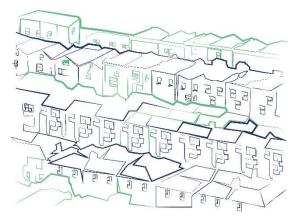


## **Property-viewing**



Check the following things before de an offer.	ecid	ling whether to make		
Inside each room		Garden		General
Light switches Decor Flooring		How much work/maintenance is required?		Parking
Damp/mould/condensation	П	Is it overlooked?		Burglar and fire alarms
Exposed wires		What direction does it face?		Broadband and TV connections
Cracks in walls/ceiling -		(South-facing gets the most		Mobile phone coverage
big enough to put the edge of a 10p in?		sun)		Boiler position, age and service history
Power sockets – quantity		Exterior brickwork		Scope for
and location		General condition and age		extending/renovating/adding
Storage		Condition of any		value
Fireplaces – do chimneys work?		render/specific finish		Loft access and size; potential for conversion
Are you very overlooked by neighbouring properties		-	П	When was the consumer
heighbouting properties		Roof		unit/fuse box last checked?
Windows and doors		Tiles	П	Is it in a conservation area or a
Do they open and close easily?		Are the chimneys straight?		listed building?
Single/double/triple glazing		Drains and gutters Fascias (wooden section		This might affect whether you
Condition of frames Locks		under roof)		can make changes
Bathroom/plumbing		Paperwork	П	<b>Local area</b> What's the area like at rush
Do the taps work?		Check the energy performance	Ш	hour, when the pubs close, at
How long does it take for hot		certificate, which will help you		weekends and on weekdays?
water to come through?		understand how efficient the		Public transport links
Water pressure in shower Is there		property is		Test the commute/school run
a bath?	Ш	If you're buying in Scotland, check the home report		during rush hour
Shaver socket	П	Planning permission and sign-		Local shops and amenities
		off documents for any work		
		that's been done		

If you're viewing a flat
Is it leasehold or freehold?
If leasehold, how many years are left on the lease?
How much is the service charge?
What condition are the communal areas in?
Is there any outdoor space and if so is it shared?
What services, eg drainage, are shared?
How much noise do you hear from the neighbours'
Is there a residents' committee?
Will you need to contribute to a sinking fund?

Notes			