

Property Viewing Checklist:

Viewing a property can be overwhelming and it is often easy to miss or forget to ask the obvious. You will see below that homebuddy have provided a starting point of basic questions / checks to consider when viewing a property.

Property Address:

Asking Price:

Date of viewing:

Around the Property

- Is there off road parking / garage?
- Is there a visible burglar alarm?
- Do you notice any subsidence?
- Do you notice any standing water?
- Are there any visible shared access points/ drive ways?

Notes:

Building Exterior

- Are there any visible cracks in the brickwork / render?
- Can you see any damage or unusual features?
- Does the guttering look in good condition?
- What type of windows does the property have and does the seller have a FENSA Certificate?

Notes:

Roof

- Can you see any loose tiles or slates?
- Do the fascias and soffits look in good condition?
- Is there a loft, how do you access it?
- Are there any discolored / dark patches or mold?
- Do the plug holes clear quickly?
- Is there an extractor fan? Does it work?
- Is there a window with privacy glass? Does it open?

Notes:

Inside the building (all rooms)

- Are the rooms big enough for your needs?
- Is the décor to your taste? If not, can you afford to change it?
- How much storage space is available?
- Can you see any cracks in the walls?
- Are there any obvious signs of damp? Be aware of any musty smells and dark patches on walls, ceilings or behind furniture.
- Do the windows open and close in each room? Are they single or double glazed?
- Can you see any condensation on the windows? What condition are the frames in?
- Do the radiators work in each room?
- Does the room have sufficient plug, phone and aerial sockets?
- Do the light switches work in each room?
- Do the doors shut properly?

Notes:

In the Kitchen

- Does the kitchen need replacing?
- Does it contain enough plug sockets?
- Will it fit a family table, if required?
- Is there enough work / bench / cupboard space?
- Is there a gas or electric hob? Do all the hobs work?
- Turn on the taps, check they work, they are hot and cold and consider the water pressure.

Notes:

Utilities

- When was the fuse box installed and does it have RCD protection?
- Have the electrics / wiring / fuse box ever been replaced? If so, ask for evidence.
- Are you on mains gas or oil?
- What type of boiler does the property have?
- When was the boiler installed? Has it been serviced on an annual basis?
- Who are the current energy providers?
- Have you seen a copy of the EPC?

Notes:

Garden

- What is its overall condition?
- Are there any signs of Japanese Knotweed. Ask if the property has ever suffered from it.
- Look at any fences / walls – do they appear in good condition?
- Is the garden private or overlooked?
- Is the garden south facing?

Notes:

If you are buying a flat?

- Is it leasehold or freehold?
- If a lease, then how long is left on it?
- How much are the service and ground rent charges?
- Are you required to pay any other charges on top of service and ground rent?

Notes:

Bathroom

- Does the bathroom need replacing?
- Does it come with a bath & separate shower?
- Turn the taps on. Do they work? Check the pressure and consider how long it takes for water to come through.

Notes:

What to do after your viewing

- Google / research the area
- Drive / walk around the area at different times.
- Go back to the seller with any questions you have thought of after the viewing.
- Arrange a second viewing.

Notes:

Local Area

- How far away are the local shops and amenities?
- Which schools are nearby?
- How convenient are the public transport links?

Notes:

General Notes: