

Property-viewing checklist



Check the following things before deciding whether to make an offer.

Inside each room

- Light switches
- Decor Flooring
- Damp/mould/condensation
- Exposed wires
- Cracks in walls/ceiling – big enough to put the edge of a 10p in?
- Power sockets – quantity and location
- Storage
- Fireplaces – do chimneys work?
- Are you very overlooked by neighbouring properties

Windows and doors

- Do they open and close easily?
- Single/double/triple glazing
- Condition of frames Locks

Bathroom/plumbing

- Do the taps work?
- How long does it take for hot water to come through?
- Water pressure in shower Is there a bath?
- Shaver socket

Garden

- How much work/maintenance is required?
- Is it overlooked?
- What direction does it face? (South-facing gets the most sun)

Exterior brickwork

- General condition and age
- Condition of any render/specific finish

Roof

- Tiles
- Are the chimneys straight?
- Drains and gutters
- Fascias (wooden section under roof)

Paperwork

- Check the energy performance certificate, which will help you understand how efficient the property is
- If you're buying in Scotland, check the home report
- Planning permission and sign-off documents for any work that's been done

General

- Parking
- Burglar and fire alarms
- Broadband and TV connections
- Mobile phone coverage
- Boiler position, age and service history
- Scope for extending/renovating/ adding value
- Loft access and size; potential for conversion
- When was the consumer unit/fuse box last checked?
- Is it in a conservation area or a listed building?
- This might affect whether you can make changes

Local area

- What's the area like at rush hour, when the pubs close, at weekends and on weekdays?
- Public transport links
- Test the commute/school run during rush hour
- Local shops and amenities

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...