

House-viewing checklist

It is essential that you make the most of a property viewing to ensure that you're as informed as you possibly can be when it comes to making an offer. Take this checklist with you on property viewings so you don't forget to check the essentials. Below is a list of questions to ask yourself or the real estate agent when you look around a property

Viewing the Property:

- 🚧 Have you viewed the property more than once at different times of the day?
- 🚧 Have you spent 20 to 30 minutes looking around the property and at least half an hour walking around the general area?
- 🚧 Have you checked what the area is like at rush hour and when the pubs close, at weekends and on a weekday?
- 🚧 Have you travelled from the property to work or school during rush hour to check the commute?

Brickwork:

- 🚧 Is it worn or cracked?
- 🚧 Is there any render or specific finish?
- 🚧 How old is it?

Roof:

- 🚧 Are there any tiles missing?
- 🚧 Are the chimneys straight?
- 🚧 Is the flashing (makes external joins waterproof) secure?
- 🚧 Are the drains and guttering fairly new?
- 🚧 If it's raining are they leaking?
- 🚧 Are the wooden section under the roof in good condition?

Windows

- 🚧 Are they double glazed?
- 🚧 Do the frames look secure?
- 🚧 Do they need painting?

Security

- 🚧 Are there good doors and locks?
- 🚧 Are there good window locks?
- 🚧 Is there a working alarm system?

What to test

- 🚧 Do the taps work?
- 🚧 How long does it take for hot water to come through?
- 🚧 Do the light switches work?
- 🚧 Do the windows open and close easily?

For the Bathroom

- 🚧 Does it have power and is it earth bonded?
- 🚧 Is there a shaver socket?
- 🚧 Is there any mould?

Inside the house (In each room):

- 🚧 Is there any damp that you can see or smell?
- 🚧 Is there any condensation?
- 🚧 Are there any exposed wires?
- 🚧 Are there any cracks big enough to put a coin in?
- 🚧 Would you want to redecorate any of the rooms?
- 🚧 Do any rooms need new flooring?
- 🚧 Are there enough power sockets?
- 🚧 Are the phone points in a convenient location?
- 🚧 Is there enough storage?
- 🚧 Can the neighbours see in to any of the rooms?
- 🚧 Does your mobile phone have coverage inside the property?
- 🚧 Are there smoke alarms?

In the garden:

- 🚧 Is the garden easy to maintain?
- 🚧 Is the garden overlooked by the neighbours?
- 🚧 Which direction is it facing?

Extra questions for Units/Apartments:

- 🚧 What access is there to the garden?
- 🚧 What services are shared, eg drainage?
- 🚧 If there are flats above, what are the noise levels like?
- 🚧 How much is the annual management/strata fee?

Other Questions to ask

- 🚧 How old is hot water system?
- 🚧 Is there loft access and can I see the loft?
- 🚧 Do any chimneys work?
- 🚧 When was the electrical fuse box last checked?
- 🚧 Has any work been done on the property?
- 🚧 If yes, what guarantees are there on the work?