check units for damages

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Bathroom walls

Check tiling / waterproofed wall around bathtubs / shower

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Wall, floors, ceilings

Check general condition of walls, floor and ceiling

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Ventilation

Check for adequate ventilation, extractor vents

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Check operation of lights, electrical switches, windows and doors and closets

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Fixtures and Fittings

Check for cracked, broken, loose, fixtures and fittings

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

# Kitchen.

Sink

Check condition of sink for damage

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Seal around sink, kitchen worktop.

Check tiling / waterproofed wall around sink and worktop

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Walls, floors, ceilings, windows, doors and wall units / closets

Check general condition of walls, floor, ceiling, windows, doors and wall units / closets

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Ventilation

Check for adequate ventilation, extractor vents

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Check operation of lights, electrical switches,

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_



# Utility Room.

Sink

Check condition of sink for damage

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Seal around sink and worktop.

Check tiling / waterproofed wall around sink and worktop

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Walls, floors, ceilings, windows, doors and wall units / closets

Check general condition of walls, floor, ceiling, windows, doors and wall units / closets

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Ventilation

Check for adequate ventilation, extractor vents

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Check operation of lights, electrical switches,

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

**Livingroom. (Location1, \_\_\_\_\_)**

Walls

Check condition of wall

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Ceiling

Check condition of ceiling.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Floors

Check condition of Electrical fittings

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Check condition of Windows and Doors

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Ventilation

Check for adequate ventilation

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Smoke Alarms

Check operation of smoke alarms,

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

**Livingroom. (Location 2, \_\_\_\_\_)**

Walls

Check condition of wall

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Ceiling

Check condition of ceiling.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Floors

Check condition of Electrical fittings

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Check condition of Windows and Doors

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Ventilation

Check for adequate ventilation

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Smoke Alarms

Check operation of smoke alarms,

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

# Livingroom. (Location 3, \_\_\_\_\_)

Walls

Check condition of wall

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Ceiling

Check condition of ceiling.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Floors

Check condition of Electrical fittings

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Check condition of Windows and Doors

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Ventilation

Check for adequate ventilation

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Smoke Alarms

Check operation of smoke alarms,

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

**Livingroom. (Location 4, \_\_\_\_\_)**

Walls

Check condition of wall

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Ceiling

Check condition of ceiling.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Floors

Check condition of Electrical fittings

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Check condition of Windows and Doors

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Ventilation

Check for adequate ventilation

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Smoke Alarms

Check operation of smoke alarms,

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

# Livingroom. (Location 5, \_\_\_\_\_)

Walls

Check condition of wall

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Ceiling

Check condition of ceiling.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Floors

Check condition of Electrical fittings

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Check condition of Windows and Doors

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Ventilation

Check for adequate ventilation

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Smoke Alarms

Check operation of smoke alarms,

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

# Hallway.

Handrails

Check condition and firmness of handrails

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Steps

Check condition and equal rises and size of steps

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Safety Rails

Check gaps between a height of safety rails

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Walls

Check condition of wall

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Ceiling

Check condition of ceiling.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Floors

Check condition of Electrical fittings

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Check condition of Windows and Doors

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Smoke Alarms

Check operation of smoke alarms,

Note Concerns: \_\_\_\_\_

Actions Required; \_\_\_\_\_

# Landing

Handrails

Check condition and firmness of handrails

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Steps

Check condition and equal rises and size of steps

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Safety Rails

Check gaps between a height of safety rails

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Walls

Check condition of wall

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Ceiling

Check condition of ceiling.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Floors

Check condition of Electrical fittings

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Check condition of Windows and Doors

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Smoke Alarms

Check operation of smoke alarms,

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_



**Bedroom. (Location 1, \_\_\_\_\_)**

Walls

Check condition of wall

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Ceiling

Check condition of ceiling.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Floors

Check condition of Electrical fittings

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Check condition of Windows and Doors

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Ventilation

Check for adequate ventilation

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Smoke Alarms

Check operation of smoke alarms,

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Built in Closets / Wardrobes

Check condition of built in wardrobes / closets

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

**Bedroom. (Location 2, \_\_\_\_\_)**

Walls

Check condition of wall

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Ceiling

Check condition of ceiling.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Floors

Check condition of Electrical fittings

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Check condition of Windows and Doors

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Ventilation

Check for adequate ventilation

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Smoke Alarms

Check operation of smoke alarms,

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Built in Closets / Wardrobes

Check condition of built in wardrobes / closets

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

**Bedroom. (Location 3, \_\_\_\_\_)**

Walls

Check condition of wall

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Ceiling

Check condition of ceiling.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Floors

Check condition of Electrical fittings

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Check condition of Windows and Doors

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Ventilation

Check for adequate ventilation

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Smoke Alarms

Check operation of smoke alarms,

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Built in Closets / Wardrobes

Check condition of built in wardrobes / closets

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

**Bedroom. (Location 4, \_\_\_\_\_)**

Walls

Check condition of wall

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Ceiling

Check condition of ceiling.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Floors

Check condition of Electrical fittings

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Check condition of Windows and Doors

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Ventilation

Check for adequate ventilation

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Smoke Alarms

Check operation of smoke alarms,

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Built in Closets / Wardrobes

Check condition of built in wardrobes / closets

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

# Bedroom. (Location 5, \_\_\_\_\_)

Walls

Check condition of wall

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Ceiling

Check condition of ceiling.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Floors

Check condition of Electrical fittings

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Check condition of Windows and Doors

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Ventilation

Check for adequate ventilation

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Smoke Alarms

Check operation of smoke alarms,

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Built in Closets / Wardrobes

Check condition of built in wardrobes / closets

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

# Electrical

## Electrical Breaker or Fuse Panel

Check condition of electrical panel or fuse box, are there adequate circuits, are the fuses or breakers correctly sized, is there room for expansion, is there a RCD fitted. Open the panel cover and look for scorch marks around breakers or fuses which could be a sign of loose and sparking wires.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

## Electrical Wiring

What type of wiring is fitted, are there adequate circuits, are plug sockets earthed, are there exposed or loose wiring. Is there a reliance on extension leads.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

## Smoke Alarms

Are the smoke alarms battery and mains operated

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

## Switches and Sockets

Check condition of the switches and sockets, Is there a sufficient number of plug sockets for modern standards of living. Also check plug sockets and switches for scorch marks, which could be a sign of loose and sparking wires.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

**Note, for further information on Electrics check out our website and blog at, [www.PropertyHealthCheck.ie](http://www.PropertyHealthCheck.ie)**

# Heating System

Boiler

Check condition of boiler, are recent service records available

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Controls / Thermostats

Check condition and operation of heating controls

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Radiators

Check condition of radiators, or all valve operational, any water leaks from radiations/valves

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Plumbing to Radiators

Check condition of plumbing supply, are pipes minicore, gun barrel, pvc or copper

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Flue to boiler

Check condition of flue, is made of asbestos

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

**Note, for further information on Heating check out our website and blog at, [www.PropertyHealthCheck.ie](http://www.PropertyHealthCheck.ie)**

# Plumbing

Note, Plumbing issues are also included in the, Septic Tanks, Private Water Well, Attic Space and other sections in this Guide.

Look for signs of corrosion, which could indicate a problem with the water, or with the pipe itself. Watch for green stains around brass and copper fittings and on shutoff valves, a sign of either corrosion or electrolysis caused by different metals. This will cause leaks and bad connections if left uncorrected.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Check the water pressure. Low pressure could mean a problem with the plumbing line or just sediment buildup in the shower head and taps.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Check drains for speed of drainage - a slow drain may have a clog or a blocked vent pipe. Look for a full swirling drain; bubbling drains are a sign of a problem.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Flush the toilets to make sure they operate properly. Open their tanks and look for worn or missing parts. Then wait around for a few minutes to see if the toilet runs after a pause, a sign of a slow leak.

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

**Note, for further information on Plumbing check out our website and blog at, [www.PropertyHealthCheck.ie](http://www.PropertyHealthCheck.ie)**



# Insulation

Attic Insulation

Check depth and coverage of attic insulation

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Insulation on Copper Cylinder

Check insulation on copper cylinder

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Insulation over attic trap door

Check insulation on same

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Draft seal around Attic trap door

Check draft seal around same

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Draft seals around exterior doors

Check draft seal around same

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Draft seals around window frames

Check draft seals around same

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

Exterior wall insulation

If exterior wall insulation has been upgraded, locate paperwork

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

BER, Building Energy rating Certificate.

Check if BER cert recommends easy upgrades and consider implementing

Note Concerns: \_\_\_\_\_

Actions Required: \_\_\_\_\_

## Notes