



Top Tips for buying a Property

Outdoors

- The Roof is designed to take water away from the building and so any breaks in the surface need urgent attention
 - Check for dampness, plants growing out of it, and any bulging or leaning
 - Regularly overflowing gutters dripping onto woodwork can cause rot and damp spreading through walls
 - Check flat roofs for standing water, cracking in the covering at the edges, lifting or cracked joints and any sign of vegetation growth
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Indoors

- If the property has timber beams, check for fungal decay
 - Check bathroom sealant for water damage
 - Check all walls for signs of black mould
 - If several of the internal doors stick it could be a sign of movement within the property
 - Leaks around the windows and doors could mean poorly maintained or rotting timber frames
 - In older properties the joists supporting the timber floor are bedded into the walls of the property around the ground level, check for damp and rot
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Process

- Check out the local area at different times of the day and night
- Use the right estate agent, and ask them lots of questions
- Consider potential resale options for your property - is it an up and coming area?
- Ask for recommendations when hiring a solicitor
- Check the tax band of the property