



# Viewing property guide

**A basic introduction on property viewing surveys**

London England - 6 January 2018 by [www.interimsearches.com](http://www.interimsearches.com)

## WHAT YOU MUST DO

Quick home buyers guide to viewing property

- View a property in the rain **IMPORTANT**
  - Tell do not ask; **TELL** the seller you will be back for another viewing [do it in the rain] **IMPORTANT**
  - **View** the property more than once.
  - **DON'T FORGET TO VIEW THE AREA AFTER DARK**
-

- 
- When walking up stairs and across floors **listen** for creaky sounds and **feel** for wobbliness.
  - **IMPORTANT VITAL** must be done ask the seller(s) to turn off the music if any is playing.

If they won't or there are kids that won't either say you will be **back** when it is quite **OR** make a note [not mental note but **write it down**] that you **could not listen** for creaky noises.

**TELL this to the** surveyor or mortgage provider so they can tell the surveyor.

**DO NOT FORGET** this and ask surveyor did they check the soundness of stairs and floors.  
If the answer is vague get a builder to check.

- **TURN ON ALL WATER TAPS.** Important vital and absolutely necessary.
- Turn on water taps individually one at a time in each room.
- Turn on two or more water taps. One or two must be in another room.
- **BEST OPTION IS** turn on taps in bathroom and kitchen at the same time.

"You are **testing for** and recreating a **normal situation** you want to take a bath and she who must be obeyed wants to wash her hair in the kitchen or decides to do some spring cleaning on Christmas day. Reverse this

---

---

if your a women doing the viewing you want to have a soak in the bath and he decides to clean the car. The car he buys presents for on a regular basis."

### PLEASE NOTE

- If you can't get pressure in two rooms at once
- If you cannot turn on a single tap in one room and a single tap in another INVESTIGATE WHY ask questions, write down the answers pass this info onto your surveyor and / or get a builder to check.

### ASK YOURSELF

"do you want to live in a property so antiquated"  
"fine if you don't mind but you will have trouble selling later. Maybe the local authority may force you to remedy the situation after you have already settled in. OUCH OUCH OUCH financial hurt OUCH"

### WHAT TO DO IF PRESSURE IS LOW

- If the water pressure is low or you suspect it to be low then make a note of it to tell the surveyor.
- Get a registered plumber to check
- YOU MAY need to order a water pressure search or a search to see if there is mains water.

### A NECESSARY QUESTION

- Ask the seller if they are connected to water and sewer mains write down their answers.
-

---

## A MUST BE DONE EXERCISE

- Bounce lightly on all floors or stairs to see or feel for movement a little might be normal.

"Stairs or wooden floors should not sway excessively except in some situations. For very old worn stairs/floors a little sway is normal. If you do not want or cannot bounce then try stamping a foot on the stairs or floors especially wooden floors."

"Do not jump and bounce about over enthusiastically. It is not a good idea to go and view the house with your pet Elephant in tow, nor even think about conducting the bouncing exercise with a relative or friend who likes to drink or you know is likely to go overboard"

*'You can not damage the property until it's yours.'*

## ANOTHER MUST BE DONE EXERCISE

- Slap your palms of hand on all walls with a flat palm and listen for hollow or not solid sounding surfaces.

If you have not done this before you may not know what to listen for, but within only 3 viewings it is likely you will and you will never forget what to listen for from that point on.

---

- 
- Don't forget do it **without music** **TURN IT OFF INSIST**

## **NEW BUILDING WORKS**

- Look for new building works.
- Ask when it was done
- Ask to see documentation
- Ask if it was passed by local council
- Ask if it was done by a 'competent person'
- **WRITE DOWN THE SELLERS ANSWERS**

"A competent person is a trader, builder etc who is registered and qualified to carry out such works. It used to be called CORGI registered for gas"

"A competent person is someone who may not have to ask Local council building control to proceed, but they will produce documentation. They can be found on a register"

## **LASTLY DURING YOUR VIEWING USE YOUR NOSE**

- **Smell the property does it smell musty** if yes look for mould. A little mustiness in an English winter is
-

---

normal especially if the property has been empty or not used much.

- Look for damp tidemarks on walls.

## BE AWARE OF FRESH WHITE PAINT

"if the room(s) or house has just **been repainted** this might be because the seller is trying to make it more attractive to viewers the same as when people want to sell a car. This is not problematic in itself, or it could be if it is a leasehold property they must repaint before selling. Within one year of finally quitting is common, for a seller to have to do on a leasehold property, **but be aware the sellers may be trying to disguise mould.**"

This quick basic guide will set your home viewing on the right track, for a more detailed home viewing checklist and guides with pictures, examples and videos visit [www.interimsearches.com](http://www.interimsearches.com)

## WHY ASK QUESTIONS?

### WHY WRITE ANSWERS DOWN?

- A. A property seller must legally be honest
  - B. If they are not you have recourse to compensation.
  - C. This includes being forgetful about neighbours
  - D. It also includes not mentioning any disputes
-

- 
- E. It includes not mentioning boundary disputes
  - F. And they must tell about tree hedge etc disputes
  - G. They must say if extensions have permission
  - H. They must show building permit permissions
  - I. They must disclose all known pertinent facts
  - J. They must say if area floods
  - K. In summary they must answer honestly all ??s

## OTHER QUESTIONS

### AFTER BASIC SURVEY

"questions to put to the sellers or to enquire about"

#### Section one Flooding

1. Does the area flood
  2. Has there been any flooding in the past
  3. Do you know of any floods in the past
  4. Do you know what Councils flood plan is
  5. Do you know if council or water company have or are building any flood defences
  6. Do you know who is responsible for flood control measures
  7. In rural areas with drain ditches dykes etc Do you know when maintenance was last carried out
  8. Do you know when next maintenance is due.
  9. How long have you lived here
  10. does your family live in area and how long.
-

---

"if they or their family have lived there generations they should have heard about past floods"

"do not interrogate like a policeman the sellers genuinely may not know, but if they do, they know you knew to ask. **They must answer HONESTLY**"

## Section two

### Planned works

1. Ask about any known planned works etc by the council
2. Ask about any known new roads or motorways
3. Ask about any known parking schemes
4. Ask about any known new council home building
5. Ask if they have received any notices from the council
6. for question 5 it means about anything.
7. Ask have any town planning notices been posted
8. For question 7 it means about anything
9. Ask where can you park where do they park
10. Ask about council parking permits where to get how to get.
11. Ask about parking disputes and wheel clamping etc
12. Ask about why they are moving but do not be invasive "**why are you moving**" and no more leave it at that.

## Section Three

### Mining

---

---

'ask these questions if you know or suspect the area is in or near a previous or present mining area'

1. Do you know is this a former mining area
2. Do you know is this a mining area currently
3. Do you know of any mining or fracking plans

## Section Four

### Subsidence or ground heave

1. Do you know has there been any subsidence or ground heave
2. To the property or neighbours
3. In the village town or locality or county

From here on your solicitor can ask questions for you regarding any specific local matters that a local solicitor estate agent etc should know about.

You have now covered the basics and will have enough information in the interim to seriously consider. You may have discovered enough to cancel the purchase or aroused enough suspicions to consider cancelling or to investigate further.

---

---

Do not go barging in demanding answers or else. It's just a few simple basic questions you must know and expect to be answered. Do it peaceably and in good faith.

**Finally know when to wrap up the deal** if your happy and the seller is happy. Does it matter how much it went for.

**Build a relationship** with the seller **from the outset** but **don't let that stop you asking pertinent questions.**

**Walk away** if sellers are unreasonable or still living in the past and believe gazumping is good.

An offer is an offer, the seller can say they are not happy with your offer and you can haggle and reach a midpoint somewhere.

To accept an offer verbally or otherwise and then say another higher offer has been accepted. Is not the actions of anybody you should entertain doing business with.

Thank god action has been taken to stop this practice.

"good luck with your property viewing, be careful out there protect yourself. With simple basic questions a notebook and pen"

---

- 
- Now if you still want to proceed it's time to get a "full structural survey".

"These are more expensive but they serve two purposes"

1. They reveal if the house will collapse or needs work to stop it collapsing.
2. They give you protection long into the future. You have a document that is valuable to you and whoever you sell to in the future. They are valuable in the event that at a later date there is a court case or dispute with sellers. They can help you win court cases.

- Instruct the surveyor doing the "full structural survey" to carry out a "drains test". For a small extra fee. You may be lucky and get this included.
  - A full structural survey may not be much use 30 years later if you have neglected, damaged or changed the property during that time and want to sell. Or pass it onto somebody when you die. It will be of use as described above for some considerable time as described above if you have basically left the property as you purchased it.
  - After you have decided you want to proceed 'subject to searches and investigations'. You will need competent persons or businesses to check electrics, water, gas, central heating, chimney breasts, gas or electric fires,
-

---

brick work (pointing), windows (glazing), doors (weather proof), Fire escapes.

- It may be necessary to have the chimney breasts swept. This is not a dirty job any longer it is not expensive and can be done quickly.

"This guide does not include checking the roof(s). Ensure to instruct a surveyor to check this out. Especially for communal buildings. A professional surveyor will or should have binoculars. If you own an old SLR camera with a telescopic lens use this. Or sometimes you can visit a nearby tower block and look down with or without binoculars or lenses"