

Home Buyers

CHECK-LIST

External Brick-work

Check the mortar for consistency and ensure "weep holes" are not blocked by mortar or debris.

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Windows & Doors

Open and close every window and door. Check that locks engage fully and that the "periphery" seals (the rubber gaskets) are intact and not painted over.

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Thermal Integrity

Feel for drafts around electrical sockets on external walls and under skirting boards. Significant gaps here suggest poor sealing behind the plasterboard.

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Level Surfaces & "Square" Rooms

Bring a small spirit level. Check kitchen worktops, windowsills, and the tiling in bathrooms. If a worktop isn't level, it can lead to drainage issues in the sink or premature wear on cabinet hinges.

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The "Hollow" Tile Test

Gently tap floor and wall tiles in the bathroom and kitchen. A hollow sound suggests insufficient adhesive (dot-and-dab), which leads to cracked tiles or water ingress behind showers.

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Plumbing Integrity

Fill all sinks and the bath to the overflow, then pull the plug. Check the drainage speed and look underneath (inside vanity units) for any drips. Run the shower to check for consistent pressure and temperature.

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Loft Insulation & Ventilation

If safe to do so, peek into the loft. Insulation should be laid evenly (usually 270mm-300mm deep) and should not block the eaves vents. Improper loft ventilation is the #1 cause of roof-space condensation.

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Joinery & "Scribing"

Look at the gaps where skirting boards meet the floor and where kitchen units meet the walls. Gaps should be consistent. Excessive use of "mastic" or filler to hide large gaps is a sign of rushed workmanship.

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Electrical & Smart Home Testing

Test every socket (a simple plug-in tester is useful). If your home has integrated smart tech or EV charging points, ensure the builder demonstrates they are fully commissioned and paired to your devices.

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Exterior Drainage & Paving

Check that patio slabs or block paving are not "rocking" and that the ground slopes away from the house. Ensure all guttering is clipped securely and that downpipes discharge correctly into gullies.

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