



KWAKU ADU - WIAFE
exp



24 RED FLAGS

TO LOOK FOR WHEN VIEWING A PROPERTY

- ✓ Spot potential problems early.
- ✓ Make confident, informed decisions.



1

STRUCTURE

Cracks, subsidence,
uneven floors,
or movement.



2

DAMP & MOISTURE

Stains, musty
odours, peeling
paint or
condensation.



3

ELECTRICAL

Old wiring, unsafe
sockets, or
overloaded
fuse board.



4

HEATING & PLUMBING

Boiler issues,
leaks, low
pressure, or
noisy pipes.



5

WINDOWS & DOORS

Draughts, rot,
broken seals
or difficulty
opening/closing.



6

LEGAL & OTHER

Planning issues,
boundary disputes,
short leases, or
restrictions.



**LOOK CLOSER.
ASK SMARTER.
AVOID COSTLY SURPRISES.**

Your essential checklist for
smarter property decisions.



24 Red Flags to Look for When Viewing a Property

A Smart Buyer's Guide

Buying a home is exciting, but it's important to look beyond fresh paint and staged furniture.

Many costly problems are **not immediately obvious**, and spotting them early can save you thousands of pounds.

This guide highlights **25 warning signs to look for when viewing a property** so you can make a more informed decision.

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Structural Issues



Structural problems can be extremely expensive to repair.

Red flags

- 🚩 large cracks in exterior brickwork
- 🚩 diagonal cracks around windows or doors
- 🚩 uneven floors or sloping rooms
- 🚩 doors or windows that stick when opening
- 🚩 cracks wider than a £1 coin

These may indicate **subsidence or structural movement**.

If you notice these signs, a **full structural survey** may be necessary.

Roofing Issues



Roof repairs can be costly, so always inspect the roof if possible.

Red flags

- 🚩 missing or slipped roof tiles
- 🚩 large amounts of moss on roof tiles
- 🚩 sagging roofline
- 🚩 damaged gutters or downpipes
- 🚩 water stains on ceilings below the roof

Ask when the roof was **last repaired or replaced**.

Damp and Water Damage



Damp is one of the most common issues found in properties.

Red flags

- 🚩 damp patches near skirting boards
- 🚩 musty smells in rooms
- 🚩 mould around windows or walls
- 🚩 peeling wallpaper or bubbling paint
- 🚩 brown or yellow ceiling stains

These could indicate **rising damp, leaks, or poor ventilation.**

Heating & Boiler Issues



Heating systems are expensive to replace.

Red flags

- 🚩 very old boiler (15+ years)
- 🚩 no recent service history
- 🚩 rust or corrosion on boiler pipes

Ask when the boiler was installed and last serviced.

Electrical Concerns



Electrical upgrades can be costly.

Red flags

- 🚩 old fuse box with ceramic fuses
- 🚩 flickering lights

Ask whether the property has **been rewired recently**.

Energy Efficiency Problems



Energy efficiency affects your **monthly bills**.

Red flags

- 🚩 an EPC rating of E, F, or G
- 🚩 single-glazed windows
- 🚩 poor insulation

Ask whether **insulation improvements** have been made.

General Property Warning Signs

Red flag

 strong air fresheners or scented candles

Sometimes these are used to **hide damp smells or other issues**.

Always **trust your instincts** during a viewing.

Smart Tips When Viewing a Property

- ✓ visit the property more than once
- ✓ view the property at different times of day
- ✓ open cupboards and inspect corners
- ✓ turn on taps and check water pressure
- ✓ take photos and notes

If you notice potential problems, consider arranging a **professional survey before committing to the purchase**.

Final Advice

Not every red flag means you should walk away. However, spotting these issues early allows you to:

- **negotiate the price**
- **plan for repairs**
- **avoid unexpected costs**

The key is to **make an informed decision**.

Pro Tip From Property Experts

Buyers who take time to inspect a property properly are **far less likely to face unexpected repair costs after moving in.**

If you are unsure about anything during a viewing, always ask questions.

We will be happy to help.

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