



Technical sheet

General aspects

- Width of the façade
 - Number of rooms and surface areas
 - Study, playroom
 - Cellar, attic, box room, laundry room
 - Connections (element, water, gas, cable TV, telephone)
 - Ease of maintenance
 - Problems regarding rising damp, infiltrations, fungus
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Heating

- Central heating or not
 - Energy source and age of the boiler
 - Room thermostat, thermostatic valves, outdoor thermostat
 - Annual cost of consumption
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Thermal insulation

- Inside walls: partitions or thin walls with little insulation or thick walls keeping the noise out
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Entrance hall

- Surface area
 - Cloakroom, cupboards
 - Stairs (materials, state, overlap, and what's beneath them)
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Living room

- Surface area
 - Luminosity, aspect, view
 - Access to garden, terrace, balcony
 - Chimney (open fire, insert, furnace)
 - Layout possibilities
 - Cupboards
 - Telephone, cable TV sockets
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Kitchen

- Surface area
 - Separate kitchen or kitchen opening onto the living room
 - Direct access outside, to the garage, to the cellar
 - Fitted kitchen, built-in equipment (state and age), layout
 - Pantries and cupboards (enough cupboard space, materials, colour, state)
 - Worktops (sufficient space, materials, maintenance, state)
 - Kitchen connections (gas, electricity, dishwasher, washing-machine, hood)
 - Sink (1 or 2 draining boards, materials, state, maintenance)
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Garage, car port, parking space

- Adjoining, separate, basement
 - For 1, 2 cars
 - Garage for bicycles, mopeds, motorbikes, trailers
 - Storage possibilities
 - State of the access
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- Space for workshop, workbench
 - Storage space for mower, gardening tools
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Outside walls

- Type of facing (full or imitation bricks, concrete blocks, painted facades, parging, stones, other)
 - State of the brickwork, repointing (cracks, repairs)
 - Ceilings
 - Soundproofing: get someone to speak in the next room and get someone to walk in the room above so that you can have a good idea of how noise carries
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Wiring

- Age of electrics, wiring
 - Standard, two-rate or night-only meter and power
 - Fuses or circuit breakers
 - Earthing
 - Number of sockets and lighting brackets for each room
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Hot water system

- Age of the system
 - System: connected to the boiler, separate boiler, immersion heater, water heater and volume
 - Energy source
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Walls and ceilings

- Finishing (untreated, painted, papered or untreated ceiling, plasterboard, tiling, slats, panelling, etc...)
 - Taps (state, leaks)
 - Wall tiling (colour, state)
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Toilets

- Large enough
 - State of the bowl
 - Standard or economic flush
 - Hand-wash (state, taps)
 - Wall tiling (colour, state)
 - Ventilation (window, air vent), smell
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Bathroom

- Large enough
 - Modern, old
 - Wall tiling (colour, state)
 - Colour and state of the fittings
 - Bath (slipper or large, shower partition)
 - Separate shower
 - Sink(s)
 - Taps (state, leaks)
 - Sockets, connection for washing-machine, dryer
 - Ventilation (window, air vent, suspicious smells)
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Bedrooms, study

- Surface area and aspect (view, sunlight, noise from street)
 - Layout possibilities
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- Washing facilities (taps, state)
 - Cupboards
 - Signs of damp
 - Thresholds and window sills (materials, state)
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Roofing

- Age and materials
 - Water- and air-tightness of flat roofs
 - State (moss, broken tiles, etc...)
 - Skylights
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Guttering

- Everything in the sewers, septic tank (date of last purification)
 - Drainpipes, gutters and cornices (materials, water-tightness, state)
 - Control rooms (location, state)
 - Rainwater cistern (equipped with a pump and supply of water points?)
 - State (holes, etc...)
 - Signs of damp, blistered paint that's peeling
 - Presence of cracks (to be inspected by a specialist if you are interested in the house)
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Floors

- Materials (concrete, screed, floorboards, parquet, tiling, carpets, lino, other)
 - State, well-laid
 - Aired emptiness under the floor or floor on platform
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Internal and external joinery

- Materials (wood, PVC, aluminium, with or without thermal cut-off)
 - State, maintenance
 - Shutters, roll-down blinds
 - State of the hardware
 - Access to the garden, terrace, balcony
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Cellars

- Is there room to stand up?
 - Number of rooms and surface area
 - Dampness (ground, walls)
 - Lighting
 - Ventilation
 - Shelves
 - Wine cellar, workshop
 - Laundry room (water pipes, electricity, drains)
 - Water point, sink, tap (state)
 - Water evacuation (Sterput)
 - Boiler room
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Attic, roof space

- Access (fixed or folding staircase, trap-door, possibility of installing a fixed staircase)
 - Is there room to stand up?
 - Fitted or can be fitted?
 - Skylight, dome (that can be opened)
 - Can be used for storage (solid floor)?
 - Water- and air-tightness of the roof (damp patches on the ground, around the chimneys)
 - State of the roofing (woodworm)
 - Electricity
 - Heating?
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Chimneys

- Built into the wall or standing against a façade
 - Bistre stains, insulation, casing
 - State of the brickwork
 - How many channels?
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Garden and surroundings

- Aspect and surface area
 - Maintenance
 - Terrace (aspect, materials, easy to look after)
 - Closures (hedges, low walls, maintenance)
 - Garden hut
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Outbuildings

- Type
- Spacious, able to be fitted out?