

## INFORMATION SHEET 12: House Evaluation Checklist

This checklist can be used to evaluate existing houses, designs of houses that are going to be built, or designs that have been created by the students in the class. It won't always be possible or necessary to answer all of the questions. It will depend on the circumstances.

1. **Location:** Are shops, schools, library, church or parks nearby, or easily reached by public transport?
2. **Site:** Is it quiet? Is there privacy, shelter from the wind, sunshine in the garden?
3. **Looks:** Is the house well-proportioned? Does it have pleasing elevations?
4. **Appropriateness:** Does the house look well in its surroundings?
5. **Space:** How much of the interior space is used by the rooms and how much by halls and corridors? Measure the rooms/plans and work it out.
6. **Convenience:** Is each room in the right place - in relation to the road, the garden, to the other rooms? Are the rooms a sensible size and shape for the furniture and activities that must fit into them?
7. **Proportion:** Are the rooms a pleasant shape? Look at plans and sections. Think of rooms you know, and which you like or dislike.
8. **Light:** Is there light and sunshine in those rooms, halls or corridors where it is most needed?
9. **Construction:** Is the house well constructed of durable materials?
10. **Insulation:** Is the house well insulated? Is there double-glazing? Draft lobbies? Are doors and windows draft-stripped?
11. **Ventilation:** Are there enough opening windows or vents to provide fresh air?
12. **Safety:** Is the house safe to live in? Are there any combustible materials? Would people be able to get out easily if there was a fire? How? Are there well-placed fire alarms?
13. **Services:** Are kitchens and bathrooms well equipped? Are heating, lighting, power, water supply and drainage systems in good condition?.
14. **Costs:** Would the house be easy or expensive to maintain? Use common sense to judge.
15. **Design for Disabled People:** If a frail or disabled person will be living in the house, you will need to check that it is suitably designed for them. Use the RIAI leaflet *Housing Checklist for the Less Mobile* .

### Remember

If you were really considering buying a house, you would need to have a survey carried out by a properly qualified person. He or she would be able to tell you if the house was well-built, what kind of condition it was in, and whether it had planning permission and complied with the Building Regulations.